

**CITY OF PALM BEACH GARDENS  
PLANNING, ZONING, AND APPEALS BOARD  
Agenda Cover Memorandum**

Meeting Date: October 13, 2016  
Petition: CPTA-15-04-000029

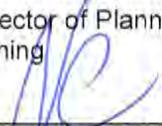
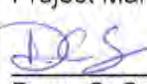
**Subject/Agenda Item:**

**CPTA-15-04-000029 – City-initiated Evaluation and Appraisal Review (EAR-based) Comprehensive Plan Amendments**

**Public Hearing & Recommendation to City Council:** A City-initiated Evaluation and Appraisal Review (EAR-based) Comprehensive Plan Amendment to all Elements including: Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Public Safety, Public School Facilities, Procedures for Accomplishing Monitoring and Evaluation Requirements, and Economic Development; and updated Comprehensive Plan Map Series.

**Recommendation to APPROVE**

**Recommendation to DENY**

<p><b>Reviewed by:</b> Director of Planning &amp; Zoning  _____ Natalie M. Crowley, AICP</p> <p>Development Compliance <u>          N/A          </u> Bahareh Wolfs, AICP</p> <p>City Attorney  _____ R. Max Lohman, Esq.</p>	<p><b>Originating Dept.:</b> Planning &amp; Zoning: Project Manager  _____ Dawn C. Sonneborn, AICP, Principal Planner</p> <p><input type="checkbox"/> Quasi – Judicial <input checked="" type="checkbox"/> Legislative <input checked="" type="checkbox"/> Public Hearing</p> <p><b>Advertised:</b> <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 9/30/16 Paper: Palm Beach Post</p>	<p><b>Finance:</b> Accountant  _____ Tresha Thomas</p> <p><b>Fees Paid:</b> <u>N/A</u></p> <p><b>Funding Source:</b> <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p> <p><b>Budget Acct.#:</b> <u>          N/A          </u></p> <p>Effective Date: <u>          N/A          </u></p> <p>Expiration Date: <u>          N/A          </u></p>	<p><b>PZAB Action:</b> <input type="checkbox"/> Rec. Approval <input type="checkbox"/> Rec. App. w/ Conds. <input type="checkbox"/> Rec. Denial <input type="checkbox"/> Continued to: _____</p> <p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>• Updated Elements in strike-through-underline format</li> <li>• Updated Map Series</li> </ul>
<p><b>Approved By:</b> City Manager  _____ Ronald M. Ferris</p>	<p><b>Affected parties:</b> <input type="checkbox"/> Notified <input checked="" type="checkbox"/> Not Required</p>		

## **EXECUTIVE SUMMARY**

The Florida Statutes, specifically Ch. 163.3191, requires the City to evaluate and appraise its Comprehensive Plan every seven (7) years and amend it accordingly through Evaluation and Appraisal Review (EAR)-based amendments. Staff has completed the evaluation for the City-initiated amendment to the Comprehensive Plan and Map Series. The amendments are for all elements of the Comprehensive Plan including: Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Public Safety, Public School Facilities, Procedures for Accomplishing Monitoring and Evaluation Requirements, and Economic Development; and updated Comprehensive Plan Map Series.

## **BACKGROUND**

On August 21, 2008, the City Council adopted Ordinance 14, 2008 which adopted the EAR-based amendments and provided an update to all elements of the Comprehensive Plan and provided the necessary Data and Analysis documents for each element.

Since that time, the Florida Statutes were significantly amended to streamline the overall EAR process. Effective June 2, 2011, the City no longer is required to submit an Evaluation and Appraisal Report (EAR) to the Department of Economic Opportunity (DEO) for a sufficiency determination. Instead, the City must follow new requirements as follows:

1. At least every seven (7) years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, and the Evaluation and Appraisal Notification Schedule 2012-2018, the City must determine whether the need exists to amend the Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. Notify the state land planning agency by letter of this determination. The evaluation and appraisal should address changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions.
2. If the City determines amendments to the Comprehensive Plan are necessary, the City shall prepare and transmit the proposed amendments to the Department of Economic Opportunity within one year of such determination.

With the statutory changes that have occurred, the City is was required to send a letter to the Department of Economic Opportunity (DEO) that acknowledged an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan was completed and indicate whether or not any amendments to the Comprehensive Plan are necessary to comply with the statutory changes that have occurred since the City's previous EAR-based amendments that were adopted in 2008. The Planning and Zoning Department provided this letter to DEO on November 16, 2015, acknowledging that EAR-based amendments would be necessary. Upon receipt of the City's letter, DEO provided the City with a letter acknowledging receipt and provided the deadline for any necessary EAR-based amendments to be transmitted to DEO, which is December 1, 2016.

Staff has completed the preparations of the EAR-based amendments, which include, but are not limited to the updates required per State Statute, updated date-certain policies, new policies for the City's new Community Development Block Grant (CDBG) program, minor amendments to cleanup/clarify existing policies, new policies that address emerging trends such as Complete Streets and consideration for a future Mobility Fee and Mobility Plan, and Impact Fee credits for workforce housing, and updated Map Series.

## **SUMMARY OF CHANGES TO THE COMPREHENSIVE PLAN**

The following summaries present the main changes and recommendations to the Comprehensive Plan Elements. Minor changes for clarity purposes are not listed:

### Future Land Use Element

- Date-certain policies were either deleted due to completion or amended to provide a continuation policy.
- New policy to promote transit-oriented design. (Policy 1.3.5.4.)
- New policy to encourage new development and re-development of non-residential projects that are located adjacent to, or nearby existing Palm Tran bus stops to provide bus shelters as part of the City's Art in Public Places requirements. (Policy 1.3.5.5.)

### Transportation Element

- Provides updates to refer to current documents, maps, and tables, and provides consistency with terminology.
- Provides updated Tables 2A-1, 2A-2, 2B, 2C, and 2D for either clarification, or to provide current data.
- Provides new policies for future consideration of a mobility fee and mobility plan for the City. Future consideration of a mobility fee and plan could replace the traditional traffic concurrency review process and guide the City with policies that focus on an emphasis of walking, biking, and transit use. (Policies 2.1.1.14 through 2.1.1.27., 2.2.2.3., 2.2.4.2., 2.2.8.4.)
- Provides new policies to guide the City in the evaluation of developing "Complete Streets" policies and guidelines. In September of 2014, the Florida Department of Transportation (FDOT) adopted a Complete Streets Policy, and then in December 2015 released its "Complete Streets Implementation Plan. After this took place, the Palm Beach County Metropolitan Planning Organization completed a Complete Street Policy, dated March 17, 2016. (Policy 2.2.1.4.)
- Removes specific right-of-way width for roadways described in Policy 2.2.3.2. The specific right-of-way widths are provided in the City's Land Development Regulations. In addition, "Marginal Access roadways" has been included in this policy to be consistent with the LDRs.
- Date-certain policies were either deleted due to completion or amended to provide a continuation policy.

### Housing Element

- Provides a new policies pertaining to the City's new Community Development Block Grant (CDBG) Program. (Policies 3.2.1.7, 3.2.1.11, 3.2.1.12.)
- Provides a new policy to evaluate and consider for the future a waiver or partial waiver of impact fees, with City Council approval, as an incentive for developing affordable and workforce housing.
- Updates policies that are no longer applicable with current Palm Beach County programs.
- Provides for a new policy to allow City staff to analyze and evaluate a waiver or partial waiver of impact fees, with City Council approval, to provide an incentive to developers to provide affordable and workforce housing. (Policy 3.2.2.9.)
- Date-certain policies were either deleted due to completion or amended to provide a continuation policy.

#### Infrastructure Element

- Date-certain policies have been deleted due to completion or amended to provide a continuation policy.
- Provides updates to refer to current documents.

#### Coastal Management Element

- Provides a new policy for the continuation of the City's participation in the Southeast Florida Regional Climate Change Compact. (Policy 5.1.1.7.)
- Provides a required update per State law (Ch. 163.3178(2), F.S.) to include a new policy to utilize best management practices to reduce flood risk in the coastal planning area which result from high tide event, storm surge, flash floods, storm water runoff, and the related impacts of sea-level rise. (Policy 5.1.1.8.)
- Updates an existing policy due to the updated FEMA flood zone maps and the significant reduction of the City's municipal boundary from the High Hazard Coastal Area. (Policy 5.2.1.4.)

#### Conservation Element

- Provides updates to current document references.
- Updates a policy in relation to the new policies in the Transportation Element regarding a possible future Mobility Fee and Mobility Plan. (Policy 6.2.1.6.)

#### Recreation and Open Space Element

- Date-certain policies have been deleted due to completion or amended to provide a continuation policy.

### Intergovernmental Coordination Element

- Provides a required update to amend the voluntary reference to the dispute resolution process, per Ch. 163.3177(6)(h)1.b. This is now a mandatory State statute. (Policy 8.1.1.10.)
- Updates an Objective and policy to the current status for the Bioscience Land Protection Advisory Board. (Objective 8.1.6. and Policy 8.1.6.1.)

### Capital Improvement Element

- Date-certain policies were either deleted due to completion or amended to provide a continuation policy.
- The Public Safety Fire/EMS LOS was adjusted and improved, based upon the recent 2016 re-accreditation process. This is also duplicated in the Public Safety Element.

### Public Safety Element

- A date-certain was completed and the policy has been deleted. (Policy 9.1.2.4.)
- The Public Safety Fire/EMS LOS was adjusted and improved, based upon the recent 2016 re-accreditation process. This is also duplicated in the Capital Improvements Element.

### Public School Facility Element

- Updated for consistency with the current Palm Beach County Public School Facilities Element, which includes replacement of Table 11A and a partial amendment to Table 11B.
- An amendment to refer to the new date of current interlocal agreement.
- Date-certain policies were either deleted due to completion or amended to provide a continuation policy.
- An update to the Map Series (PS 1.1, PS 2.1, and PS 3.1) portion of this element, to be consistent with the Palm Beach County public school related Map Series.

### Procedures for Accomplishing Monitoring and Evaluation Requirements

- Updated to explain the new EAR procedures and remove outdated steps, due to statutory changes.

### Economic Development Element

- Updates a policy pertaining to bioscience uses to be consistent with the Land Development Regulations. (Policy 13.1.1.1.)

- Updates policies to be consistent with the City's existing Target Expedited Permitting Program (TEPP).
- Updates policies from date-certain policies to continuation policies.

## Maps

MAP A.0. Municipal Boundary Base Map. This map is not included in the adopted Comprehensive Plan Map Series and is no longer needed due to current digital map usage instead of hardcopy/transparency usage of years ago. This map is being deleted.

### ADOPTED MAP SERIES – A

A.1. Future Land Use. This map has been updated to include the specific Comprehensive Plan Map amendments to date.

A.2. Existing Land Use Map and A.3. Existing Vacant Land Use. Vacant lands are shown on both Map A.2 and A.3. Map A.3 depicts the Vacant lands only. Therefore, the changes to these maps are related to each other. The most substantial updates to these maps include, but are not limited to: a change of all existing platted conservation and preservation lands within the various residential, mixed-use, and golf designations city-wide from their respective designations to Conservation on Map A.2; changed the recently approved 4,760-acre Avenir property from Agriculture to Vacant and Conservation on Map A.2, and the Vacant lands were added to Map A.3; changed approximately 490 acres along Beeline Highway from Vacant to Conservation on Map A.2 due to their general conservation characteristics and the Vacant land was removed from Map A.3.

A.4. Potential Future Annexation. This map has been updated to remove three properties that have been annexed into the City to date.

A.5. Topography. This map was updated according to the latest U.S. Geological Survey National Elevation Dataset (USGS-NED), published March 14, 2016.

A.6. Bodies of Water. This map was updated to include the latest bodies of water within the City limits.

A.7. Flood Zones. This map was updated, based on the latest Federal Emergency Management Agency (FEMA) maps. This most significant change is a large amount of Zone AE was removed, thereby affecting Map A.8 Coastal Zones and reducing significant acreage out of the City's Coastal High Hazard Area (explained below).

A.8. Coastal Zones. Pursuant to F.S. 163.3178(2)(h), the Coastal Management Element must address the designation of a coastal high-hazard area (CHHA) and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area. The CHHA is defined as an area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The SLOSH computerized storm surge model, has been recently updated and removed a significant amount of acreage within the City of Palm Beach Gardens out of the CHHA (a.k.a. Coastal Planning

Area). The CHHA was reduced from 194 acres to 96 acres. This map is closely coordinated with Map A.7.

A.9. Coastal Evacuation Zones & Routes. This map has been updated to be consistent with the Palm Beach County Evacuation Zones map as shown in the Comprehensive Emergency Management Plan (CEMP).

A.10. Soils. This map has been updated according to the latest data from the U.S. Department of Agriculture, Natural Resources Conservation Service. (USDA-NRCS)

A.11. Waterwells & Wellfield Zones. This map has been updated according to the latest Palm Beach County, Environmental Resources Management 2014 data.

A.12. Wetlands. This map has been updated according to the latest U.S. Fish and Wildlife Services State Extracts, May 2015 data.

A.13. Wildlife Observations. This map has been updated according to the latest U.S. Fish and Wildlife Services data.

#### Transportation Related Maps

With the assistance of the City's Traffic Consultants for the 2016 EAR-based amendments, there are three (3) existing maps that are proposed for deletion: A.14-Existing Levels of Service, A.17-Existing Traffic Circulation AM Peak Hour, A.18-Existing Traffic Circulation PM Peak Hour, and A.21-Projected 2030 Traffic & Laneage Projected Peak Hour. All data shown on these maps is outdated. The proposed amendments to the Transportation Element contains updated tables that provide the data previously mapped. Mapping this data is not a statutory requirement and these maps have typically not been utilized for transportation concurrency purposes. Therefore, these maps are proposed for deletion and the remaining maps have been renumbered accordingly. In addition, map titles have been updated on some of the remaining transportation-related maps to better describe their data, as explained below.

A.14. Existing Roadway Network. This previous Map A.15 *Existing Traffic Circulation Daily* has now become Map A.14 due to the deletion of Map A.14 noted above. This map has been updated to remove the outdate traffic volumes, and it has been renamed to better describe the updated data. This map serves to provide information on the State, County and local collectors and arterials. The current traffic volumes are provided in the support documents.

A.15. Functional Classification. This previous Map A.16 *Existing Traffic Circulation Classification* has now become Map A.15, and has been renamed to better describe the updated data.

A.16. Conceptual Thoroughfare Plan (and corresponding Table 12A). The previous Map A.19 has not become Map A.16. No changes have been made to this map.

A.17. Mass Transit Routes & Regional Attractors. This previous Map A.20 has now become Map A.17, and has been updated to show the current Palm Tran transit routes and route numbers.

Map A.18. Future (2040) Roadway Network. This previous Map A.22 *Projected 2040 Traffic & Laneage-Daily Volume* has now become Map A.18. The title of this map has been updated to better describe the data shown. This map has also been updated to show the future 2040 roadway network based upon the Palm Beach Metropolitan Planning Organization (MPO) Cost Feasibility Plan dated August 11, 2016.

*MAP SERIES – B (City Center Linkages)*

These three (3) maps serve the purpose of providing multi-modal connectivity within the City's core, or "City Center", and supports numerous policies in the Comprehensive Plan.

B.O. City Center Base Map. As with Map A.0 described earlier, this map is not included in the adopted Comprehensive Plan Map Series and is no longer needed due to current digital map usage instead of hardcopy/transparency usage of years ago. This map is being deleted.

B.1. Vehicular Traffic Connection Classifications. This map has been updated to show current conditions.

B.2. Existing & Planned Vehicular Traffic Connections. This map has been updated to show current conditions.

B.3. Pedestrian/Bicycle Connection. This map has been updated to show current conditions.

**NEARBY LOCAL GOVERNMENT COMMENTS/OBJECTIONS**

Staff provided the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) notice on September 30, 2016. No comments have been received to date.

**COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)**

The subject petition was reviewed by members of the DRC committee and there are not comments or objections.

**STAFF RECOMMENDATION**

Staff recommends APPROVAL of petition CPTA-15-04-000029.

## FUTURE LAND USE ELEMENT

### Goals, Objectives and Policies

**GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH A MIXTURE OF LAND USES THAT WILL MAXIMIZE PALM BEACH GARDENS' NATURAL AND MANMADE RESOURCES WHILE MINIMIZING ANY THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE CITY'S CITIZENS THAT IS CAUSED BY INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION, BY MAINTAINING COMPATIBLE LAND USES WHICH CONSIDER THE INTENSITIES AND DENSITIES OF LAND USE ACTIVITIES, THEIR RELATIONSHIP TO SURROUNDING PROPERTIES AND THE PROPER TRANSITION OF LAND USES.**

#### **Objective 1.1.1.: Future Land Use Categories**

Future land use for Palm Beach Gardens is depicted using a total of 15 land use categories including general land uses and recommended improvements associated with specific land uses. The Future Land Use Element shall outline the desired development pattern for the City of Palm Beach Gardens through a land use category system that provides the allowed uses, location criteria and density of development. The City shall ensure that the City's Zoning Map is consistent with the Future Land Use Map (Map A.1.). The City shall utilize the following chart when assigning a zoning district consistent with the property's Future Land Use category:

**Table 1-1: Future Land Use – Zoning Consistency Chart**

<b>Future Land Use Category</b>	<b>Consistent Zoning District(s)</b>
Rural Residential	RR10/RR20/PDA (PCD/PUD)
Residential Very Low	RE/PDA (PCD/PUD)
Residential Low	RL1/RL2/RL3/PDA (PCD/PUD)
Residential Medium	RL1/RL2/RL3/RM/PDA (PCD/PUD)
Residential High	RL1/RL2/RL3/RM/RH/PDA (PCD/PUD)
Mobile Home	RMH/PDA (PCD/PUD)
Commercial	CN/CR/CG1/CG2/PO/PDA (PCD/PUD)
Professional Office	PO/PDA (PCD/PUD)
Industrial	M1/M1A/M2/PDA (PCD/PUD)
Public	P/IPDA
Recreation and Open Space	P/I, CONS/PDA
Commercial Recreation	CR/PDA
Conservation	CONS/PDA
Golf	P/I /PDA or as a part of a PUD, PCD
Mixed Use	MXD/PDA (PCD/PUD)

The Future Land Use Map designates an urban growth boundary. Urban land uses are designated within this boundary. Rural or low density land uses are designated outside of this boundary. The primary reason for this is to provide a long-term positive and realistic expectation of orderly service provision, concurrent with the impact of development.

The City of Palm Beach Gardens shall designate all property with one of the land use categories contained in the corresponding policies on the Future Land Use Map. (Map A.1.)

**Policy 1.1.1.1.: Rural Residential (RR10 and RR20):**

The predominant dwelling type in the Rural Residential categories is single-family detached housing and those uses consistent with the land development regulations. The intent of the rural residential categories is to provide low density development in these areas while encouraging more intense, compact growth in the eastern areas and to prevent urban sprawl. Furthermore, the categories encourage clustering of development to protect natural resources. In the Rural Residential sub-categories, limited agricultural uses are expected to co-exist with residential uses. Approved agriculture uses within the Rural Residential categories must be compatible with the environmental characteristics and natural resources, as well as with the lifestyle and quality of life of the residents. The compatible zoning district for the categories shall be the RR10/20 zoning district.

The Rural Residential categories are encouraged in areas outside of the urban service boundary and shall be located in areas that afford attractive natural or rural environment. Rural areas that are extremely wet are encouraged to be designated Rural Residential 20 to protect the wetland values. The density of the Rural Residential land uses are one of two rural sub-categories:

Rural Residential 10: one dwelling unit per ten acres

Rural Residential 20: one dwelling unit per twenty acres

**Policy 1.1.1.2.: Residential Very Low (RVL):**

The predominant dwelling type in the Residential Very Low category is single-family detached housing and those uses consistent with the land development regulations. The intent of the category is to provide low density development in these areas while encouraging the preservation of vast amounts of open space and natural resources. The compatible zoning district for this category shall be the RE zoning district

Residential Very Low is recommended as a transition from Rural Residential areas to the more intense residential developments and shall be located within the urban service boundary. The category shall be located in areas that afford an attractive natural or rural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where the residential very low uses are spatially

separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

The Residential Very Low category allows single-family detached residential development up to 1.0 unit per gross acre. The category also allows clustered developments which preserve vast amounts of open space and natural resources. Large planned community areas are permitted within this district even if they contain several types of development so long as the overall gross density of the development is consistent with that permitted under the RVL Residential Very Low category.

**Policy 1.1.1.3.: Residential Low (RL):**

The predominant dwelling type in the Residential Low category is single-family detached housing and those uses consistent with the Land Development Regulations. The category is intended to accommodate developments comparable to PGA National, and the older residential communities of the City. The compatible zoning districts for this category shall be the RL1, RL2, and RL3 zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Residential Low shall be located within the urban service boundary, and shall be located in areas that afford an attractive natural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where residential low uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential Low category allows single family detached residential development up to 4.0 units per gross acre. Large planned community areas are permitted within this district even if they contain several types of development as long as the overall gross density of the development is consistent with that permitted under the Residential Low category.

**Policy 1.1.1.4.: Residential Medium (RM):**

The predominant dwelling type in the Residential Medium category is attached and detached single-family housing, duplexes, townhomes, and those uses consistent with the Land Development Regulations. The compatible zoning districts for this category shall be the RL1, RL2, RL3, and RM zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Residential Medium shall be located within the urban service boundary and serves as a transition between Residential Low and more intense land uses, and shall be located in areas that afford an attractive natural environment, that have convenient access to shopping and employment opportunities, where water supply and wastewater collection services are provided, where police

and fire service can be provided economically, and where Residential Medium uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the maximum density permitted within the Residential Medium designation is 7.0 dwelling units per gross acre. Planned community areas may contain residential developments of higher net densities so long as the overall density of the area is consistent with the Residential Medium category.

**Policy 1.1.1.5.: Residential High (RH):**

The predominant dwelling type in the Residential High category is attached and detached single-family housing, duplexes, townhomes, apartments and those uses consistent with the Land Development Regulations. Property designated Residential High is intended to assist the private sector in providing affordable housing in Palm Beach Gardens. The compatible zoning district for this category shall be the RL1, RL2, RL3, RM, and RH zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City’s Land Development Regulations.

Property designated Residential High should primarily be located adjacent to major employment areas or contiguous to major arterials which may accommodate mass transit facilities in the future. Residential High shall be located within the urban service boundary and serves as a transition between Residential Low and Residential Medium and more intense land uses, such as commercial and industrial, and shall be located in areas that are accessible to shopping and employment opportunities, near park or open spaces, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and are spatially separated and/or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential High category allows up to 10.0 dwelling units per gross acre.

**Policy 1.1.1.6.: Mobile Home (MH):**

The predominant dwelling type in the Mobile Home category is mobile and manufactured homes located within a mobile home or manufactured home park. The category is intended to accommodate mobile home and manufactured home parks. The compatible zoning district for this category shall be the RMH zoning district

The City has not proposed any new mobile home park sites on the Future Land Use Map; however, mobile homes parks are also a permissible use in mixed use districts. The existing mobile home park located at the northwest corner of PGA Boulevard and Prosperity Farms Road is shown on the Future Land Use Map as a mobile home land use.

Maximum density permitted in the Mobile Home category is 7.0 mobile homes per gross acre. Individual mobile homes and manufactured homes are permitted on lots in all residential categories. See Policy ~~3-2.3-8.3.1.5.2~~.

**Staff Comment:** *This policy has been updated to the current policy number.*

**Policy 1.1.1.7.: Commercial (C):**

The Commercial category is intended to accommodate a wide range of retail and general commercial uses. The predominant uses range from stores offering frequently needed goods and services to nearby neighborhoods to those serving a regional market. A representative sample of uses include personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, and medical and dental clinics and is more specifically defined in the City’s Land Development Regulations. The specific regulations and uses associated with development within the areas designated Commercial will be determined during the zoning of the properties. The compatible zoning districts for this category shall be the PO, CN, CR, CG1, and CG2 zoning districts.

The Commercial category depicts existing commercial uses and proposes future commercial areas at primary intersections and shall not be located adjacent to residential low property, unless buffered by an extended setback, or a natural or physical barrier. Commercial land uses are encouraged to be located adjacent to industrial uses, or transitional uses, such as land designated professional office, mixed use development, recreation and open space, public, or residential high when adequate buffer is provided. Commercial is encouraged to co-locate with other land designated with Commercial, Mixed Use Development, or Industrial land use categories. Commercial shall be located in areas that are directly accessible to a Major or Minor arterial, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the commercial uses are spatially separated from residential categories, as required by the City’s Land Development Regulations.

Commercial land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 50 feet. The Land Development Regulations may further restrict intensities.

**Staff Comment:** *This policy has been updated to show the missing CR compatible zoning district to be consistent with Table 1-1.*

**Policy 1.1.1.8.: Professional/Office (PO):**

The predominant uses in the Professional/Office category include business, professional and medical office centers. The intent of the category is to distinguish office uses from more intensive commercial uses such as retail. Activities generally do not entail retail uses, or the sale

or display of goods. Typical uses include legal, insurance, financial, realty, technical and medical service establishments and are more specifically defined in the City's Land Development Regulations. Retail uses should only directly serve the needs of the office uses. The compatible zoning district for this category shall be the PO zoning district

The Professional Office category depicts existing and proposed future professional office areas. The category may be used as a transition from more intense commercial to residential land uses. Professional Office shall be located within the urban service boundary, and located in areas that are either accessible to major arterials or collector roads, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the professional office uses are adequately buffered from residential categories.

Professional Office land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 36 feet. The land development regulations may further restrict intensities.

**Policy 1.1.1.9.: Industrial (I):**

The predominant uses within the Industrial category include research or laboratory, corporate headquarters and office parks, engineering and marketing development, manufacturing, wholesaling, printing, publishing, assembling, testing and fabrication of products and office or administrative incidental to industrial use. In addition, certain commercial, service-related uses may be permitted, such as banks, personal services, day-care centers, and laundry and dry cleaning, as more specifically defined in the City's Land Development Regulations. Property designated Industrial is to be used in an office or industrial park arrangement, which may include multiple buildings which may vary in height and configuration, separated by parking and open space, but linked by circulation. Development of such areas will promote a well landscaped environment with internal circulation and buffering from existing and future surrounding land uses. The compatible zoning districts for this category shall be the M1 and M1A zoning districts.

Industrial shall be located outside environmentally sensitive habitat, and located in areas that are accessible to major or minor arterials, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the industrial uses are adequately buffered from residential categories.

Industrial land uses will be limited in intensity to a maximum lot coverage of 60% of the site and a maximum building height of 50 feet. The land development regulations may further restrict intensities.

**Policy 1.1.1.10.: Public (P):**

The Public category is intended to denote areas where existing and proposed public and institutional facilities such as schools, libraries, fire stations and government offices are allowed. The compatible zoning district for this category shall be the P/I zoning district.

The uses permitted in the Public category shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet.

Public and institutional uses are allowed in all land use categories subject to limitations and location criteria identified in this Plan and/or outlined in the Palm Beach Gardens Zoning code. Public and institutional uses will be approved as conditional uses pursuant to the Palm Beach Gardens Zoning Code if the specific rules and location criteria governing individual conditional uses are complied with. Certain intensive public and institutional uses will not be allowed in residential areas, such as landfills, airports and water/wastewater treatment plants.

**Policy 1.1.1.11.: Recreation/Open Space (ROS):**

The Recreation and Open Space category is intended to denote where public parks and recreation complexes, and protected open spaces are allowed. The compatible zoning district for this category shall be the P/I zoning district

The recreation and open space uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

**Policy 1.1.1.12.: Commercial Recreation (CR):**

The Commercial Recreation category is intended to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. Many of these facilities were conceived as profit-making enterprises and/or are in private ownership. Uses permitted within this category include golf courses, outdoor and indoor recreational facilities such as tennis clubs, amusement and sport centers, outdoor amphitheaters, gun clubs, and outdoor wildlife attractions. The compatible zoning districts for this category shall be the CR, PUD or PCD zoning districts. Commercial recreation uses shall be approved and developed as a Planned Community District or Planned Unit Development.

The commercial recreation uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

**Policy 1.1.1.13.: Conservation (CONS):**

The Conservation category applies to areas identified as environmentally sensitive or environmentally significant which have been set aside as protected preserves. Limited development, such as passive recreation or ecotourism activities are permitted within this category. The intent of the category is to ensure that areas designated Conservation are preserved or developed in a manner that is responsive to on-site environmental constraints. The compatible zoning district for this category shall be the CONS zoning district.

The Conservation category shall be buffered from more intense land uses, such as industrial and commercial activities whenever practical. Property designated as conservation should conform to a conservation management plan agreed to by the owner.

Development within areas designated Conservation shall not exceed a density of 1.0 dwelling unit per 20 acres. Any development that does occur should preserve environmentally sensitive areas by clustering development as appropriate.

**Policy 1.1.1.14.: Golf (G):**

The Golf category portrays areas specifically intended or used for golf courses. This category can include public and private golf courses. Although typically compatible with Public/Institutional zoning district in the case of a public golf course, the compatible zoning district for this category as it applies to a private golf course is PCD or PUD.

**Policy 1.1.1.15.: Mixed Use Development (MXD):**

The Mixed Use Development category is designed for new development which is characterized by a variety of integrated land use types. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service proposed developments. This Future Land Use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. To create a functioning, multi-faceted type of development, mixed use development is dependent on the successful integration of distinct uses. Integration is defined as the combination of distinct uses on a single site where the impacts from differing uses are mitigated through site design techniques, and where impacts from differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

The compatible zoning district for this category shall be the Mixed Use Development Zoning District. The Mixed Use Development category is a site specific designation and shall have frontage on at least one arterial. The following are the minimum criteria to be used for development of sites designated as Mixed Use Development:

1. A Mixed Use Development shall be developed as a Planned Community District or a Planned Unit Development. However, Land Development Regulations adopted to implement this Comprehensive Plan shall maintain mixed-use supplemental regulations to provide additional criteria for the development of sites with Mixed Use Development Future Land Use categories, including parking requirements, permitted uses, setbacks and other considerations.

2. Mixed Use Developments shall have frontage on at least one arterial. The City's Conceptual Thoroughfare Plan shall be utilized to determine the expansion of the roadway network through the provision of new local streets which serve new neighborhoods in the City's developing areas.
  
3. The purpose of the Mixed Use Development category is to create an aesthetically pleasing and livable mixed use environment within the City. The maximum lot coverage/height standards and the maximum residential density provided in the table below represent the maximum that would be permitted for development within the Mixed Use Development Category. Recognizing that mixed use projects have varying characteristics, an applicant is not ensured of the maximum density or intensity allowed within this classification and may be further limited by specific standards set forth in the City's MXD Land Development Regulations.

**Maximum Intensity Standards for MXD**

Land Use Component	Land Allocation/Gross Unit per acre	Maximum Lot Coverage	Height <sup>1&amp;2</sup>
Residential	7.0 du/gross acre		Max 4 FL
Non-residential	40%	50%	Max 4 FL

Note 1 - The maximum height is 4FL or 65 feet, whichever is less.

Note 2 - All residential or non-residential buildings within a Mixed Use Development abutting PGA Boulevard and located within one-quarter (1/4)- mile radius of a planned light or rail transit station shall not exceed a maximum building height of six (6) floors or 95 feet, whichever is less. Additionally, all parcel acreage within one-quarter (1/4) mile radius of a planned light or rail transit station shall be eligible for the additional density bonus as described below. The density bonus is in addition to the density described within this subsection above:

**Density Bonus for MXD**

Land Use Component	Land Allocation/Gross Unit per acre	Height
Residential	3.0 du/gross acre	6 FL or 95 FT, whichever is less

Non-residential	15%	6 FL or 95 FT, whichever is less
-----------------	-----	-------------------------------------

The maximum intensities described above shall provide the sum of the overall allowable residential and non-residential density for the project. Once this sum has been established for the overall project, the percentage mix below shall set forth the minimum and maximum percentage mixes.

- The Mixed Use Development category shall be developed to accommodate a mix of uses as described below:

**Minimum Percentage Mix**

Residential: 40%-60% of the total Mixed Use acreage  
 Non-residential: 35%-55% of the total Mixed Use acreage

This distribution range represents the mix of uses within each area designated as Mixed Use Development category. The land use mix shall be applied to each individual parcel with the only exception to be granted for de minimis sized parcels of 15 acres or less that demonstrate that they cannot effectively achieve the required land use mix distribution on a specific parcel as described in Item 5 below. The total prescribed mix for the Mixed Use Development Category shall be monitored by the City to ensure continuity and compatibility with adjacent land uses. The mix requirement is designed to ensure that there is an appropriate mix of uses within the total Mixed Use Development Category acreage (where the term “appropriate mix” is defined by the mix requirements stated herein) within the City and will be monitored citywide during each Evaluation and Appraisal ~~Report~~ Review to ensure overall consistency with this standard.

**Staff Comment:** *This is updated to the current EAR terminology.*

- The City shall limit any exemption to the percentage mix requirements as required in this section below for the Mixed Use Development Category to apply only as provided in the following circumstances:

**Exemptions to Residential and Non-Residential Component**

Mixed Use Developments for parcels with an existing land use designation of MXD as of December 10, 2010 that satisfy the following criteria shall be exempt from providing the non-residential component:

- Parcels which are 15 acres or less; and
- Are bounded on at least two (2) contiguous sides to a parcel with either a non-residential land use or a mixed use land use designation.

Parcels which satisfy both criteria shall be permitted a residential density up to nine (9.0) units per gross acre.

Mixed Use Developments that satisfy the following criteria shall be exempt from providing the residential component:

1. Parcels which are 15 acres or less; and
2. Are bounded on at least two (2) contiguous sides to parcels with either a residential land use or a mixed use land use designation.

Mixed Use Developments that satisfy both criteria shall be permitted a non-residential land allocation of up to 45% notwithstanding all other provisions set forth in the Maximum Intensity Standards listed above.

**Special Definitions:**

Non-Residential Uses shall include office, commercial (including retail uses), light industrial uses, and shall be specifically set forth in the City’s Land Development Regulations under permitted uses for Mixed Use developments. For the purposes of this section, non-residential uses shall not include public uses or recreation and open space.

**A. General Mixed Use Land Use Component Intensity Measures for BioScience Mixed Use Developments:**

A BioScience MXD shall include, at a minimum, Open Space and BioScience and Research and Development related uses. Uses within a BioScience MXD shall be located to encourage clustering for the purposes of scientific and economically productive exchange among researchers, scientists, administrators, students, and others involved in the BioScience industries. At least a portion of the BioScience MXD shall be located within the City’s designated BioScience Research Protection Overlay. A BioScience MXD shall be designed to create an urban, pedestrian-oriented environment; provide for a mix of uses such as commercial, transportation, office, laboratory research, educational, and residential uses for the daily needs of the residences and workforce; and encourage walking, biking, and other modes of non-vehicular transportation to reduce the need for local vehicular traffic.

<b>Land Use Component</b>	<b>Land (Acres) Allocation</b>	<b>Lot Coverage Height</b>	
Open Space	Min. 20%		
Commercial	Min. 2% Max. 30%	Max. 50%	Max. 4 FL
Residential High	Min. 5% Max. 35%	Max. 50%	Max. 4 FL

Residential Low	Min. 2% Max. 35%	Max. 50%	Max. 3 FL
Employment Center	Min. 20% Max. 60%	Max. 70%	Max. 4 FL**

\*\* The height limit for Employment Center Buildings (as defined below) located within the BioScience MXD shall be a maximum of 150 feet if the Employment Center Buildings meet all of the following criteria:

- A. Located within the designated BioScience Research Protection Overlay (“BRPO”);
- B. Include of a minimum of 100 contiguous acres within the designated BRPO;
- C. Located within a Development of Regional Impact; and
- D. Located in a project east and immediately adjacent to Interstate 95.

This height limit is not subject to waiver by the City Council.

Special Definitions:

**Employment Center Buildings** shall be defined as those buildings used for bioscience technology research and development, laboratories, and those ancillary uses to bioscience including corporate offices, medical offices, research and educational facilities, light industry, hospitals, and conference hotels.

**Employment Center** shall be defined as the land use component category within the BioScience MXD that is regulated by the minimum and maximum gross land area allocations, lot coverage, and height regulations set forth above. Employment Centers shall be designated on the MXD PUD or PCD master plan. Employment Center Buildings as defined above and any support buildings and uses specified in the zoning code shall be the only permitted buildings within an Employment Center.

**Objective 1.1.2.:** In addition to the Future Land Use categories provided, overlays and designations are utilized to address areas of special concern. The City recognizes the need to designate property that: reduce densities due to environmental and roadway capacity constraints; establish areas to encourage the development of bioscience research uses; protect and enhance the aesthetics of Northlake Boulevard; establish and maintain PGA Boulevard design guidelines for the City’s “main street”; establish the Western Northlake Corridor Land Use Study Area; establish the MacArthur Boulevard Historic preservation area; establish areas for future critical interchanges; establish an Urban Growth Boundary; and establish a Parkway System as a component of the Florida Greenway System.

**Policy 1.1.2.1.: Density Reduction Land Use Overlay (DRLUS):** A portion of the area commonly referred to as TAZ 848798, generally located north of PGA Boulevard, east of the Loxahatchee Slough and west of the SUA wastewater treatment plant, is the subject of a land use overlay. The density within this Overlay is reduced by fifty percent from the underlying land use designation's potential density. This density reduction is necessitated by the environmental constraints of the property and potential roadway capacity deficiencies. The result of the density reduction is a gross density potential of two dwelling units per acre. Development within the Overlay shall be concentrated to the least sensitive areas and shall be supported by public facilities. No bonus density is applicable in this Overlay area. While a variety of uses and use densities/intensities may be approved as part of a residential PCD, the overall impact of the density/intensity shall not exceed that generated by a gross density of two dwelling units per acre. Other requirements and regulations of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay.

**Staff Comment:** *The TAZ number has been updated to the current Palm Beach County TAZ map number.*

**Policy 1.1.2.2.: Bioscience Research Protection Overlay (BRPO):** The area designated on the Future Land Use Map includes land that has been determined to be appropriate to accommodate Bioscience Uses, as well as other intellectual knowledge-based industry sectors. “*Bioscience Uses*” means those land uses that support scientific and biotechnological research, including theoretical and applied research in all the sciences, as well as product development and testing. Bioscience Uses shall include engineering, legal, manufacturing, and marketing uses which support such research. Bioscience Uses shall also include laboratories, educational facilities, and clinical research hospitals. Office uses, limited support uses, and retail uses accessory to scientific research and development, and workforce residential uses which support such research shall be considered Bioscience Uses. City Council shall have the discretion to approve uses that support sustainability or uses that provide supportive or secondary services that are determined to promote the creation of the cluster, which shall be considered accessory uses, including, but not limited to, conference/hotel facilities, transit uses, or residential uses that provide a workforce or attainable component.

**Policy 1.1.2.3.: Northlake Boulevard Overlay Zone (NBOZ):** A Northlake Boulevard Overlay Zone (NBOZ) shall be maintained on the City’s Future Land Use Map. The NBOZ shall apply to all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail.

**Policy 1.1.2.4.: Western Northlake Corridor Planning Area:** A Western Northlake Corridor Planning Area shall be maintained on the City’s Future Land Use Map. Resolution 114, 1998 acknowledges the Western Northlake Corridor Land Use Study as a policy and growth management tool. Resolution 56, 1999 originally approved an interlocal agreement between the

City, Palm Beach County and the City of West Palm Beach for heightened review regarding lands located within the Western Northlake Boulevard Corridor Planning Area.

**Policy 1.1.2.5.: PGA Boulevard Corridor Overlay:** A PGA Boulevard Corridor Overlay shall be maintained in the City’s Land Development Regulations in order to establish the PGA Boulevard Corridor as the City’s “main street”. The character, magnitude, aesthetics, and uses to be developed or redeveloped on PGA Boulevard are of special interest.

**Policy 1.1.2.6.: MacArthur Boulevard Historic Overlay (MBHO):** The City shall protect MacArthur Boulevard as a historic gateway into the City through the protection of the banyan tree(s) and linear greenway.

**Policy 1.1.2.7.: Interchange (o):** The Future Land Use Map designates eight interchanges within the City. Seven of the interchanges shown on the map currently exist: PGA Boulevard and Alternate A1A; I-95 and Northlake Boulevard; I-95 and PGA Boulevard; I-95 and Military Trail; I-95 and Donald Ross Road; the Florida Turnpike and PGA Boulevard; ~~and PGA Boulevard and the Florida Turnpike and Beeline Highway; and the Florida Turnpike and Jog Road.~~ The remaining future interchanges shown for I-95 and Central Boulevard, ~~and Northlake Boulevard and the Turnpike will not be needed within the first five-year planning timeframe.~~ However, it is designated in order to anticipate their potential right-of-way requirements for construction and to recognize their potential impact on surrounding future land uses.

<p><b>Staff Comment:</b> <i>This is updated to refer to the current existing and proposed interchanges.</i></p>
---

**Policy 1.1.2.8.: Urban Growth Boundary (UGB):** The City designates on the Future Land Use Map an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and includes areas generally fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway.

**Policy 1.1.2.9.: Parkway System (0000):** The Parkway System is shown along some of the major arterials within the City. The intent of the Parkway System is to identify and preserve a corridor of between 300 and 400 feet within which the arterial roadway can occur along with bikeways, pedestrian paths, native vegetative greenways, linear parks, and landscaping. The Parkway System cross-section will provide an aesthetically pleasing buffer between highly traveled arterials and surrounding residential areas, as well as a safe byway for alternative modes of transportation. The Parkway System has been designated as an urban component of the Florida Greenway System. It is described in more detail in the Conservation and Transportation Elements.

One major objective of the Parkway System is to eliminate the perceived need of using strip commercial as a buffer between arterials and residential areas. Therefore, the Parkway System concept is integrated into the philosophy of designating commercial and employment areas at intersections or "nodes", eliminating the need for strip commercial use.

**Policy 1.1.2.10.:** ~~By December 31, 2011, the~~ City shall ~~conduct a study that considers adoption of~~ continue to review and adopt Land Development Regulations to create ~~transit ready~~ multi-modal oriented development. The ~~study~~ City shall ~~identify~~ consider major corridors which interconnect prominent north-south and east-west traffic patterns within the City, as well as connections with regional corridors from adjacent municipalities and shall ~~identify~~ create and maintain Land Development Regulations to encourage multi-modal ~~transportation choices~~ mobility.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy. The City has completed numerous studies related to transit and mobility. In August 2007, the Palm Beach Gardens Transit Study, prepared by McMahon; in 2009, the Palm Beach Gardens Transit-Oriented Development Charrette, prepared by the Treasure Coast Regional Planning Council; in August 2010, the Transit Needs Assessment Study, prepared by Renaissance Planning Group; and in April 2012, the City of Palm Beach Gardens Mobility Plan, prepared by Pinder Troutman.*

**Objective 1.1.3.:** **Maintain land development regulations to manage future growth and development in a manner that provides needed facilities and services, protects environmental resources, and encourages infill and redevelopment of the eastern portion of the City.**

**Policy 1.1.3.1.:** The City shall continue to maintain land development regulations to ensure that they contain specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect areas designated Conservation on the Future Land Use Map and further described in the Conservation, Coastal Management, and Recreation and Open Space Elements of this Comprehensive Plan;
- d. Minimize the impacts of land use on water quality and quantity and regulate development which has a potential to contaminate water, soil, or crops;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element of this Comprehensive Plan;
- f. Protect potable water wellfields and aquifer recharge areas;
- g. Regulate signage;

- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- i. Discourage urban sprawl through the following strategies:
  - (1) establishing moderate densities and varied housing opportunities in urban areas
  - (2) mixed-use and clustering requirements
  - (3) promoting urban infill development and redevelopment
  - (4) location requirements
  - (5) maintaining a distinct urban and rural service areas
  - (6) directing public investment to existing urban areas, and
  - (7) annexation and extraterritorial planning agreements.
- j. Require landscape buffers and gardens using predominately native species and other appearance measures to maintain a high visual quality and utilize xeriscape techniques;
- k. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- l. Provide for the assessment of impact fees or dedication of land and facilities to off-set costs assumed by the City or other governmental agencies for the provision of facilities or services required by new development; and
- m. Cooperate with Seacoast Utility Authority through cooperation on the Seacoast Utility Board to insure the maximum utilization of their water and wastewater transport plan so as to implement the economic expansion of facilities within definitive service boundaries.

**Policy 1.1.3.2.:** Unless the City Council approves density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the City shall maintain land development regulations which permit residential development only at densities equal to or less than the following:

- a. Rural Residential 20 (RR20) - up to a maximum of 0.05 dwelling units per gross acre, or one dwelling unit per twenty acres;
- b. Rural Residential 10 (RR10) - up to a maximum of 0.1 dwelling units per gross acre, or one dwelling unit per ten acres;

- c. Residential Very Low (RVL) - up to a maximum of 1.0 dwelling units per gross acre;
- d. Residential Low (RL) - up to a maximum of 4.0 dwelling units per gross acre;
- e. Residential Medium (RM) - up to a maximum of 7.0 dwelling units per gross acre;
- f. Residential High (RH) - up to a maximum of 10.0 dwelling units per gross acre;
- g. Mobile Home (MH) - up to a maximum of 7.0 mobile homes per gross acre.

**Staff Comment:** *This amendment is provided for internal consistency.*

**Policy 1.1.3.3.:** The City shall maintain land development regulations which provide for a Planned Community District (PCD) which shall implement the following concepts:

- a. The intent of a Planned Community District (PCD) is to permit a large area to be developed under one master plan that includes different land use types at different levels of intensity, consistent with the list of permitted, conditional, and accessory uses as set forth in the City's Land Development Regulations. Collector roads and development "pods" are shown as part of the master development plan. Supporting documentation is also included which describes the development intensities assigned to each pod and any restrictions in use or site design requirements. The pods are then developed as individual site plans.

- b. Although a variety of uses and use intensities may be approved as part of a residential PCD, the overall density must be consistent with the underlying Future Land Use designation of the area. For the purposes of this Comprehensive Plan, the City Council may approve a bonus density totaling up to the following gross densities for areas developed as PCDs:

Residential Low (RL): Up to 5.0 units per gross acre.

Residential Medium (RM): Up to 9.0 units per gross acre.

Residential High (RH): Up to 12.0 units per gross acre.

- c. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per gross acre, based on one additional unit of density allowed for every 10% of native ecological habitat put into a preserve within the PCD up to a maximum of 15.0 units per gross acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be incorporated into the Parkway system.
- d. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre for the provision of

affordable housing, as defined in this Plan. Parcels within PCDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6., except in Coastal High Hazard Areas that are the Category 1 Hurricane Evacuation Zones.

- e. Through the PCDs flexibility, the City Council may grant waivers to the non-residential intensities, including height and lot coverage, described previously.
- f. Site plans for pods which are developed within Planned Community Districts shall be developed according to the densities and intensities assigned to them under the Planned Community District master plan documentation.

**Policy 1.1.3.4.:** The City shall maintain land development regulations which provide for a Planned Unit Development (PUD) technique which shall implement the following concepts:

- a. The intent of a Planned Unit Development (PUD) is to ensure the desired character of the community is furthered or enhanced on development sites within the City, particularly on sites where the development proposed is rather intense. Master plans for Planned Unit Developments include, at a minimum, site plans showing all local roads and landscaping plans.
- b. The City Council may approve the following bonus densities for areas developed as Planned Unit Developments:  
  
Residential Low (RL): Up to 5.0 units per gross acre.  
  
Residential Medium (RM): Up to 9.0 units per gross acre.  
  
Residential High (RH): Up to 12.0 units per gross acre.
- c. In addition to the above, PUDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre for the provision of affordable housing, as defined in this Plan. PUDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6., except in Coastal High Hazard Areas that are the Category 1 Hurricane Evacuation Zones.

**Policy 1.1.3.5.:** The City shall maintain development regulations which address the location and extent of non-residential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities, and intensities of land uses contained in this element.

**Policy 1.1.3.6.:** The City shall ensure the availability of suitable land for public and institutional uses necessary to support development by:

- 1. Designating land on the Future Land Use Map for public use. The City shall support and facilitate coordination of school planning with the School District of Palm Beach County for the location and development of public education facilities. The City shall identify

sufficient land to accommodate Public Educational Facilities as necessary to serve the current and projected student population. At a minimum, proposed school sites shall meet the State Requirements for Educational Facilities (SREF), plus a ten percent capacity flexibility allowance, and shall be sized to accommodate all needed utilities, support facilities and adequate buffering of surrounding land uses.

2. Allowing public uses in certain land use categories subject to limitations and location criteria as identified in this Plan. Such location criteria shall include the following standards:

- (a) Public buildings shall be specifically prohibited in areas designated as Conservation and other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats. New or Expanded Public Facilities shall not be encouraged within the coastal area and shall meet the requirements of the Coastal Management Element.
- (b) Public Uses shall be located in areas where there are adequate transportation facilities to support the proposed use based on the adopted Level of Service standard for traffic circulation. Preference shall be given to the location of such uses and facilities along City collectors and arterials as may be appropriate.
- (c) Public Uses shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet, unless the property is specifically designated as Mixed-Use, in which case the provisions of Policy ~~1.1.1.14 (C)~~ 1.1.1.15 shall apply, and the intensity limitations shall be a maximum lot coverage of 50% and a maximum building height of four (4) stories.

**Staff Comment:** *The policy reference has been updated to the current policy number.*

- (d) Schools shall be considered as compatible and allowable in areas designated with any residential land use category (RR20, RR10, RVL, RL, RM, RH). Further, schools shall be considered public uses and be allowable within areas designated Industrial (IND) and Public (P) on the Future Land Use Map. Other institutional uses such as, libraries, fire stations and government offices shall be considered compatible in medium and high density residential areas and all non-residential land use categories in which such uses are not specifically prohibited as cited in this Comprehensive Plan. Public uses may be permitted within all residential Planned Unit Developments and Planned Community Districts, subject to master plan approval and limitations and location criteria as identified in this Plan.

- (e) Public Uses shall be buffered from adjacent land uses and shall be set back from adjacent roadways. Buffering for noise, odors, glare and lights shall be provided as set forth in the Land Development Regulations. ~~Setbacks shall be a minimum of 25 feet in the front, 15 feet in the sides and rear and buffers shall be a minimum of 5 feet. Buffers and setbacks may be increased depending on the characteristics of the proposed public use.~~ Stadiums, outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties. Communication towers on school or other public property shall be consistent with the siting and safety criteria contained in the Land Development Regulations and shall require City Council approval.

**Staff Comment:** *Setbacks and buffers have been removed since these are implemented through the City's Land Development Regulations.*

- (f) Landfills, airports, and water/wastewater treatment plants shall not be allowed in residential areas and shall require a Comprehensive Plan Amendment to the Public (P) land use designation prior to zoning and site plan approval.
- (g) Public sites shall be capable of accommodating adequate parking and onsite traffic circulation requirements to satisfy current and projected site-generated vehicular demand.
- (h) Schools shall be encouraged to locate proximate to residential areas and serve as community focal points. The City shall encourage the co-location of other public facilities, such as parks, libraries, and community centers, in proximity to schools.

**Policy 1.1.3.7.:** The City shall evaluate whether it is feasible to further simplify and streamline the existing regulatory programs of the City, and shall continue existing mechanisms to monitor the effectiveness of the regulatory programs. At a minimum, land development regulations shall be evaluated every ~~five~~seven years, coinciding with the EAR-based amendments to the Comprehensive Plan.

**Staff Comment:** *The number of years has been amended to the current seven (7) year EAR-based amendment cycle.*

**Policy 1.1.3.8.: Floor Area Ratio.** ~~By December 31, 2009, the City shall consider adopting~~utilizing Floor Area Ratios (FARs) for all applicable zoning categories in the City's Land Development Regulations ~~where applicable, for projects in order to further enhance intensity and understand density and intensity.~~ FAR generally shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the

walls divided by the land area of the site. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy.*

**Objective 1.1.4: Maintain land development regulations containing standards and provisions to encourage the elimination or reduction of uses inconsistent with the City's character and future land uses.**

**Policy 1.1.4.1.:** Expansion or replacement of land uses which are inconsistent with the Future Land Use Plan shall be prohibited.

**Policy 1.1.4.2.:** Regulations for buffering incompatible land uses shall be set forth in the City's land development regulations.

**GOAL 1.2.: ENCOURAGE DEVELOPMENT OR REDEVELOPMENT ACTIVITIES, WHILE PROMOTING STRONG SENSE OF COMMUNITY, AND CONSISTENT QUALITY OF DESIGN; AND DO NOT THREATEN EXISTING NEIGHBORHOOD INTEGRITY AND HISTORIC AND ENVIRONMENTAL RESOURCES.**

**Objective 1.2.1.: Issue development orders and permits for development or redevelopment activities only if the protection of natural resources is ensured and consistent with the goals, objectives, and policies of the Conservation, Infrastructure and Coastal Management Elements of this Comprehensive Plan.**

**Policy 1.2.1.1.:** Development activities within areas designated on the Future Land Use Map as Conservation shall be comparable with the allowable activities for such areas as described in this element.

**Policy 1.2.1.2.:** Species of flora and fauna listed in the Conservation and Coastal Elements of this Comprehensive Plan as endangered, threatened, or species of special concern shall be protected through the development review and approval process.

**Policy 1.2.1.3.:** The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of the Palm Beach County Wellfield Protection Ordinance.

**Policy 1.2.1.4.:** Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with ~~local~~ the City's floodplain regulations for development in such areas.

**Staff Comment:** *This policy has been updated for clarification as to what the “local” regulation is.*

**Policy 1.2.1.5.:** The City shall maintain stormwater management regulations which require that development is carried out in a manner that recognizes and preserves the region's natural drainage systems, including the Loxahatchee Slough and interconnected flow-ways, consistent with South Florida Water Management District rules and regulations found in ~~Chapter 40E-4, 40E-40, and 40E-400, F.A.C.~~ the applicable chapters of the Florida Administrative Code.

**Staff Comment:** *These F.A.C. Chapter numbers are no longer applicable due to past amendments of the F.A.C. This has been amended to provide a general reference to avoid obsolete Chapter numbers in the future.*

**Policy 1.2.1.6.:** The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Stormwater Management Sub-Element of this Comprehensive Plan.

**Policy 1.2.1.7.:** The City shall maintain development regulations containing specific standards and criteria designed to protect environmentally sensitive lands consistent with the goals, objectives and policies of the Conservation Element.

**Policy 1.2.1.8.:** ~~The City shall adopt~~ utilize regulations methodology established in ~~consistent with the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan which restricts marine-oriented uses as follows: New multi-family projects with marina facilities and new dry storage facilities are not permitted. The total number of new wet slips per jurisdiction are limited to a maximum of 50 slips, provided that the local government has demonstrated a need for additional public access in the comprehensive plan. One additional single-lane public boat ramp with a limit of 15 parking spaces for vehicles having a trailer may be permitted per jurisdiction, provided that the local government has demonstrated a need for the additional public access in its comprehensive plan~~ when reviewing any proposed boat facilities to determine appropriateness of the proposed site.

**Staff Comment:** *This policy has been revised to remove the specific details of the County's Boat Siting Facility Plan and refers to the plan in general terms for future purposes.*

**Policy 1.2.1.9.:** The City shall encourage the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), and other comparable certification bodies for all new development and redevelopment.

**Policy 1.2.1.10.:** The City shall continue to coordinate with Palm Beach County's Department of Environmental Resource Management to ensure that incompatibilities with the Palm Beach County Wellfield Protection Ordinance do not occur when reviewing applications for land use changes.

**Policy 1.2.1.11.:** The City shall coordinate the review of all land use change applications with Seacoast Utility Authority to ensure the availability of adequate water supplies.

**Policy 1.2.1.12.:** The City shall update the 10-Year Water Supply Facilities Work Plan at the time required by Chapter 163, Part II, Section 163.3177(6)(c)3, Florida Statutes, as may be amended.

**Objective 1.2.2.: Issue development orders and permits for development and redevelopment only in those areas where suitable topography and soil conditions exist to support such development.**

**Policy 1.2.2.1.:** All proposed development other than individual residences shall include a soils analysis prepared by a professional licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development or provide mitigation in the event the soil structure does not support the proposed development.

**Policy 1.2.2.2.:** All proposed development shall be located in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

**Objective 1.2.3.: Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.**

**Policy 1.2.3.1.:** The City shall maintain development regulations to provide that public facilities and services be available concurrent with the impacts of development to meet the level of service standards established in the Capital Improvements Element of the City's Comprehensive Plan. Concurrency Management System requirements shall include the following:

- 1) Demonstration that the impacts from a proposed development comply with the adopted level of service standards in the City.
- 2) Determination of concurrency prior to the processing of the application for a development permit.
- 3) Certification of concurrency shall be secured prior to an applicant receiving a development order; this may be in the form of certificate of exemption, certificate of concurrency reservation, or certificate of conditional concurrency reservation.

4) Certification of concurrency shall be valid for the time set forth in the development order and any amendments thereto, otherwise the certificate is valid for two years. If a time extension is not granted, the concurrency certificate shall automatically expire, and no further development activity can occur without obtaining an appropriate concurrency certificate.

**Policy 1.2.3.2.:** Public facilities and utilities shall be located to:

- a. Maximize the use and efficiency of services provided;
- b. Minimize their costs;
- c. Minimize their impacts on the natural environment; and
- d. Maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

**Policy 1.2.3.3.:** The City shall consider appropriate means, such as bonding through the Northern Palm Beach County Improvement District, to guarantee that the rights-of-way/easements required for Parkways are identified, acquired, and improved.

**Policy 1.2.3.4.:** The City shall encourage partnership between the private and public sector in the provision of public facilities.

**Objective 1.2.4.: Direct future growth, development and redevelopment to areas as depicted on the Future Land Use Map, consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character.**

**Policy 1.2.4.1.(a).1.:** For that area bounded by Florida's Turnpike to the east, PGA Boulevard to the south, the eastern boundary of the Loxahatchee Slough to the west, and generally the northern alignment of the Donald Ross Road extension, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to a Planned Community District (PCD), it shall include a minimum of 250 acres and contain a master development plan and supporting documentation which describes what the development is to include and how it is to proceed (phasing). All proposed collector roads within the development shall be shown as part of the PCD master plan. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998.
2. Individual development "pods" within an approved PCD shall undergo site plan review which shall include, at a minimum, site plans, landscape plans, and all proposed local roads.

3. The overall density of PCDs in this area shall not exceed the maximum density permitted under the land use category.
4. Up to 2% of the gross land area of a PCD may be developed for commercial or office use.
5. Up to 5% of the gross land area of a PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, rather than scattered throughout, and shall be connected to the parkway system.
6. If the entire area covered in this policy is developed under one PCD master development plan, an additional 50 acres of commercial land use may be permitted over and above the 2% and 5% criteria described previously.
7. Up to 2% of the gross land area of a PCD may be developed for industrial uses.
8. All PCDs shall be subject to the provisions of the Conceptual Linkage Plan for Northwest Palm Beach Gardens as described in Future Land Use, Transportation, and Conservation elements.
9. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

**Policy 1.2.4.1.(a).2.:** For all properties outside of the urban growth boundary, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these requirements.

1. Development shall be consistent with rural densities and intensities and shall receive services consistent with the adopted level of service standards for the rural area. In the event that a site is rezoned to Planned Community Development (PCD) or to a Planned Unit Development (PUD) it shall include a minimum of 250 acres. In addition, a Planned Community District (PCD) shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); and a Planned Unit Development (PUD) shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998. The City Council may also grant a waiver to allow government entities to develop properties, of less than five acres, outside of the City's urban growth boundary if the site is designated Conservation

on the Future Land Use Map and if the site is restricted or related to conservation purposes, passive recreation use, or pedestrian trails.

2. Individual development "pods" within an approved PCD shall undergo site plan review which shall include, at a minimum, site plans, landscape plans, and all proposed local roads.
3. The overall density of PCD/PUDs in this area shall not exceed the maximum density permitted under the land use category.
4. Site design shall be sensitive to the natural resources and environmental characteristics of the property.
5. All PCD/PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Northwest Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation element.
6. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

**Policy 1.2.4.1.(b):** A land use overlay is hereby established and depicted on the Future Land Use Map. This Density Reduction Land Use Overlay shall reduce the density potential within the residential area of what is commonly referred to as TAZ 848798 by fifty percent, resulting in a maximum gross density potential of two dwelling units per acre, with no provision for a density bonus. Although a variety of uses and use intensities may be approved as part of a residential PCD, the gross density shall be consistent with the density restrictions of this Overlay and shall not exceed the impact of that generated by two dwelling units per acre. Development within the Overlay shall be clustered to the least environmentally sensitive areas and shall be supported by adequate facilities. The regulations and requirements of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay, including Policy 1.2.4.1.(a).1.

**Staff Comment:** *The TAZ number has been updated to the current Palm Beach County TAZ maps, and the policy reference has been updated to current policy number.*

**Policy 1.2.4.2.(a):** For those areas which were annexed into the City in 1988 and which are located within that area bounded by Donald Ross Road to the North, PGA Boulevard to the South, Central Boulevard to the east, and Florida's Turnpike to the west, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and

how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.

2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.
4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.
5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.
6. If the entire area designated as RM on the Future Land Use Map on the west side of Central Boulevard between I-95 and PGA Boulevard is developed under one PCD master development plan, an additional 10 acres of commercial land use may be permitted over and above the 3% and 5% criteria described previously.
7. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
8. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

**Policy 1.2.4.2.(b).:** For those areas which are located within that area bounded by Donald Ross Road to the north, PGA Boulevard to the south, Alternate A1A to the east and Central Boulevard to the west, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these regulations:

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.
2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross acre for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.
4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.
5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system where possible. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.
6. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
7. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

**Policy 1.2.4.3.:** For that area designated as Industrial on the Future Land Use Map bounded by PGA Boulevard to the south, the Florida East Coast Railroad to the east, and I-95 to the west, the City shall impose the following requirements, and shall maintain land development regulations which are necessary to implement these requirements:

1. No vehicular access shall be permitted across the north boundary of the site.
2. Site design shall incorporate significant setbacks from the surface water area formally designated open space (ROS), which separates the parcel from those to the north, and include buffering techniques to mitigate impacts on adjacent land uses.

**Policy 1.2.4.4.(a).:** The City shall maintain Planned Development Area (PDA) zoning to all undeveloped non-conservation for which a development plan has not been approved by the City. The PDA zoning shall apply to all properties over 10 acres in size and in the urban area, shall be regarded a "holding zone" until development of the said properties is requested pursuant to the Comprehensive Plan. In the event that the land is rezoned from PDA to PUD or PCD, the underlying land use shall guide the intensity and type of development. All proposed development shall be of character consistent with the urban or rural distinctions established by the Urban Growth Boundary (Policy 1.2.4.4.(b)).—In the event that development occurs within the PDA district it shall be clustered and, in the urban area, shall be supported by potable water, sanitary sewer and adequate roadway facilities. Septic tanks shall be prohibited in the urban area in the PDA except for an individual single-family residence, however, in the rural area, septic tanks are the standard. Uses in the rural area shall receive services consistent with the adopted level of service standards. The rezoning of PDA to PUD or PCD shall occur only when the applicable urban and rural services and facilities necessary to support the intensity of such development will be in place concurrent with the impacts of the development. The extension of public facilities into areas zoned PDA shall be consistent with the urban and rural level of service standards, maximize the use of existing facilities and services, encourage compact urban development and discourage the proliferation of urban sprawl. Concurrent with rezoning to PCD/PUD, any uses not permitted by the underlying land use category shall cease consistent with the phasing plan of the approved PCD/PUD.

**Policy 1.2.4.4.(b).:** In order to prevent urban sprawl and promote cost effective and efficient service delivery, the City has designated an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and generally includes areas fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway. The UGB is designated on the Future Land Use Map (Map A.1.). The UGB divides the City into distinct areas, urban and rural. These two distinct areas are designated with land uses (densities and intensities) consistent with urban and rural characteristics and shall receive public services and facilities at levels appropriate for such urban and rural uses, as defined in the Capital Improvement Element.

**Policy 1.2.4.5.:** The City shall maintain land development regulations requiring residential neighborhoods to be designed to include an efficient system of internal circulation, including the

provision of collector streets, to feed traffic onto arterial roads and highways. New development shall accommodate new local roads depicted on the Conceptual Thoroughfare Plan.

**Policy 1.2.4.6.:** The City shall maintain land development regulations requiring subdivisions to be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

**Policy 1.2.4.7. [Reserved]**

**Policy 1.2.4.8.:** The Western Northlake Boulevard Corridor Planning Area shall be delineated on the Future Land Use Map. 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 City, Palm Beach County and the City of West Palm Beach shall provide for a means of intergovernmental cooperation in revising the recommendations of the Western Northlake Boulevard Corridor Land Use Study, dated June 8, 1998. The revisions to this interlocal agreement shall establish a procedure for heightened review of local land use change petitions and development permit applications.

**Policy 1.2.4.9.:** The City shall continue to assess the City’s existing design guidelines to assist developers in proposing architectural structures and to support staff in the review process.

**Policy 1.2.4.10.:** The City shall research opportunities and adopt incentives for rehabilitation or upgrading of landscaping or buildings on existing properties having non-conforming lot sizes.

**Policy 1.2.4.11.:** The City shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural systems and any historic resources.
2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping
3. Be consistent with the character of the neighborhood
4. Reduce existing non-conformities or alternatively demonstrate that adverse impacts will not be created.
5. Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and include relocation strategies for those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services and/or provide a minimum percentage of replacement housing on site.
6. Encourage affordable and workforce housing as a component of redevelopment projects.

**Staff Comment:** *This policy has been updated to encourage affordable and workforce housing in future redevelopment projects as the City grows and redevelopment occurs.*

**Objective 1.2.5.: Maintain land development regulations which provide for the protection, preservation, and reuse of public and private historic resources.**

**Policy 1.2.5.1.:** The City shall maintain the following in the land development regulations:

- a. Criteria for the identification of historic resources; and
- b. Regulations for the protection and preservation of historic sites and structures that may be identified in the City.

**Policy 1.2.5.2.:** The City shall continue to:

- a. Determine if any structures or sites meet the City, state, or federal criteria for historic resources and so designate and map those that do;
- b. Submit a list of designated historic resources to the Florida Department of State, Division of Historic Resources, and U.S. Department of the Interior for inclusion on the Florida Master Sites List and National Register of Historic Places; and
- c. Update the list of historic resources as appropriate.

**Policy 1.2.5.3.:** The City shall protect MacArthur Boulevard as a historic gateway into the City through protection of the banyan tree(s) and linear greenway. This shall be accomplished by maintaining the designating of the entry as a historic site and by maintaining the historic overlay zone in the Land Development Regulations.

**GOAL 1.3.: CONTINUE TO PLAN FOR FUTURE NEEDS TO PROMOTE LIVABLE COMMUNITIES, INCLUDING, BUT NOT LIMITED TO, ECONOMIC DEVELOPMENT FOR BIOSCIENCE USERS, TRANSIT ORIENTED DEVELOPMENT, AND OTHER EFFORTS TO PROMOTE SUSTAINABLE GROWTH.**

**Objective 1.3.1.:** Expand the City's economic base by promoting commercial and industrial activities as planned and illustrated on the Future Land Use Map, and by ensuring adequate sites and timely provision of public utilities and services to stimulate such growth.

**Policy 1.3.1.1.:** Development orders and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

**Policy 1.3.1.2.:** All proposed commercial and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the location advantage over existing commercial and industrial lands.

**Policy 1.3.1.3.:** New commercial properties shall be developed in nodes, at intersections rather than strips. A mix of uses within commercial developments shall be encouraged, including residential, and parks and open space.

**Policy 1.3.1.4.:** PGA Boulevard shall be developed as the "Main Street" of Palm Beach Gardens using the following techniques to ensure sustainability:

- a. Following completion of the PGA Boulevard/Alternate A1A urban interchange, a new CRALLS (Constrained Roadway at a Lower Level of Service) Level of Service Standard for PGA Boulevard shall be determined in coordination with Palm Beach County, the Regional Planning Council, and the State Department of Transportation with the maximum number of lanes being six;
- b. The City shall maintain the PGA design guidelines as regulations which require the utilization of landscaping, boulevard strips, pedestrian walkways, bikeways, buffers, and setbacks to emphasize the various functions of PGA Boulevard as a divider of different land uses and as a center of the City.

**Policy 1.3.1.5.:** The City shall initiate proactive efforts to expand the economic base of the City, working within the framework of existing economic agencies and groups, such as the North County Mayors Economic Development Group, the Palm Beach County Business Development Board and County Economic Development Department. Strategies shall include improving communication and forging alliances with major property owners in order to coordinate efforts in attracting new businesses; accelerating the development approval process; encouraging redevelopment of distressed properties; and maintaining points of contact with economic development agencies.

**Objective 1.3.2.:** Improve coordination with affected and appropriate governments and agencies to maximize their input into the planning and development process and mitigate potential adverse impacts of future development and redevelopment activities.

**Policy 1.3.2.1.:** The Future Land Use Element of the City's Comprehensive Plan shall locate residential areas and establish densities in coastal areas in a manner consistent with the Palm Beach County Comprehensive Emergency Management Plan.

**Policy 1.3.2.2.:** The City shall cooperate with the Palm Beach Countywide Intergovernmental Coordination Program and/or Treasure Coast Regional Planning Council to settle land use disputes between the City and adjacent municipalities or unincorporated areas.

**Policy 1.3.2.3.:** Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Countywide Intergovernmental Coordination Program, Treasure Coast Regional Planning Council, South Florida Water Management District, and state and federal agencies.

**Objective 1.3.3.:** In coordination with the Northlake Boulevard Corridor Task Force, pursue various means to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail, and thereby arrest a decline in the quality of land uses and the consequent negative impact on taxable values and the overall aesthetic appearance of the corridor.

**Policy 1.3.3.1.:** A Northlake Boulevard Overlay Zoning District (NBOZ) shall be maintained in the City’s zoning regulations and is on the City’s Official Zoning Map. The NBOZ shall apply to all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail. The NBOZ shall address zoning regulations, architectural design guidelines, landscaping regulations, signage regulations and development standards.

**Objective 1.3.4.:** Maintain a Bioscience Research Protection Overlay (BRPO) for the purpose of promoting Bioscience Uses and deterring the conversion of those uses to commercial or residential uses.

**Policy 1.3.4.1.:** Biosciences Uses shall be permitted and encouraged within the BRPO. The City shall adopt by December 31, 2010 and maintain land development regulations which encourage Bioscience Uses. The uses prohibited within the BRPO are those uses prohibited in the underlying land use designation, excluding those uses set forth in the Bioscience Use definition. 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.

**Staff Comment:** *This policy has been updated to remove the date certain and provides language for the City to maintain bioscience related land development regulations.*

**Policy 1.3.4.2.:** The City shall encourage Bioscience Uses within the BRPO to achieve, in coordination with the County and adjacent municipalities, a clustering of Bioscience Uses and thus promote intellectual exchange among researchers, scientists, students, and others in the Bioscience industry workforce.

**Policy 1.3.4.3.:** ~~By December 31, 2010, the City shall adopt and~~The City shall maintain land development regulations that provide incentives for Bioscience development and encourage a predominance of Bioscience Uses to develop a cluster of the industry within the BRPO.

**Staff Comment:** *This policy has been updated to remove the date certain and provides language for the City to maintain bioscience related land development regulations.*

**Policy 1.3.4.4.:** ~~By December 31, 2010, the City shall adopt and land development regulations that do not permit rezoning of lands within the BRPO that would eliminate Bioscience Uses without the vote of four members of the Palm Beach Gardens City Council. The limitation on conversion of uses does not apply to permitted, conditional, and approved uses allowed in a planned development and/or development of regional impact. Nothing in this policy shall be interpreted to abrogate rights that have been vested under law for uses that are not Bioscience Uses. The City's land development regulations shall establish an administrative process to review claims of vested rights under this policy.~~The City shall continue to coordinate bioscience uses through the Interlocal Agreement between Palm Beach County and the City of Palm Beach Gardens, the Town of Jupiter, the Town of Mangonia Park, the Town of Lake Park, and the City of Riviera Beach Creating a Bioscience Land Protection Advisory Board and Providing Consideration of Local Comprehensive Plan Amendments to Establish and Protect Bioscience Research Protection Overlays.

**Staff Comment:** *This policy has been updated to remove the date certain and acknowledges the Bioscience Land Protection Advisory Board that has been established through an interlocal agreement dated March 14, 2006 through Resolution 24, 2006.*

**Policy 1.3.4.5.:** The City may designate specific areas for office use according to the City's Future Land Use Map as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651~~(d)(2)(3)(c)~~, *Florida Statutes*, as long as the parcels within such designated areas satisfy all of the following suitability criteria:

**Staff Comment:** *This policy has been revised to update the current F.S. reference.*

- A. Parcels must be located within the Bioscience Research Protection Overlay (BRPO);
- B. Parcels designated as Commercial, Industrial, Mixed Use, or Professional Office on the City's Future Land Use Map;
- C. Parcels must have adequate public facilities or committed public facilities available to support the proposed development;

- D. Parcels east of the Urban Growth Boundary (UGB), adjacent to I-95, must have access to an arterial roadway through an immediately adjacent road, and must be within one-half mile of current or proposed mass transit facilities, including regional bus or commuter rail; and
- E. Sufficient parcel size to accommodate more intense office development consistent with the intensity and density requirements set forth in the City's Comprehensive Plan.

Parcels that meet the above suitability criteria shall be required to have a site plan design that promotes and encourages a transit-supportive development pattern by providing an interconnected transportation network and pedestrian-friendly environment. Supportive design concepts that can be utilized for transit-supportive development include, but are not limited to, the following urban concepts:

1. Promoting effective links of transit nodes, bike paths, sidewalks, buildings, and open spaces;
2. Maintaining a system of primary and secondary streets whereby building entrances are oriented along primary streets, and service functions are oriented along secondary streets;
3. Locating off-street parking to the sides and rear of buildings so pedestrian access does not require walking through parking lots to reach building entrances;
4. Discouraging large expanses of surface parking areas; and
5. Providing public open space in the form of a civic park, plaza, or similar green areas.

**Objective 1.3.5.: ~~Adopt~~Maintain land development regulations for the purpose of promoting the location of a rail station in the City and providing that encourage sustainable development that encourages and support multi-modal transit mobility.**

**Policy 1.3.5.1.:** [RESERVED]

**Policy 1.3.5.2.:** ~~Within two years after it has been determined that the~~With the determination of Tri-Rail ~~will utilize~~utilizing the FEC tracks and ~~serve~~servicing northeastern Palm Beach County, the City shall ~~undertake a study of~~continue to assess the vacant lands lying within one-quarter mile of the FEC railroad line paralleling Alternate A1A. The purpose of ~~this study~~the vacant land assessment is to determine the location(s) best suited for a future train station and appropriate uses for vacant lands in order to promote transit-oriented development. The ~~study~~vacant land assessment shall consider desired forms of development patterns outlined in the Treasure Coast Strategic Regional Policy Plan.

**Staff Comment:** *The above objective and policy is updated to maintain and encourage sustainable development and multi-modal land development regulations. The City is committed to working with the South Florida Regional Transit Authority (SFRTA) on Tri-Rail and with All Aboard Florida, who is part of Florida East Coast Industries on the “Brightline” express train service on the FEC railroad tracks.*

**Policy 1.3.5.3.:** The City shall encourage linkages which connect or gather residents and business owners of different neighborhoods and promote a sense of community. This shall be accomplished through 1) implementation of the Conceptual Linkage Plan (Map I Series B) and Parkway System, as described further in the Conservation and Transportation Elements; 2) connection of neighborhoods, shopping, schools and parks through an expanded sidewalk/pathway system, discussed further in the Transportation Element; 3) promotion of gathering (people) places in new development projects; and 4) installation of entry features along major arterials, including signage, art and landscaping which identify Palm Beach Gardens as a city and community.

**Policy 1.3.5.4.:** The City shall encourage Transit-Oriented Design (TOD) development for areas that are located within one-quarter mile of light or rail transit station to promote a pedestrian-friendly and support a transit-user environment.

**Policy 1.3.5.5.:** The City will continue to encourage new development and redevelopment of non-residential projects that are located adjacent to, or nearby existing or planned Palm Tran bus-stops to provide bus shelters as part of the City’s required Art in Public Places requirements.

**Staff Comment:** *These two (2) new policies are added to promote TOD and support transit within the City.*

**Objective 1.3.6.:** **Adopt and maintain land development regulations that are aimed at eliminating barriers toward the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations, as well as providing incentives for building certified buildings or sites.**

**Policy 1.3.6.1.:** ~~By December 31, 2010, the City shall adopt land development regulations to provide incentives that support~~The City shall continue to encourage sustainable design techniques for new development and redevelopment, including but not limited to: ‘green building’ construction; ‘adaptive reuse’ of older buildings; Florida Power and Light’s ‘build smart’ initiatives; and Brownfield restoration.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy.*

**Policy 1.3.6.2.:** The City shall encourage policies and actions that reduce greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources.

**Policy 1.3.6.3.:** The City will encourage increased walking, bicycling and use of public transit by ~~updating~~maintaining land use requirements development regulations for walkways, bike lanes, bus stops, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.

**Staff Comment:** *This policy is updated to maintain land development regulations to encourage multi-modal transportation options within the City.*

**Objective 1.3.7.:** Coordinate the annexation of unincorporated enclaves within the City's future annexation area and ensure the provision of City services prior to their annexation.

**Staff Comment:** *This objective is revised for clarity.*

**Policy 1.3.7.1.:** The City shall coordinate future annexation areas (Map A.4.) with the affected land owners, governments, and agencies for the future annexation and land uses of these areas.

**Policy 1.3.7.2.:** Prior to annexation of unincorporated property, a facilities and services extension plan shall be prepared and adopted. This plan shall:

- a. Establish and ensure the location, level of service standards and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to occur in conjunction with the provision of the community facilities and services without exceeding the level of service standards established in the Capital Improvements Element of the Plan;
- c. In order to encourage infill development and reduce urban sprawl, future annexation ordinances shall reserve the right of the City to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan, even if facilities and services are offered by a developer in advance of the plan phasing.
- d. A comprehensive plan amendment shall be undertaken by the property owner during the City's next round of amendments to incorporate the parcel into the Plan. Upon the effective date of the comprehensive plan amendment, rezoning to a City zoning district shall be initiated.

**Policy 1.3.7.3.:** The City shall encourage a compact and sustainable municipal boundary. By ~~December 31, 2009~~ the next Evaluation and Appraisal Review cycle, the City shall assess the current Potential Future Annexation Map (Map A.4.) and prepare a comprehensive annexation

study. The study shall include guiding policies related to the annexation of unincorporated pockets and a plan to coordinate the transition of unincorporated pockets into the City.

**Staff Comment:** *This policy is updated to provide a new date-certain.*

**Objective 1.3.8.: Proactively plan for future growth through an inclusive community-based planning process.**

**Policy 1.3.8.1.:** ~~By December 31, 2009, the City shall update the current~~ utilize the City's Vision Plan and other applicable goals, objectives, and policies of this Comprehensive Plan to include a Sustainable Development Goal ~~encourage sustainable development and redevelopment. This Goal will encourage while protecting the City's natural resources of the western area and encourage supporting sustainable redevelopment in the eastern area.~~

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy.*

**Policy 1.3.8.2.:** The City shall re-evaluate the City's Vision Plan every seven years, to coincide ~~prior to~~ with the preparation of the Evaluation and Appraisal Report ~~Review~~.

**Staff Comment:** *This is updated to the current EAR terminology.*

## TRANSPORTATION ELEMENT

The following abbreviations and acronyms are used throughout this Transportation Element:

AADT	Average Annual Daily Traffic
County	Palm Beach County
FDOT	Florida Department of Transportation
FIHS	Florida Intrastate Highway System as defined in s. 338.001 F. S.
MPO	Metropolitan Planning Organization
TPSO	Palm Beach County Traffic Performance Standards Ordinance Ord. 2007-27 and 2007-34
CRALLS	Constrained Roadway at Lower Level of Service
SIS	Florida's Strategic Intermodal System

**Staff Comment:** *The above has been amended to refer to current nomenclature. In addition, the State no longer refers to FIHS. Policies referring to FIHS have been replaced with SIS throughout this Element.*

### Goals, Objectives and Policies

**GOAL 2.1.: MAINTAIN LEVEL OF SERVICE STANDARDS WHICH SHALL ACCOMMODATE SUSTAINABLE GROWTH THROUGH FINANCIALLY FEASIBLE IMPROVEMENTS AND EVALUATE THE ADOPTION OF MULTI-MODAL QUALITY AND LEVEL OF SERVICE STANDARDS TO DEVELOP A CONVENIENT, SAFE, AND ENERGY EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM FOR ALL PERSONS LIVING IN AND TRAVELING THROUGH WITHIN THE CITY.**

**Staff Comment:** *This Objective has been amended for future consideration of a Mobility Fee and Mobility Plan for the City in the future. This element contains numerous new related policies.*

**Objective 2.1.1.: To maintain adopted level of service (LOS) standards on the City's traffic circulation system.**

**Policy 2.1.1.1.:** Level of Service standards shall be as shown on Tables 2A-1 and 2A-2 and shall be applicable to the urban and rural service areas. Level of Service for ~~FIHSSIS~~ roads will be measured utilizing the FDOT Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas (Table 2B), or FDOT Generalized ~~two-way Peak Hour~~ Daily Volumes for Florida's Urbanized Areas (Table 2C), or utilizing the FDOT ~~2009~~2013 Quality/Level of Service Handbook (FDOT Handbook) and the ~~2000~~2010 Highway Capacity Manual (HCM). Level of Service for non-~~FIHSSIS~~ roads that are part of the County thoroughfare system will be measured utilizing the volumes provided in the Transportation Element of the ~~1989~~-Palm Beach County Comprehensive Plan, ~~revised November 26, 2007,~~ (Table 2D), or utilizing the methodologies provided in the TPSO. Level of Service for City roads will be measured ~~utilizing the service~~

~~volumes and capacities adopted in per the City's Traffic Performance Standards Ordinance (Table 2E) or utilizing which utilizes the latest FDOT Manual Handbook and 2000 the latest HCM procedures.~~

**Staff Comment:** *This policy has been amended to refer to current data.*

~~Policy 2.1.1.2.: By December 31, 2009, the City shall adopt maintain peak-hour directional, daily, and intersection LOS standards and regulations to determine the applicability and procedures for all LOS analysis.~~

**Staff Comment:** *This policy has been amended from a date-certain policy to a continuation policy.*

**Policy 2.1.1.3.:** The City shall use the best available data and use professionally accepted practices in reviewing existing and future LOS on all roadways for Future Land Use Amendments and determination of the concurrency management system.

**Policy 2.1.1.4.:** The City will amend its Comprehensive Plan and land development ordinances as needed to maintain consistency between its accepted methods of measuring the Level of Service on FHSSIS or County thoroughfare roads and the most current methods adopted by the FDOT or County, respectively.

**Staff Comment:** *This policy has been amended to the latest terminology.*

**Policy 2.1.1.5.:** The City shall review all development proposals for consistency with the Goals, Objectives, and Policies of this element including consistency with the traffic circulation plans and the level of service standards. An assessment of the projected impact of project generated traffic on the roadway network within and serving the City shall be obtained. The net amount of project trips projected at build out will be used as a guideline for determining the radius of development influence. At a minimum, road segments within the appropriate radius as noted on Table 2FE will be analyzed. The project's impacts will be projected for each phase of the project through the estimated date of completion.

**Policy 2.1.1.6.:** The City shall require that adequate roadway capacity, at the adopted level of service standards, is or will be available or a proportionate share payment will be made when needed in order to serve new development.

**Staff Comment:** *This policy has been amended to include the proportionate share payment which is consistent with the Palm Beach County Traffic Performance Standards.*

**Policy 2.1.1.7.:** Future Land Use Map Amendments shall be internally consistent with all Elements of the City's Comprehensive Plan. Using the maximum amount of potential development based

on the intensity standards established in the Future Land Use Element, a transportation ~~analyses~~analysis is required for a proposed Future Land Use Map Amendment, demonstrating whether there is available uncommitted capacity on the roadways. The ~~analyses~~analysis shall include, but are not limited to, a five-year short-term analysis and a long-term analysis to the planning horizon for the comprehensive plan. If the analyses demonstrate a roadway will operate below the adopted level of service, then the necessary roadway improvement or alternative measures to maintain the adopted level of service should be identified and if the necessary measure is a capital improvement it should be included within the first five years of the ~~financially feasible~~ Capital Improvement Program or on the long range transportation map (Map A.18) depending on the timing of the need for the improvement to the roadway. Alternatively, the potential amount of development that is permitted on the site shall be reduced to ensure the Future Land Use ~~plan~~Map is coordinated with the transportation ~~plan~~map.

**Staff Comment:** *This policy has been amended for clarification.*

**Policy 2.1.1.8.:** The City shall investigate possible mechanisms for removing ghost trips from City roads. Ghost trips arise when development proceeds at a lower intensity than that at which it was approved. The intent of this policy is to prevent ghost trips from decreasing the amount of roadway capacity a new project can rely on in obtaining a County traffic concurrency ~~certificate~~approval.

**Staff Comment:** *This policy has been amended for clarification.*

**Policy 2.1.1.9.:** The City shall conduct an annual review of high traffic accident locations to identify those occurrences on City maintained roadways. The City shall investigate the causes to provide corrective measures to mitigate future accidents.

**Staff Comment:** *This policy has been amended for clarification.*

(This page intentionally left blank)

**TABLE 2A-1  
LEVEL OF SERVICE STANDARD**

Facility Type	Daily and Peak Hour Level Of Service Standard
Neighborhood Collector	D
City Collector	D
<b>Non-FHSSIS roads that are part of the County Thoroughfare plan:</b>	
County Minor Arterial	D
State Minor Arterial	D
State Principle Arterial	D
<b>FHSSIS roads</b>	
All roadways <del>except Beeline Highway between Northlake Blvd &amp; CR-711</del>	D
<del>Beeline Highway (Northlake Blvd to CR-711)</del>	C

**Staff Comments:**

*Table 2A-1, above has been amended for consistency with State nomenclature (FHSS has now been replaced with SIS).*

*Table 2A-2 on the next page has been amended due to a typographical numerical error (18,000 to 1,800 for the PGA Boulevard and Military Trail segment) and to include additional Critical Movement Analysis Volumes that were inadvertently omitted for CRALLS intersections.*

*On the following pages, Tables 2B and 2C have been removed in their entirety and are replaced with a new Table 2B and 2C, consistent with the latest 2013 FDOT Quality/Level of Service Handbook.*

*Table 2D has been removed in its entirety and is replaced with a new Table 2D, consistent with Article 12 of the Palm Beach County Unified Land Development Code. Based on 2009 FDOT Quality/Handbook.*

**TABLE 2A-2  
LEVEL OF SERVICE STANDARDS FOR CONSTRAINED ROADWAYS AT  
LOWER LEVEL OF SERVICE (CRALLS) (1) (2)**

Roadways	From	To	Daily Traffic Volumes	Peak Hour Volumes (Directional)
<b>Roadways</b>				
Northlake Blvd	Military Trail	Prosperity Farms Rd	--	3,890
	Interstate 95	Congress Ave	60,000	3,890
Prosperity Farms Rd	Donald Ross Rd	Gardens Parkway	19,460	1,043
	Burns Road	Northlake Blvd	20,950	1,102
PGA Blvd (3)	Florida's Turnpike	Central Blvd	--	2,747
	Central Blvd	Military Trail	--	2,900
	Military Trail	Interstate 95	--	3,720
	Interstate 95	RCA Blvd	--	4,811
	RCA Blvd	Alternate A1A	--	4,835
	Alternate A1A	Fairchild Gardens Ave	--	4,016
	Fairchild Gardens Ave	Prosperity Farms Rd	--	3,406
	Prosperity Farms Rd	US-1	--	2,990
<b>Intersections</b>				
<b>Location</b>		<b>Critical Movement Analysis Volume (CMA)</b>		
Northlake Boulevard & Military Trail		1,500		
Northlake Boulevard & Interstate 95		1,500		
Northlake Boulevard & Congress Avenue		1,500		
Northlake Boulevard & Alternate A1A		1,500		
Northlake Boulevard & Prosperity Farms Rd		1,500		
PGA Boulevard & Military Trail		<del>18,000</del> -1,800 (3)		
PGA Boulevard & Prosperity Farms Rd		1,500 (3)		
PGA Boulevard & Ellison Wilson Rd		1,500 (3)		
PGA Boulevard & US-1		1,500 (3)		

Notes:

- (1) Based on Palm Beach County Comprehensive Plan and subject to stipulations referenced in the Plan.
- (2) Refer to Palm Beach County Comprehensive Plan for project specific CRALLS designations.
- (3) Applies only to properties subject to the forbearance agreement entered into by the City on April 15, 1999.

**TABLE 2B**

**Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas<sup>1</sup>**

9/4/09

STATE SIGNALIZED ARTERIALS						FREEWAYS									
<b>Class I (&gt;0.00 to 1.99 signalized intersections per mile)</b>						<b>Class I (&gt;0.00 to 1.99 signalized intersections per mile)</b>									
Lanes	Median	B	C	D	E	Lanes	B	C	D	E					
1	Undivided	510	820	880	***	2	2,200	3,020	3,720	4,020					
2	Divided	1,560	1,890	1,960	***	3	3,300	4,580	5,580	6,200					
3	Divided	2,400	2,860	2,940	***	4	4,400	6,080	7,420	8,400					
4	Divided	3,240	3,830	3,940	***	5	5,500	7,680	9,320	10,580					
						6	7,560	10,220	12,080	12,780					
<b>Class II (2.00 to 4.50 signalized intersections per mile)</b>						<b>Freeway Adjustments</b>									
Lanes	Median	B	C	D	E	Auxiliary Lanes	Ramp Metering	Oversaturated Conditions*							
1	Undivided	**	560	810	860	+ 1,000	+ 5%	-10% of E							
2	Divided	**	1,330	1,770	1,870										
3	Divided	**	2,080	2,680	2,830										
4	Divided	**	2,830	3,590	3,780										
<b>Class III/IV (more than 4.50 signalized intersections per mile)</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>									
Lanes	Median	B	C	D	E	Lanes	Median	B	C	D	E				
1	Undivided	**	270	630	790	1	Undivided	400	800	1,140	1,440				
2	Divided	**	670	1,500	1,700	2	Divided	1,770	2,560	3,320	3,760				
3	Divided	**	1,050	2,330	2,570	3	Divided	2,660	3,840	4,980	5,650				
4	Divided	**	1,440	3,170	3,450	<b>Uninterrupted Flow Highway Adjustments</b>									
						Lanes	Median	Exclusive-left lanes	Adjustment factors						
						2	Divided	Yes	+5%						
						Multi	Undivided	Yes	-5%						
						Multi	Undivided	No	-25%						
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>BICYCLE MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)									
Major City/County Roadways - 10%						Paved Shoulder/ Bicycle Lane									
Other Signalized Roadways - 35%						Coverage	B	C	D	E					
						0-49%	**	170	650	>650					
						50-84%	130	200	>200	***					
						85-100%	340	>340	***	***					
<b>State &amp; Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>PEDESTRIAN MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)									
<b>Divided/Undivided &amp; Turn Lane Adjustments</b>						Sidewalk Coverage									
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors			B	C	D	E					
2	Divided	Yes	No	+5%			0-49%	**	**	270	770				
2	Undivided	No	No	-20%			50-84%	**	100	600	1000				
Multi	Undivided	Yes	No	-5%			85-100%	**	610	1000	>1000				
Multi	Undivided	No	No	-25%			<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)								
--	--	--	Yes	+ 15%			Sidewalk Coverage	B	C	D	E				
<b>One-Way Facility Adjustment</b> Multiply the corresponding volumes in this table by 1.20.						0-84%						>5	≥4	≥3	≥2
						85-100%						>4	≥4	≥2	≥1
<p><sup>1</sup> Values shown are presented as hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.</p> <p><sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.</p> <p><sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.</p> <p>* For oversaturated conditions during peak hour, subtract 10% from the LOS E (capacity volumes). This number becomes the new maximum service volume for LOS D, and LOS E cannot be achieved.</p> <p>** Cannot be achieved using table input value defaults.</p> <p>*** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</p>															
<p>Source: Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450</p>															

**TABLE 2B**

**Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas<sup>1</sup>**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
Class I (40 mph or higher posted speed limit)						Lanes					
Lanes	Median	B	C	D	E	2	B	C	D	E	
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080	
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220	
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360	
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane	Ramp Metering				
1	Undivided	*	370	750	800	+1,000	+5%				
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)											
Non-State Signalized Roadways -10%											
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	420	840	1,190	1,640
1	Undivided	No	No	-20%		2	Divided	1,810	2,560	3,240	3,590
Multi	Undivided	Yes	No	-5%		3	Divided	2,720	3,840	4,860	5,380
Multi	Undivided	No	No	-25%		<b>Uninterrupted Flow Highway Adjustments</b>					
-	-	-	Yes	+5%		Lanes	Median	Exclusive left lanes		Adjustment factors	
<b>One-Way Facility Adjustment</b> Multiply the corresponding directional volumes in this table by 1.2						1	Divided	Yes		+3%	
						Multi	Undivided	Yes		-5%	
						Multi	Undivided	No		-25%	
<b>BICYCLE MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						<p><sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.</p> <p><sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.</p> <p><sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.</p> <p>* Cannot be achieved using table input value defaults.</p> <p>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</p>					
Paved Shoulder/Bicycle											
Lane Coverage	B	C	D	E							
0-49%	*	150	390	1,000							
50-84%	110	340	1,000	>1,000							
85-100%	470	1,000	>1,000	**							
<b>PEDESTRIAN MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	>5	≥4	≥3	≥2							
85-100%	>4	≥3	≥2	≥1							
Source: 2013 FDOT Quality/Level of Service Handbook						<p>Source: Florida Department of Transportation Systems Planning Office <a href="http://www.dot.state.fl.us/planning/systems/tm/loc/default.htm">www.dot.state.fl.us/planning/systems/tm/loc/default.htm</a></p>					

Source: 2013 FDOT Quality/Level of Service Handbook

**TABLE 2C**

**Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas<sup>1</sup>**

9/4/09

STATE SIGNALIZED ARTERIALS						FREEWAYS					
<b>Class I (&gt;0.00 to 1.99 signalized intersections per mile)</b>						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	4,000	5,500	6,770	7,500	
2	Undivided	930	1,500	1,600	***	6	6,000	8,320	10,150	11,290	
4	Divided	2,840	3,440	3,560	***	8	8,000	11,050	13,480	15,270	
6	Divided	4,370	5,200	5,360	***	10	10,000	13,960	16,930	19,250	
8	Divided	5,900	6,970	7,160	***	12	13,730	18,600	21,950	23,230	
<b>Class II (2.00 to 4.50 signalized intersections per mile)</b>						<b>Freeway Adjustments</b>					
Lanes	Median	B	C	D	E	Auxiliary Lanes	Ramp Metering	Oversaturated Conditions*			
2	Undivided	**	1,020	1,480	1,570	+ 1,800	+ 5%	-10% of E			
4	Divided	**	2,420	3,220	3,400						
6	Divided	**	3,790	4,880	5,150						
8	Divided	**	5,150	6,530	6,880						
<b>Class III/IV (more than 4.50 signalized intersections per mile)</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	B	C	D	E	Lanes	Median	B	C	D	E
2	Undivided	**	500	1,150	1,440	2	Undivided	730	1,460	2,080	2,620
4	Divided	**	1,220	2,730	3,100	4	Divided	3,220	4,660	6,040	6,840
6	Divided	**	1,910	4,240	4,680	6	Divided	4,840	6,990	9,060	10,280
8	Divided	**	2,620	5,770	6,280	<b>Uninterrupted Flow Highway Adjustments</b>					
						Lanes	Median	Exclusive left lanes	Adjustment factors		
						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>BICYCLE MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
Major City/County Roadways - 10%						Paved Shoulder/ Bicycle Lane					
Other Signalized Roadways - 35%						Coverage	B	C	D	E	
						0-49%	**	310	1,180	>1,180	
						50-84%	240	360	>360	***	
						85-100%	620	>620	***	***	
<b>State &amp; Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>PEDESTRIAN MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
<b>Divided/Undivided &amp; Turn Lane Adjustments</b>						Sidewalk Coverage					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors	0-49%						
2	Divided	Yes	No	+5%	B	C	D	E			
2	Undivided	No	No	-20%	**	**	480	1,390			
Multi	Undivided	Yes	No	-5%	50-84%	**	**	1,100	1,820		
Multi	Undivided	No	No	-25%	85-100%	**	1,100	1,820	>1,820		
-	-	-	Yes	+ 15%	<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)						
						Sidewalk Coverage	B	C	D	E	
						0-84%	>5	≥4	≥3	≥2	
						85-100%	>4	≥3	≥2	≥1	
<b>One-Way Facility Adjustment</b> Multiply the corresponding two-directional volumes in this table by 0.6.						<p><sup>1</sup> Values shown are presented as hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as peak hour two-way volumes, they actually represent peak hour peak direction conditions with an applicable D factor applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.</p> <p><sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.</p> <p><sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.</p> <p>* For oversaturated conditions during peak hour, subtract 10% from the LOS E (capacity) volumes. This number becomes the new maximum service volume for LOS D, and LOS E cannot be achieved.</p> <p>** Cannot be achieved using table input value defaults.</p> <p>*** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</p>					
						<p>Source: Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450</p>					

**TABLE 2C**

**Generalized Annual Average Daily Volumes for Florida's Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>Freeway Adjustments</b>					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 20,000					
						Ramp Metering + 5%					
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	8,600	17,000	24,200	33,300
2	Undivided	No	No	-20%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	Yes	No	-5%		6	Divided	55,000	77,700	98,300	108,800
Multi	Undivided	No	No	-25%		<b>Uninterrupted Flow Highway Adjustments</b>					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
<b>One-Way Facility Adjustment</b> Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
<b>BICYCLE MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						<sup>1</sup> Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicycles or pedestrians using the facility.					
		B	C	D	E	<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	2,900	7,600	19,700		* Cannot be achieved using table input value defaults.					
50-84%		2,100	6,700	19,700	>19,700	<b>PEDESTRIAN MODE<sup>1</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
85-100%		9,300	19,700	>19,700	**	Sidewalk Coverage	B	C	D	E	
						0-49%	*	*	2,800	9,500	
						50-84%	*	1,600	8,700	15,800	
						85-100%	3,800	10,700	17,400	>19,700	
						<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)					
						Sidewalk Coverage	B	C	D	E	
						0-84%	≥ 5	≥ 4	≥ 3	≥ 2	
						85-100%	≥ 4	≥ 3	≥ 2	≥ 1	
						Source: Florida Department of Transportation, Systems Planning Office, <a href="http://www.dot.state.fl.us/planning/systems/str/hc/default.htm">www.dot.state.fl.us/planning/systems/str/hc/default.htm</a>					

Source: 2013 FDOT Quality/Level of Service Handbook

**TABLE 2D: MAXIMUM VOLUME FOR NON-FHHS COUNTY  
AND CITY ROADS**

Type Of Road		LOS "D"		LOS "E"	
		ADT	Two-Way Peak Hour	ADT	Two-Way Peak Hour
2 lanes undivided	2L	12,300	1,170	13,000	1,240
2 lanes one-way	2LO	19,600	1,870	20,700	1,960
3 lanes two-way or 2 lanes divided	2LD	15,400	1,460	16,300	1,550
3 lanes one-way	3LO	29,500	2,810	31,100	2,950
4 lanes undivided	4L	24,500	2,330	25,900	2,450
4 lanes divided	4LD	32,700	3,110	34,500	3,270
5 lanes two-way	5L	32,700	3,110	34,500	3,270
6 lanes divided	6LD	49,200	4,680	51,800	4,920
8 lanes divided	8LD	63,800	6,060	67,000	6,360
4 lanes expressway	4LX	67,200	6,250	76,500	7,110
6 lanes expressway	6LX	105,800	9,840	120,200	11,180
8 lanes expressway	8LX	144,300	13,420	163,900	15,240
10 lanes expressway	10LX	182,600	16,980	207,600	19,310

Source: Article 12 of the Palm Beach County Unified Land  
Development Code  
effective date August 23, 2007.

**TABLE 2D:  
MAXIMUM VOLUME FOR NON-SIS COUNTY ROADS**

<u>Type of Road</u>		<u>ADT</u>	<u>LOS "D"</u>			<u>ADT</u>	<u>LOS "E"</u>		
			<u>Peak Hour, Peak Direction</u>				<u>Peak Hour, Peak Direction</u>		
			<u>Class I</u>	<u>Class II</u>	<u>Uninterrupted Flow</u>		<u>Class I</u>	<u>Class II</u>	<u>Uninterrupted Flow</u>
<u>2 lanes undivided (1)</u>	<u>2L</u>	<u>15,200</u>	<u>880</u>	<u>810</u>	<u>1,140</u>	<u>16,200</u>	<u>880</u>	<u>860</u>	<u>1,440</u>
<u>2 lanes one-way</u>	<u>2LO</u>	<u>19,900</u>	<u>2,350</u>	<u>2,120</u>	-	<u>21,100</u>	<u>2,350</u>	<u>2,240</u>	-
<u>3 lanes two-way</u>	<u>3L</u>	<u>15,200</u>	<u>880</u>	<u>810</u>	-	<u>16,200</u>	<u>880</u>	<u>860</u>	-
<u>3 lanes one-way</u>	<u>3LO</u>	<u>30,200</u>	<u>3,530</u>	<u>3,220</u>	-	<u>31,900</u>	<u>3,530</u>	<u>3,400</u>	-
<u>4 lanes undivided (1)</u>	<u>4L</u>	<u>31,500</u>	<u>1,860</u>	<u>1,680</u>	<u>3,150</u>	<u>33,300</u>	<u>1,860</u>	<u>1,780</u>	<u>3,570</u>
<u>4 lanes divided</u>	<u>4LD</u>	<u>33,200</u>	<u>1,960</u>	<u>1,770</u>	<u>3,320</u>	<u>35,100</u>	<u>1,960</u>	<u>1,870</u>	<u>3,760</u>
<u>5 lanes two-way</u>	<u>5L</u>	<u>33,200</u>	<u>1,960</u>	<u>1,770</u>	-	<u>35,100</u>	<u>1,960</u>	<u>1,870</u>	-
<u>6 lanes divided</u>	<u>6LD</u>	<u>50,300</u>	<u>2,940</u>	<u>2,680</u>	<u>4,980</u>	<u>53,100</u>	<u>2,940</u>	<u>2,830</u>	<u>5,650</u>
<u>8 lanes divided</u>	<u>8LD</u>	<u>67,300</u>	<u>3,940</u>	<u>3,590</u>	-	<u>70,900</u>	<u>3,940</u>	<u>3,780</u>	-
<u>4 lanes expressway</u>	<u>4LX</u>	<u>73,600</u>	<u>3,720</u>		-	<u>79,400</u>	<u>4,020</u>		-
<u>6 lanes expressway</u>	<u>6LX</u>	<u>110,300</u>	<u>5,580</u>		-	<u>122,700</u>	<u>6,200</u>		-
<u>8 lanes expressway</u>	<u>8LX</u>	<u>146,500</u>	<u>7,420</u>		-	<u>166,000</u>	<u>8,400</u>		-
<u>10 lanes expressway</u>	<u>10LX</u>	<u>184,000</u>	<u>9,320</u>		-	<u>209,200</u>	<u>10,580</u>		-

Source: Article 12 of the Palm Beach County Unified Land Development Code. Based on 2009 FDOT Quality/Handbook.

(1) Service volumes for “undivided” roadways assume exclusive left turn lanes are provided at signalized intersections. If there are no left turn lanes, reduce these values by 20 percent.

**TABLE 2E**  
**RADIUS OF DEVELOPMENT INFLUENCE**

Net External Peak Hour Two-Way Trip Generation			Radius in Miles
1	through	20	Directly accessed link(s) of first accessed major thoroughfare(s)
21	through	50	0.5
51	through	100	1
101	through	500	2
501	through	1,000	3
1,001	through	2,000	4
2,001	through	Up	5

Notes: (1) Based on Article 12 of the Palm Beach County Unified Land Development Code.

(2) Actual radius of influences may be greater than identified in this guideline.

(3) Levels of significance shall be 5% on I-95 roadways and Turnpike, and 1% on all other roadways, and 5% on roadways outside of the Radius of Development Influence.

**Staff Comment:** The above note (3) has been amended to be consistent with Palm Beach County Transportation Performance Standards.

**Policy 2.1.1.10.:** The City shall exercise one or more of the following options to mitigate future LOS deficiencies, included, but not limited to:

- A. Adopted Constrained Roadways At a Lower Level of Service (CRALLS);
- B. Road and intersection improvements;
- C. Transit Oriented Development (TOD); or
- D. Multi-modal improvement plans.
- E. Proportionate Share

**Staff Comment:** *This policy is amended to be consistent with Florida Statutes.*

**Policy 2.1.1.11.:** The City Council shall retain the right to adopt LOS "E" for local roads or specific segments of local roads within transit oriented developments, where to do so would be consistent with established planning practice in promoting a pedestrian/transit oriented environment.

**Policy 2.1.1.12.:** The City Council shall retain the right to adopt alternative Level of Service standards for specified roadway links, which, due to circumstances beyond City Council's control, are currently or are projected to exceed the Level of Service standard in Policy 2.1.1.1., or if improvements to a roadway link or intersection will be prohibited due to physical, environmental, historical, or aesthetic constraints. Alternate levels of service shall be, to the maximum extent feasible, consistent with the State and County standards.

**Policy 2.1.1.13.:** The City shall prepare, in conjunction with the MPO and other governmental agencies, a bi-annual report that identifies City collectors which have no excess service volume; and develop a list of improvements, transportation demand, and transportation system management strategies to increase that service volume. Before adding improvements for constrained or physically-limited roadways to the Capital Improvement Program or before adopting a lower level of service standard for the roadway, the City will attempt to improve roadway capacity by implementing the transportation demand and transportation system management strategies identified as of greatest potential benefit by the evaluation referred to in Policy 2.2.1.1.

**Policy 2.1.1.14.:** The City may elect to repeal and replace City transportation concurrency proportionate fair-share and road impact fees with a Mobility Fee based upon an adopted Mobility Plan. The City may seek to repeal and replace Palm Beach County transportation concurrency, proportionate fair-share and road impact fees with a Mobility Fee based upon an adopted Mobility Plan. Repeal of Palm Beach County transportation concurrency, proportionate fair-share and road impact fees will require consultation with Palm Beach County.

**Policy 2.1.1.15.:** The Mobility Plan and Mobility Fee may be implemented and adopted city-wide or may be adopted only for specific areas or districts within the City. The repeal and replacement of City and Palm Beach County transportation concurrency, proportionate fair-share and road

impact fees shall only occur in areas of the City where Mobility Fee and Mobility Plan have been adopted.

**Policy 2.1.1.16.:** The City may elect to adopt a Mobility Plan and Mobility Fee that only addresses City Maintained Facilities and would replace transportation concurrency, proportionate fair-share and road impact fees only for City maintained facilities.

**Policy 2.1.1.17.:** The Mobility Plan and Mobility Fee may be adopted by resolution of the City Council. The Mobility Fee and Plan would go into effect per the provisions of the implementing Mobility Fee ordinance. The City Council may elect to repeal and replace transportation concurrency, proportionate fair-share and road impact fees concurrently with the adoption of the implementing ordinance of a Mobility Plan and Mobility Fee.

**Policy 2.1.1.18.:** Should the City Council elect to adopt a Mobility Plan and Mobility Fee, the City within one year of adoption of the implementing Ordinance, shall update the Transportation Mobility and Capital Improvement Elements of the Comprehensive Plan to reflect the repeal and replacement of transportation concurrency, proportionate fair-share and road impact fees and update policies related to level and quality of service standards, complete streets, capacity determinations, backlogged facilities, transportation and/or multi-modal impact assessments, associated multi-modal policies and other elements addressed in the Mobility Plan.

**Policy 2.1.1.19.:** The Mobility Plan shall include provisions that address mobility between destinations and should address accessibility to and from destinations and between modes of travel. The Mobility Plan shall include a horizon year. The improvements in the Mobility Plan shall be based upon the expected, anticipated or desired increase in new development, infill development and redevelopment by the established horizon year and the associated increase in vehicular and person travel demand. The Mobility Plan shall include quality and level of service standards for all modes of travel included in the Mobility Plan.

**Policy 2.1.1.20.:** The City, as part of a Mobility Plan, may adopt areawide or district level of service standards for roads that cumulatively evaluates capacities and traffic volumes for multiple roads within an areawide or district as opposed to a segment by segment evaluation to maintain adopted level of service standards and identify future capacity needs. Areawide or district level of service standards recognize the benefit of a gridded transportation network to provide mobility and accessibility. Roadway capacities shall be based upon professionally accepted methodologies.

**Policy 2.1.1.21.:** The City, as part of a Mobility Plan, may adopt quality and/or level of service standards for pedestrians, bicycle, transit and other multi-modal facilities included in the Mobility Plan. Quality of Service standards shall be related to the overall travel experience of the user with higher standards established in areas where walking, bicycling, transit and other non-vehicular modes of travel are encouraged. Level of Service standards shall be related to the width or size of pedestrian, bicycle and non-vehicular facilities with wider and larger facilities in areas where non-vehicular modes of travel are encouraged and frequency of transit service with greater frequencies and spans of service in areas where transit is encouraged.

Policy 2.1.1.22.: The Mobility Plan may include complete street policies and/or design standards for the improvements identified in the Mobility Plan. The Mobility Plan may serve as a Master Plan for roads and transit within the City. The Mobility Plan may also function as a Bicycle, Pedestrian, Trails, Blueways, Greenways and other non-vehicular modes or travel Master Plan.

Policy 2.1.1.23.: The Mobility Plan may also include provisions related to climate change and include elements that reduce vehicular trips, vehicular miles of travel and greenhouse gas emissions. The Mobility Plan may also incorporate provisions for reduced heat island effects and improve air quality through trees and landscaping and to reduce stormwater run-off and water quality through the integration of low impact development techniques, bio-swales, rain gardens and other green techniques that can be incorporated into the planning, design and construction of transportation improvements.

Policy 2.1.1.24.: The Mobility Plan may include policies related to land use overlays to encourage multi-modal supportive development. The Mobility Plan may also include provision that allow for reduction in development parking requirements in recognition of car and bicycle sharing provisions adopted into the Mobility Plan. The Mobility Plan may also include parking strategies that reduce parking requirements for mixed-use, multi-modal development and affordable housing. The Mobility Plan

Policy 2.1.1.25.: The Mobility Fee would be a one-time assessment on new development or redevelopment that results in an impact to the transportation system through an increase in vehicular trips or vehicular miles of travel or an increase in person trips or person miles of travel. The Mobility Fee, consistent with State Statute, shall be required to meet the dual rational nexus test and shall be reasonably attributable to the travel demand impact of new development, infill and redevelopment.

Policy 2.1.1.26.: The Mobility Fee may include provisions to encourage and incentivize new development, infill and redevelopment within targeted areas of the City. The Mobility Fee may also include provisions to encourage affordable and workforce housing. The Mobility Fee may also include provisions to encourage mixed-use, multi-modal supportive development and desired land uses that increase employment and attract economic development.

Policy 2.1.1.27.: An application for private development may not be required to pay a Mobility Fee and also meet transportation concurrency, proportionate-fair share and road impact fees to the extent the Mobility Plan and Mobility Fee address the same facilities and travel demand impacts as would be addressed through the application of transportation concurrency, proportionate-fair share and road impact fees for City and/or County or State maintained facilities.

**Staff Comment:** All of the above new policies are proposed for future consideration of a Mobility Fee and Mobility Plan for the City in the future.

**GOAL 2.2.: CONTINUE TO DEVELOP AND MAINTAIN SUSTAINABLE, SAFE AND EFFICIENT INTERMODAL TRANSPORTATION LINKAGES THROUGH A BALANCE OF TRAFFIC CIRCULATION SYSTEMS, PUBLIC TRANSPORTATION, AND PEDESTRIAN AND BICYCLE NETWORKS.**

**Objective 2.2.1.: To encourage strategies which reduce demand on the City's traffic circulation system and alleviate street traffic congestion.**

**Policy 2.2.1.1.:** The City shall encourage the utilization of Transportation Demand Management (TDM) strategies to increase the efficiency of the transportation system and influence the amount and demand for transportation. These strategies may include ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management. ~~By December 31, 2009, the City shall adopt and implement~~ encourage TDM strategies through the following programs:

- Coordination with the Metropolitan Planning Organization
- Traffic Calming
- Intersection improvements
- Coordination with Palm Tran routes
- Transit Oriented Development/Tri Rail

**Staff Comment:** *This policy is being amended from a date-certain policy to a continuation policy.*

**Policy 2.2.1.2.:** The City shall continue its efforts to establish city-wide continuity of bikeways, particularly between major sources of and destinations for vehicle trips in the City.

**Policy 2.2.1.3.:** The City shall evaluate and encourage improvements to the Conceptual Thoroughfare Plan (Map A.4916.) to ensure that there is an adequate network of public streets (City Collectors, Neighborhood Collectors and Local Roads) to efficiently ~~move traffic~~ provide mobility within the City and serve as a ~~backup~~ complementary system to the County thoroughfare roads. Actual alignments for these public roadways will be established as part of the development review process.

**Staff Comment:** *This policy is being amended to reference the current map number and provide clarity.*

**Policy 2.2.1.4.:** ~~By December 31, 2010, the City shall adopt a City-wide Bicycle and Pedestrian network plan, which shall include an inventory and evaluation of the existing network. At minimum, the network plan shall propose strategies to provide safe bicycle and pedestrian routes to public schools. The City shall utilize the Bicycle and Pedestrian network plan in its review of all proposed development for its accommodation of bicycle and pedestrian traffic needs. The City shall evaluate developing Complete Street policies within its Land Development Regulations~~

and/or Mobility Plan. Complete Streets are roadways designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians and transit riders. Complete Street policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a roadway are included in evaluation and design of roadway cross-section based upon anticipated mobility and accessibility needs compatible within the surrounding environment. Complete Street policies should address travel along the street as well as crossing the street. Complete Street policies are context sensitive and should approach each street as unique and avoid standard one-size fits all design.

**Staff Comment:** *This new policy is provided to enable the City to evaluate developing “Complete Streets” policies and guidelines. In September of 2014, the Florida Department of Transportation (FDOT) adopted a Complete Streets Policy, and then in December 2015 released its “Complete Streets Implementation Plan. After this took place, the Palm Beach County Metropolitan Planning Organization completed a Complete Street Policy, dated March 17, 2016.*

**Policy 2.2.1.5.:** ~~By December 31, 2010,~~†The City shall ~~establish~~maintain regulations to control vehicular access onto arterials and collectors in order to reduce existing or potential congestion problems. Whenever possible, the City shall encourage minimizing access points by requiring shared access with adjacent development.

**Policy 2.2.1.6.:** ~~The City shall~~ Encourage connectivity of roadways and cross connection of property with similar or compatible land uses in the City to improve accessibility, reduce congestion on arterial and collector roads, including bicycle and pedestrian connections, and utilize traffic calming measures to minimize the traffic impacts on residential neighborhoods.

**Policy 2.2.1.7.:** The City shall encourage initiatives that relieve congestion on ~~Federal Interstate Highway System~~SIS roads by encouraging parallel roadways, transit routes, multimodal improvements and~~or~~ other local traffic initiatives facilitating local traffic flow.

**Staff Comment:** *The three (3) policies above are amended for clarity and reference to the current roadway type.*

**Policy 2.2.1.8.:** The City shall encourage the utilization of Intelligent Transportation System (ITS) strategies to optimize the efficiency of the transportation system through technology. These strategies may include arterial management systems, such as advanced signal systems and surveillance systems, incident management coordination, transit and work zone management systems, and dynamic message signs. The City shall coordinate with the County’s Traffic Division in support of efforts to plan for or implement ITS infrastructure within the City.

**Objective 2.2.2.:** **To maintain a sustainable transportation system through the adoption of a financially feasible Capital Improvement Program.**

**Policy 2.2.2.1.:** The City shall develop, on an annual basis, a Capital Improvement Program for roadway improvements within the City. The findings of the bi-annual report prepared under Policy 2.1.3.3-2.1.1.13. shall be utilized in developing the Capital Improvement Program.

**Staff Comment:** *The policy above is amended for clarity and to reference the current policy number in the Capital Improvement Element.*

**Policy 2.2.2.2.:** Proposed roadway projects improvements will be reviewed and ranked in order of priority according to the following guidelines:

- a) Whether the project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities; and
- b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development
- c) Whether the project represents a logical extension of facilities and services within a designated urban service area; and
- d) Whether the project will contribute to the achievement of level of service volumes set forth in Policy 2.1.1.1.

**Staff Comment:** *This policy is amended for clarity.*

**Policy 2.2.2.3.:** The City shall utilize an impact fee program as one of the methods to fund local (city) roadway capital improvements and may consider adopting a mobility fee to fund multi-modal improvements consistent with an adopted mobility plan. The City shall continue to assess and improve the performance of the impact fee program and if adopted, the mobility fee program.

**Staff Comment:** *This policy is amended as part of the new policies that will enable to City to evaluate and consider a Mobility Fee and Mobility Plan in the future.*

**Objective 2.2.3.:** **To establish a network of streets that provide multiple routes for intra community trips and alternate routes for external travel so that neighborhood collector streets can be maintained as two-lane streets, adequate ingress and egress is available for police, fire and emergency evacuation, and no one neighborhood is unduly burdened by providing more than its fair share of roadway capacity.**

**Policy 2.2.3.1.:** The hierarchy of City streets and their functions shall be as follows:

City Collectors - (example Burns Road) collect and distribute traffic from neighborhood to neighborhood throughout the City and provide back-up routes to the County thoroughfare system, may be greater than two lane and are always public, unless designated a private road pursuant to a PUD or PCD approval prior to the construction of the road. The goal is to have a network sufficient to maintain these roads at no more than four lanes.

Neighborhood Collectors - (example Holly Drive) collect and distribute traffic within a Planned Unit Development or from limited access subdivisions, will be maintained as low speed, two lane public roads (unless designated a private road pursuant to a PUD or PCD approval prior to the construction of the road) suitable for fronting residential development, institutional, or neighborhood commercial development.

Local Roads - (example Buttercup) all other City roads, may be public or private.

**Policy 2.2.3.2.:** Minimum right-of-way requirements for new roadways shall be maintained through the Land Development Regulations for:

- a) Arterial/Primary roadways—~~right-of-way and laneage based on County and State standard;~~
- b) City Collector roadways—~~120' right-of-way;~~
- c) Neighborhood Collector roadways—~~80' right-of-way;~~
- d) Local roads—~~60' right-of-way (swale drainage) and 50' right-of-way (curb and gutter);~~
- e) Parkways—~~300-400' right-of-way;~~ and
- f) Marginal Access roadways.

**Staff Comment:** *This policy is amended to remove the specific right-of-way widths and details, which are provided and implemented through the City's Land Development Regulations. Marginal access roadways (alleys) has been added to be consistent with the LDRs.*

**Policy 2.2.3.3.:** ~~By December 31, 2010, t~~The City shall ~~assess~~maintain the minimum right-of-way requirements and ~~adopt a~~established methods of accepting lesser widths in the event of the redevelopment of existing right-of-ways that have been built at a lesser width or the establishment of right-of-ways with other physical or natural constraints.

**Staff Comment:** *This policy is amended from a date-certain policy to a continuation policy.*

**Policy 2.2.3.3.:** The City shall maintain minimum standards for Neighborhood Collector roadways in the land development regulations to ensure that neighborhood collectors can remain two-lane roadways through build-out of the County. Actual alignments for these roadways will be established as part of the development review process.

**Policy 2.2.3.4.:** Rights-of-way shall continue to be formally identified at the time of development approval and a priority schedule for acquisition or reservation established.

**Policy 2.2.3.5.:** As a condition of plat or development order approval, the City shall require mandatory dedications of rights-of-way, easements, or fees when the required ROW is not under the same ownership as the property being platted, or during the site plan review process.

**Policy 2.2.3.6.:** The City shall encourage the use of roundabouts at suitable locations, in order to provide efficient flow of traffic.

**Objective 2.2.4.:** In accordance with Section 163.3202, F.S., maintain and revise where necessary, land development regulations for the provision of motorized and non-motorized transportation.

**Policy 2.2.4.1.:** The City shall generally prohibit on-street parking on all arterial, City and Neighborhood collector roads that do not maintain safety performance standards and efficient traffic flow. On-street parking may be allowed, with specific City Council approval and as necessary the approval of the agency having jurisdiction over said roadway, when the design of the roadway in relation to adjacent uses maintains safety performance standards and efficient traffic flow. On-street parking is encouraged within mixed use developments, and on collector roads that meet the adopted level of service standards.

**Policy 2.2.4.2.:** ~~By December 31, 2009, the~~ In consideration of a future mobility plan, the City ~~shall~~may review the Land Development Regulations to consider incentives and accommodate the needs of compact four and two wheel vehicles (such as hybrids, smart cars, and vespas/scooters, etc.) by assessing the parking requirements and other provisions of the code.

**Staff Comment:** *This policy is amended as part of the new policies that will enable to City to evaluate and consider a Mobility Fee and Mobility Plan in the future.*

**Objective 2.2.5.:** To maintain land development regulations which set requirements for safety and aesthetics in the transportation system.

**Policy 2.2.5.1.:** The City shall continue to enforce its adopted design standards, which minimize roadway hazard by:

- a) Requiring the provision of adequate storage and weaving areas;
- b) Providing turn lanes with adequate storage;
- c) Limiting direct access from residential driveways and local roads onto high-speed traffic lanes;
- d) Reducing conflicts between roadway and pedestrian or rail traffic;
- e) Providing adequate capacity for emergency evacuation;

- f) Providing standard signing and marking for roadways, bikeways, sidewalks, and intersections;
- g) Controlling access between dissimilar land uses;
- h) Regulating the length of cul-de-sacs; and
- i) Road drainage.

**Policy 2.2.5.2.:** The City shall adopt bicycle use, urban aesthetics, and accepted traffic calming techniques specific to each classification of roadways. The techniques should encourage street trees for green linkages outside of the parkway system, in order to connect with the parkway system.

**Objective 2.2.6.:** To continue coordinating Transportation planning with the future land uses shown on the Future Land Use Map of this plan, the FDOT Five Year Transportation Plan, plans of neighboring jurisdictions, and Palm Beach County transportation and future land use plans.

**Policy 2.2.6.1.:** The City shall review subsequent versions of the FDOT Five Year Transportation Plan and Palm Beach County Five-Year Road Improvement Program in order to update or modify this element, if necessary.

**Policy 2.2.6.2.:** The City shall review for compatibility with this element, the transportation plans and programs of the unincorporated County and neighboring municipalities as they are amended in the future.

**Policy 2.2.6.3.:** The City shall coordinate with State and County traffic agencies to change the classification of Holly Drive on plans and models to that of a neighborhood collector.

**Objective 2.2.7.:** To continue to plan for and provide transportation facilities encouraging various modes of transportation. The City shall plan and provide for alternate routes to major arterials within the City Center area, which is bounded by RCA Blvd. Boulevard to the south, Prosperity Farms Road to the east, Military Trail to the west, and Atlantic Avenue Road to the north. Accordingly, the City adopts and incorporates into the Conceptual Thoroughfare Plan ~~map~~ and the Future Land Use Map Series ~~-B~~, the City Center Linkages Plans (Maps B.1., B.2., and B.3.) for the City Center area to serve as alternate routes to PGA Blvd. Boulevard, Prosperity Farms Road, and ~~Alt.~~ Alternate A-1-A, and other major thoroughfares within the City. The plan provides facilities for vehicles, pedestrians, as well as bicyclists within the right-of-way.

**Staff Comment:** *The Objective is amended for clarity.*

**Policy 2.2.7.1.:** The City shall require individual developments to dedicate the needed right-of-way during the site plan review process, be consistent with, and conform to the City Center Linkages Plans. However, the City Council may in its discretion accept a perpetual public access easement in lieu of dedication of right-of-way on neighborhood collectors and local roads only. This shall apply only to neighborhood collectors and local roads that are part of the City Center

Linkages Plans. Roadway alignments, right-of-way, cross sections and construction of each link shall be consistent with the standards specified in the City's Land Development Regulations. However, granting of waivers may permit minor deviations from the plan and or roadway construction standards affecting such links. Such waivers are granted only by the City Council acting upon a recommendation from the Local Planning Agency. The City reserves the right to expand the laneage within the right-of-way and or the right-of-way itself, if so determined by the City, should the need arise in the future on roadways upon which the City is granted perpetual public access easements. Maintenance of such roadways, upon which the City is granted the mentioned easement, shall be the sole responsibility of the property owners/developers.

**Policy 2.2.7.2.:** The Parkway System is shown on the Future Land Use Map (Map A.1.) and includes the following facilities:

- 1) PGA Boulevard from Beeline Highway to Central Boulevard.
- 2) Central Boulevard from PGA Boulevard to Donald Ross Road.
- 3) Donald Ross Road from Prosperity Farms Road westward to the Palm Beach Gardens city limits.
- 4) Beeline Highway from PGA Boulevard to the Caloosa subdivision.
- 5) Hood Road from Prosperity Farms Road to ~~a future North-South Artery west of Florida's Turnpike~~ Jog Road.
- 6) ~~Future North-South Artery west of Florida's Turnpike.~~
- 7) ~~Future East-West Artery north of PGA Boulevard and south of Hood Road~~ Jog Road from PGA Boulevard to Donald Ross Road.

**Staff Comment:** *The policy is amended for clarity and to update the current roadways in the Parkway System.*

**Policy 2.2.7.3.:** The Parkway System shall include pedestrian ways within the additional rights-of-way.

**Policy 2.2.7.4.:** The designated rights-of-way for the Parkway System shall be 300-400 feet. A right-of-way may be averaged, with City Council approval, to include in the calculation restored wetlands and upland habitat set-aside on the site in order to maintain a native greenway and promote linkages of the natural environment, including wildlife corridors. Hood Road between Prosperity Farms Road and Central Boulevard shall receive parkway treatments within a 55' corridor.

**Policy 2.2.7.5.:** The City shall encourage the development of a people moving system (such as a trolley or any combination of similar systems) to provide connections within the City Center area and connection to the surrounding residential community.

**Objective 2.2.8.:** **To encourage the use of public transit, bicycle, and pedestrian paths within City boundaries and in conjunction with surrounding municipalities through use of the Parkway System and support the proposed multi-modal program, more specifically explained in Policy 1.1.1.20.**

**Policy 2.2.8.1.:** The City shall continue to require new developments to construct bicycle and pedestrian ways within and on roadways adjacent to those developments and to identify future on-site centralized transit pick-up/drop-off points.

**Policy 2.2.8.2.:** The City shall continue to make continuity between pedestrian paths in the older portions of the City a priority in the Capital Improvement Element.

**Policy 2.2.8.3.:** The City shall continue to require elements of the parkway system to connect to existing road facilities so that a continuous pedestrian system occurs.

**Policy 2.2.8.4.:** The City shall coordinate with the Town of Jupiter in an effort to identify appropriate bike trail linkages between the ~~PBCC~~PBSC campus in Palm Beach Gardens and the Florida Atlantic University campus and The Scripps Research Institute in the Abacoa development in the Town of Jupiter. ~~The proposed Bicycle and Pedestrian Network Plan (The bike trail linkages shall be assessed during development of a Mobility Plan or through the development of Complete Streets policies to be developed in accordance with Policy 2.2.1.4.) shall assess opportunities for additional linkages to neighboring municipalities.~~

**Staff Comment:** *This policy is amended to refer to the current name of the Palm Beach State College (PBSC) and is part of the new policies that will enable to City to evaluate and consider a Mobility Fee and Mobility Plan in the future.*

**Policy 2.2.8.5:** Facilities which accommodate the needs of the handicapped, pedestrians and bicyclists shall be assessed and required during the development review process.

~~**Policy 2.2.8.6.:** By December 31, 2011, the City shall adopt a sustainable Multi Modal Transportation Plan incorporating the findings of the Transit Needs Assessment and Bicycle and Pedestrian Plan. The Plan shall develop a long term strategy to reduce CO2 emissions, provide the public and business additional transportation alternatives, but will not replace, reduce or weaken road concurrency measurements.~~

**Staff Comment:** *This policy is proposed to be deleted and is replaced with the new policies previously added that will enable to City to evaluate and consider a Mobility Fee and Mobility Plan in the future.*

**GOAL 2.3.: TO PROVIDE A SAFE AND ACCESSIBLE PUBLIC TRANSIT SYSTEM ENCOURAGING A SUSTAINABLE AND ECONOMICALLY FEASIBLE ALTERNATIVE TO AUTOMOBILE USE.**

**Objective 2.3.1.: To coordinate with the Metropolitan Planning Organization, South Florida Regional Transportation Authority, Palm Beach County, Treasure Coast Regional Planning**

**Council, Palm Tran, other local transit service providers and local municipalities in the City's transit initiatives.**

**Policy 2.3.1.2:** The City shall continue to provide Palm Tran, the local transit authority, with employment and development activity on projects within the City in order to identify potential sources of and destinations for people using transit and assist them in the extension of transit service in the City as ridership need is identified.

**Policy 2.3.1.3.:** The City shall coordinate efforts with Palm-Tran to increase public awareness of the expanded Palm-Tran service through the following efforts:

1. Work with identified area attractors (examples: Gardens Mall, Government Center, libraries) to produce public information displays on how to access the attractors by Palm-Tran.
2. Provide displays in all City offices and parks indicating the location and stop number of the closest Palm-Tran stop.
3. Include information on the location and number of the closest Palm-Tran stop in advertisement of all City sponsored public events.

**Policy 2.3.1.4.:** The City shall continue to participate with the MPO in a study of the feasibility of a semi-local, independent shuttle or transit system within the north county area.

**Policy 2.3.1.5.:** The City shall continue to require parkway system improvements, as defined in the Future Land Use Element of this Comprehensive Plan, to be introduced into newly developed areas to incorporate.

**Policy 2.3.1.7.:** The City shall adopt and maintain an advanced right-of-way acquisition program to provide for the protection and acquisition of existing and future rights-of-way, including public transit right-of-way and exclusive public transit corridors.

**Policy 2.3.1.8.:** The City shall coordinate its transportation and mass transit strategies and policies with strategies and policies supported by the Treasure Coast Regional Planning Council (TCRPC).

**Objective 2.3.3.:** To promote sustainable growth, the City recognizes the direct link between public transit, land use, workforce housing, and economic development.

~~**Policy 2.3.3.1.:** [RESERVED]~~

~~**Policy 2.3.3.2.:** [RESERVED]~~

**Policy 2.3.3.31.:** The City shall support efforts to extend the Tri-County Commuter Rail on the FEC railroad track.

**Policy 2.3.3.42.:** The City shall encourage redevelopment providing workforce housing, pedestrian oriented design, and access to public transit.

**Policy 2.3.3.3.:** The City may further evaluate integrating land use and transportation and addressing last-mile accessibility connections to transit through a Mobility Plan.

***Staff Comment:*** *Policies 2.3.3.1, 2.3.3.2 have been removed as a cleanup item, and the remaining two (2) policies have been renumbered. Policy 2.3.3.3. is part of the new policies that will enable the City to consider a Mobility Fee and Mobility Plan in the future.*

## HOUSING ELEMENT

### Goals, Objectives and Policies

**GOAL 3.1.: THE PROVISION OF SUSTAINABLE, SAFE AND SANITARY HOUSING WHICH MEETS THE NEEDS OF ALL EXISTING AND FUTURE PALM BEACH GARDENS RESIDENTS.**

**Objective 3.1.1.: Strive to fulfill the City housing needs while promoting sustainable and energy efficient standards.**

**Policy 3.1.1.1.:** ~~By December 31, 2011,~~ The City shall continue to promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping, in new residential developments and redevelopment housing areas.

**Policy 3.1.1.2.:** The City shall ~~offer regulatory and financial incentives to encourage developers to use green building standards and energy efficient technologies. By December 31, 2011, the City shall define incentives and provide education awareness programs oriented to developers.~~

**Staff Comment:** *These two (2) policies are implemented through development orders for new development. Therefore, the dates are no longer applicable and the proposed amendment allows the City to continue to implement these programs and practices.*

**Policy 3.1.1.3.:** The City shall ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit friendly communities in order to minimize traffic impacts and promote healthy lifestyles in new residential developments and redevelopment areas.

**Policy 3.1.1.4.:** The City shall ensure that native habitat, wildlife and sensitive areas are maintained and protected from the impacts of new residential development.

**Policy 3.1.1.5.:** The City shall promote transit supportive mixed-use residential development in close proximity to services to reduce dependence on automobile use in new residential developments and redevelopment areas.

**Objective 3.1.2:** Assist the private sector to provide housing of the various types, sizes, and costs to meet the housing needs of all existing and anticipated populations of the City. Toward this objective, the City shall maintain land development regulations, consistent with ~~Section~~Chapter 163.3202-(1), F.S., to facilitate public and private sector cooperation in the housing delivery system.

**Staff Comment:** *This amendment removes the specific Florida Statue chapter number to eliminate references to obsolete sections of the Florida Statutes as they are amended in the future.*

**Policy 3.1.2.1:** The City shall continue to provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the projected demand.

**Policy 3.1.2.2:** When necessary, the City shall develop public-private sector partnerships to improve the efficiency and expand the capacity of the housing delivery system.

**Policy 3.1.2.3:** The City shall ensure proposed ordinances, codes, regulations, and changes to the development review and permitting process do not create excessive requirements, and the City shall continue to amend or add other requirements in order to maintain or increase private sector participation in meeting the housing needs, while continuing to ensure the health, safety, and welfare of the residents.

**Policy 3.1.2.4:** ~~By December 31, 2011, t~~The City shall ~~assess and improve~~maintain housing development regulations, including site selection criteria, which shall consider sustainability, accessibility, convenience, and infrastructure availability.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy.*

**Objective 3.1.3.:** Continue to identify and assess any substandard units located within the City limits.

**Policy 3.1.3.1:** The City shall continue code enforcement activities through inspections of the housing stock and institute special concentrated code enforcement activities where warranted. ~~By December 31, 2010, the City shall adopt an overcrowding regulation to support code enforcement efforts.~~

**Staff Comment:** *The date certain is removed and the remaining policy will allow the City to continue code enforcement activities.*

**Policy 3.1.3.2:** The City shall assist neighborhood improvement projects by providing code enforcement assistance, encouraging neighborhood self-help, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

**Objective 3.1.4.: Encourage housing and supportive services for the elderly and special needs residents.**

**Policy 3.1.4.1.:** The City shall support the development of accessible affordable senior rental housing in close proximity to support services.

**Policy 3.1.4.2.:** The City shall integrate special needs housing in residential and commercial environments, with access to public transit, shopping, public amenities and supportive series.

**Policy 3.1.4.3.:** The City shall enable the elderly to remain in their own neighborhoods as their needs change by considering the use of accessory dwellings, smaller homes, shared housing and co-housing for the elderly.

**Policy 3.1.4.4.:** ~~By December 31, 2012, the City shall develop a Senior and Special Needs Housing Study and Implementation Plan. Senior Housing is intended for persons 62 years of age and older. As part of the City's Community Development Block Program (CDBG), the City may explore utilizing grant funding to support senior social programs and housing.~~

**Staff Comment:** *This policy has been updated to reflect the City's CDBG program. See Policy 3.2.1.7. Staff comment for further information about this new program.*

**Objective 3.1.5: Provide for adequate sites for group homes, manufactured homes and mobile homes to ensure that the needs of persons requiring such housing are met.**

**Policy 3.1.5.1.:** The City shall maintain non-discriminatory standards and criteria in the Land Development Regulations addressing the location of group homes and foster care facilities consistent with Chapter 419, Florida Statutes.

**Policy 3.1.5.2.:** The City shall maintain ~~the zoning code~~ land development regulations so that different classes of group homes are permitted in residential neighborhoods of different types, and that no residential neighborhood is closed to such facilities.

**Staff Comment:** *The proposed amendment is for clarification and consistency.*

**Policy 3.1.5.3.:** The City shall provide for community residential homes needed to serve those residents which meet the criteria established by state statute, which shall be located at convenient, adequate, and non-isolated sites within residential or public/institutional areas of the City.

**Policy 3.1.5.4.:** The City shall allow mobile home development as an acceptable use in the "Mixed Use" ~~areascategories~~ as shown on the Future Land Use Map of the City's Comprehensive Plan.

**Staff Comment:** *The proposed amendment is for clarification and consistency.*

**Policy 3.1.5.5.:** ~~By December 31, 2012, the City shall undertake~~The City shall continue to ~~an evaluation of~~ evaluate nursing homes, assisted living facilities, other group homes, manufactured and mobile homes, and review the Land Development Regulations to add criteria which facilitates the development of such uses in the City.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy. The City in recent years has seen a trend of increasing uses such as assisted living facilities. Through the various development orders, the City has been able to implement monitoring measures for each new project for these types of uses.*

**Policy 3.1.5.6.:** Assisted Living Facilities within a Planned Unit Development or parcel within a Planned Community District may be eligible for a density bonus subject to City Council approval. Council consideration of Assisted Living Facilities density bonus shall be based upon criteria which include: compatibility with surrounding uses; impact on service delivery; provision of buffering and setbacks to mitigate building bulk or intensity; and/or design considerations of buildings and site. With demonstration of meeting said criteria, Council may approve an Assisted Living Facilities density bonus to allow a total of up to 18 dwelling units per acre in Residential Medium areas, and up to 24 dwelling units per acre in Residential High and Mixed Use areas. This density bonus shall not be applicable within the Coastal High Hazard Area.

Skilled Care Nursing Facility may be permitted within Residential High land use areas at a maximum of 38 beds per acre when designed with an Assisted Living Facility in a Continuing Care Retirement Community. Individual Skilled Care Nursing Facilities shall be allowed within Commercial land use areas subject to the intensity thresholds of the category. The density for dwelling units and beds of Continuing Care Retirement Communities shall be measured from separate acreages delineated for each component.

**Objective 3.1.6.: Through continued monitoring and enforcement of building and housing codes, the City shall strive to conserve and extend the useful life of the existing housing stock and stabilization of older neighborhoods.**

**Policy 3.1.6.1.:** The City shall continue to enforce the City's housing and health codes and standards relating to the care and maintenance of residential structures and facilities so as to conserve the existing housing stock and improve the quality of housing and neighborhood environment.

**Policy 3.1.6.2.:** [RESERVED]

**Policy 3.1.6.3.:** The City shall continue to ~~schedule and concentrate on~~ review and prioritize public infrastructures and supporting facilities and services to upgrade the quality of existing neighborhoods.

**Staff Comment:** *The proposed amendment is for clarification.*

**Policy 3.1.6.4.:** The City shall continue to encourage property owners to increase private reinvestment in housing by providing information, technical assistance programs, and incentives.

**GOAL 3.2.: THE PROVISION OF AFFORDABLE AND WORKFORCE HOUSING BY PRESERVING EXISTING STABLE NEIGHBORHOODS, REHABILITATING NEIGHBORHOODS THAT HAVE DECLINED, AND DEVELOPING NEW RESIDENTIAL DEVELOPMENTS.**

**Objective 3.2.1.: Promote programs and other means to ensure that affordable and workforce housing are provided to residents of all income ranges to sustain a balanced community and economic growth.**

**Policy 3.2.1.1.:** The following definitions for affordable and workforce housing shall be used by the City:

“Affordable Housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of ~~the West Palm Beach-Boca Raton MSA annual~~ that amount which represents the percentage of the median adjusted gross annual income for Extremely Low Income, Very Low Income, Low Income, and Moderate Income households median income as measured by the U.S. Bureau of the Census and updated annually by the Department of Housing and Urban Development.

**Staff Comment:** *This definition has been amended to be consistent with the definition provided in Chapter 420.0004(3), Florida Statutes.*

“Workforce Housing” is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140% of the annual median income, adjusted for household size.

“Extremely Low Income” means one or more natural persons or a family whose total annual household income does not exceed 30% of median annual adjusted gross income.

“Very Low Income” means one or more natural persons or a family whose total annual household income does not exceed 50% of median annual adjusted gross income.

“Low Income” means one or more natural persons or a family whose total annual household income does not exceed 80% of median annual adjusted gross income.

“Moderate Income” means one or more natural persons or a family whose total annual household income does not exceed 120% of median annual adjusted gross income.

“Essential Services Personnel” means personnel whose household incomes do not exceed 140% of the annual median income as determined annually by the Florida Housing Finance Corporation and adjusted for family size, who are employed in areas in which they are considered essential service personnel, including but not limited to teachers and educators, police and fire personnel, skilled construction trades personnel and health care personnel, and other job categories defined as essential by each county.

**Policy 3.2.1.2:** The City shall continue to review existing conditions and trends, quantify the need, and formulate policies and programs to provide affordable and workforce housing.

**Policy 3.2.1.3.:** The City shall coordinate with public-private partnerships, private non-profit housing agencies, for-profit developers, lenders, Community Land Trusts (CLTs) and other housing agencies to provide affordable and workforce housing.

**Policy 3.2.1.4.:** The City shall continue to encourage the private sector to provide housing in a range of prices, including those affordable to the extremely low, very low, low, and moderate income groups, and essential service personnel through further streamlining of the review process promoting the density bonus program, and providing flexible land development ~~and~~ regulation provisions.

**Staff Comment:** *The proposed amendment is for clarification and consistency.*

**Policy 3.2.1.5:** ~~By December 31, 2012, the City shall update housing needs projections in the support document based on the 2010 Census, and shall seek to provide housing affordable to~~

extremely low, low, very low, and moderate income groups, and essential service personnel such as entering into an interlocal agreement with a neighboring jurisdiction.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy.*

**Policy 3.2.1.6:** The City shall ~~increase~~maintain its support and reliance on the County Commission on Affordable Housing as the entity for promoting affordable housing and recommending incentives for the development of new affordable units.

**Staff Comment:** *The proposed amendment is for clarification and consistency.*

**Policy 3.2.1.7:** The City shall continue to be party of ~~Interlocal Cooperation Agreements~~to interlocal agreements with Palm Beach County for the purposes of implementing the ~~Community Development Block Grant, Home~~HOME Investment Partnerships Program, State Housing Initiative Partnership (SHIP), and Community Workforce Housing Program (CWHP) to assist Essential Service Personnel and other entitlement funds or programs to secure funding for affordable and workforce housing.

**Staff Comment:** *The proposed amendment is for clarification and consistency, and the removal of the Community Development Block Grant (CDBG) is due to the City implementing its own CDBG program. The City became a first-year entitlement community in 2015 and was eligible to receive CDBG Funds. As an entitlement community (population of 50,000 or greater), funds are allocated annually through a formula used by the U.S. Department of Housing and Urban Development (HUD). As part of that process, the City adopted its initial Consolidated Plan on August 6, 2015 through Resolution 28, 2015. The program is now fully implemented.*

**Policy 3.2.1.8:** The City shall encourage the development of auxiliary dwelling units (ADUs) associated with a principal dwelling unit in order to increase the supply of affordable and workforce housing in new residential developments and redevelopment areas.

**Policy 3.2.1.9:** ~~By December 31, 2011,~~†The City shall continue to evaluate the provision of incentives to the private sector interested in the provision of sustainable affordable and workforce housing including but not limited to the following incentives:

- A. Targeted Expedited Permitting Program (TEPP) to expedite the permitting process.
- B. Density Bonus for Low, Medium and High Density Residential land use categories. A technical study should be conducted to recommend percentages of density bonus according to the residential designation.

C. Traffic Performance Standards mitigation consistent with the Palm Beach County Workforce Program.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy. In addition, the City's LDR's currently include criteria for density bonus if affordable housing is provided in Planned Unit Developments (PUDs) and Planned Community Developments (PCDs).*

**Policy 3.2.1.10.:** ~~By December 31, 2011, the~~ City shall ~~initiate a review of~~ continue to assess the Land Development Regulations to determine whether there are further opportunities to streamline the development review and permitting process for affordable and workforce housing.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy.*

**Policy 3.2.1.11.:** The City shall continue to administer and implement its Community Development Block Grant (CDBG) Program.

**Policy 3.2.1.12.:** The City shall update the HUD Five-Year Consolidated Plan and HUD One-Year Action Plan, as required by the U.S. Department of Housing and Urban Development (HUD).

**Staff Comment:** *These two new policies are provided due to the City adopting a CDBG Program.*

**Objective 3.2.2:** **Continue to designate adequate sites with appropriate land use and density on the Future Land Use Map, the City shall ensure that adequate supply of land exists in the City for the private sector to provide for the housing needs of the extremely low, very low, low and moderate income families, essential service personnel, the elderly, and special need residents.**

**Policy 3.2.2.1.:** ~~By December 31, 2010, the~~ City shall continue to identify infill and redevelopment sites to provide opportunities for affordable and workforce housing in conjunction with transit oriented development.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy.*

**Policy 3.2.2.2:** The City shall maintain an appropriate amount of land designated for high density residential use to provide for 12 to 15 units per acre to facilitate the construction of housing for low and moderate income families.

**Policy 3.2.2.3:** ~~By December 31, 2011, t~~The City shall consider adopting inclusionary regulations requiring new residential developments and redevelopment projects to include on-site or off-site affordable and workforce housing, or other supportive provisions such as payment in-lieu.

**Staff Comment:** *This policy is being amended from a date certain to a continuation policy.*

**Policy 3.2.2.4.:** Designation of high density residential areas intended for the construction of affordable housing in the City shall take into consideration the proximity of such areas to major employment centers.

**Policy 3.2.2.5.:** The City shall maintain and continue to evaluate additional incentives to encourage the production of housing for persons with special housing needs, including the elderly, the handicapped, and those in need of affordable and workforce housing.

**Policy 3.2.2.6.:** The City shall maintain land development regulations in accordance with Section 163.3202 (1), F.S., to include site selection criteria for the location of housing for the elderly, which shall consider accessibility, convenience and infrastructure availability.

**Staff Comment:** *This policy is being amended for consistency.*

**Policy 3.2.2.7.:** The City shall encourage use of the density bonus program for Planned Community Districts (PCDs), Planned Unit Developments (PUDs) and other large developments that set aside a certain percentage of units for extremely low, very low, low, and moderate income families, essential service personnel, and employer assisted housing.

Alternatively, residential development participating in the program may build affordable housing off-site. Off-site development shall be at the direction of the City Council.

~~The density bonus program also allows for the voluntary payment by residential, commercial and industrial development in exchange for greater density or intensity in specific projects. The criteria for and amount of the voluntary payment shall be established by the City Council. However, in no event shall this amount be less than the cost of producing these units. This payment in lieu of housing production shall be made into the County Housing Trust Fund. For off-site development, it shall be at the direction of the City, so long as the location is convenient and proximate to the need.~~

Development that is eligible for density bonus must:

- (1) demonstrate its ability to meet all concurrency requirements at the level of impact calculated at the "bonus" density or intensity;
- (2) demonstrate proximity to public transportation and employment opportunities;
- (3) legally ensure that the units remain affordable, in perpetuity, to households, which, by definition, meet the income guidelines for extremely low, very low, low income, and essential service personnel; and
- (4) be found consistent by the City Manager or his designee, for consistency with this policy.

The City Council shall be responsible for recommending the maximum density/intensity allowed under this program.

**Staff Comment:** *The County's housing assistance program currently does not accept payments from affordable housing projects for deposits into their Impact Fee Trust Fund. Therefore, the portion of this outdated policy referring to payment in the trust fund is being deleted.*

**Policy 3.2.2.8.:** The Land Development Regulations shall continue to allow manufactured and modular structures and buildings in all residential zoning districts.

**Policy 3.2.2.9.:** ~~With recommendation of the City Council, the County's Commission on Affordable Housing, or its successor, may be utilized for the payment of impact fees for newly constructed housing units for extremely low, very low, and low income families, essential service personnel, and for the amortization of impact fee payments for newly constructed housing units for moderate income families. Payments shall be made directly to the appropriate Impact Fee Trust Funds when financing such impact fee payments.~~ Prior to, or with the next Evaluation and Appraisal review cycle, the City shall analyze and evaluate the creation of a new policy that will allow a waiver or partial waiver of impact fees, with City Council approval, as an incentive for affordable and workforce housing.

**Staff Comment:** *As noted in the above Staff comment, the County's housing assistance program currently does not accept payments from affordable housing projects for deposits into their Impact Fee Trust Fund. Therefore, this outdated policy is proposed for removal and is being replaced with a new policy. This new policy is provided to allow City staff to analyze and evaluate a waiver or partial waiver of impact fees, with City Council approval, to provide an incentive to developers to provide affordable and workforce housing. Once the analysis and evaluation is completed, and the City desires to move forward with this type of developer incentive, a new policy can be created through the next cycle of EAR-based amendments, or earlier.*

**Policy 3.2.2.10.:** The City shall maintain its Land Development Regulations to permit the placement of manufactured homes and conventionally built residences within single-family and multiple-family residential districts provided that the homes: (1) comply with all City building, construction, design and housing codes, hurricane velocity regulations and U.S. Department of Housing and Urban Development body and frame construction requirements as applied to Hurricane Resistive Design Standards; and (2) be subject to any Council or staff reviews as provided in the City of Palm Beach Gardens Code of Ordinances. The structural capabilities of homes located within the City shall be verified by a Florida Registered Professional Engineer. The engineer shall certify that said home has the structural capacity to withstand hurricane force winds as prescribed for the geographical area as designated in the Standard Building Code.

**Policy 3.2.2.11.:** The City shall provide education awareness programs for the residents to promote a better understanding of the need for workforce housing.

**Policy 3.2.2.12.:** The City shall provide incentives to encourage existing affordable and workforce housing areas are redeveloped with affordable and workforce housing units.

**Policy 3.2.2.13.:** The City shall coordinate its strategies and policies with the Treasure Coast Regional Planning Council (TCRPC) to provide affordable and workforce housing.

## INFRASTRUCTURE ELEMENT

### Goals, Objectives and Policies

#### SANITARY SEWER

**GOAL 4.A.1.: PROVIDE ADEQUATE CENTRAL SANITARY SEWAGE FACILITIES FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT IN THE CITY.**

**Objective 4.A.1.1.: Require all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority (Seacoast or SUA) prior to site-plan approval. The issuance of a building permit will require an executed developer agreement with Seacoast and a certificate of occupancy will not be issued prior to acceptance by Seacoast of the sanitary sewer facilities, which service the building.**

**Policy 4.A.1.1.1.:** The City will supply the Seacoast Utility Authority with data from this Comprehensive Plan and site specific development approvals to use to forecast capacity requirements.

**Policy 4.A.1.1.2.:** The City will document any moratoriums caused by insufficient or inadequate treatment/disposal capacity.

**Policy 4.A.1.1.3.:** The City shall adopt an average annual daily sanitary sewage flow level of service standard of 107 gallons per City resident per day, until such time as it is revised by the Seacoast Utility Authority. This shall serve as the level of service standard for the urban area. The rural area shall utilize septic tanks, unless an alternative service provision is approved by the City Council consistent with Policy 9.1.4.2.(a)-(d).

**Policy 4.A.1.1.4.:** The City shall adopt a peak month, average day sanitary sewage flow level of service standard of 118 gallons per City resident per day, until such time as it is revised by the Seacoast Utility Authority.

**Policy 4.A.1.1.5.:** The City shall adopt a minimum sanitary sewage treatment plant capacity level of service standard of 118 gallons per City resident per day, until such time as it is revised by the Seacoast Utility Authority.

**Policy 4.A.1.1.6.:** The City shall coordinate with Seacoast Utility Authority to adjust sanitary sewer service provision plans and to establish policies preventing urban sprawl, consistent with the Urban Growth Boundary concept.

**Objective 4.A.1.2.:** **The City, in conjunction with the Seacoast Utility Authority and Palm Beach County Public Health Department, will continue to monitor residences and other facilities using septic tanks within the City.**

**Policy 4.A.1.2.1.:** The City shall direct all inquiries for new septic tank installation to the Palm Beach County Health Department. All malfunctions of existing septic tanks will be reported to the Health Department for information and enforcement of corrective action.

**Policy 4.A.1.2.2.:** The City shall allow the continued use of existing properly constructed and functioning septic tank systems within the City; however, when the septic tank systems are adversely impacting the environment according to State Water Quality Standards; and that public health standards are endangered, septic tank systems shall be repaired or replaced.

**Policy 4.A.1.2.3.:** The City shall encourage the connection to the central sanitary sewer system should it become available to existing non-sewered areas.

**Policy 4.A.1.2.4.:** ~~The City, by December 31, 2015 will develop policies for an assessment program shall continue to maintain its Neighborhood Improvement Assessment Program and make it available as an option for financing the provision of sewer service to areas not in compliance with state statutes.~~

**Staff Comment:** *This is updated from a date certain policy to a continuation policy. The Neighborhood Improvement Assessment Program (NIAP) is an City Strategic Operating Procedures (SOP) that was established on March 7, 2013. The purpose is to establish policies and procedures to implement the NIAP for the construction/installation of paving and drainage, water and sanitary sewer improvements.*

**Policy 4.A.1.2.5.:** The use of innovative technology, such as septic tank effluent pump (STEP) systems will be considered on their technical and functional merit.

**Policy 4.A.1.2.6.:** The City will continue regulations that prohibit new development using septic tanks on lots that do not comply with the size set forth in state statutes.

## SOLID WASTE

**GOAL 4.B.1.: PROVIDE ACCESS TO SOLID WASTE MANAGEMENT AND DISPOSAL FACILITIES FOR THE CITY OF PALM BEACH GARDENS THROUGH THE PLANNING PERIOD OF THE YEAR ~~2012~~2020 AND BY EXTENSION TO YEAR ~~2017~~2025.**

**Staff Comment:** *This Goal is updated to the new planning timeframe.*

**Objective 4.B.1.1.:** The City will continue to acquire and compile the solid waste background data to quantify solid waste generation rates and types by land use and population. Data will be made available to the Solid Waste Authority.

**Policy 4.B.1.1.1.:** The minimum Level of Service for the City, as recommended by the Waste Management, Inc. and Palm Beach County Solid Waste Authority (PBCSWA) is as follows:

1. Provide biweekly residential solid waste collection service.
2. Provide residential vegetative waste collection service.
3. Provide residential bulk waste collection service.
4. Provide residential recycling collection service.
5. Provide collection of non-residential solid waste.
6. Require subscription for collection service to residential and non-residential.
7. Provide regulations to enforce the utilization of tarps to cover trash loads.

**Objective 4.B.1.2.:** The City shall cooperate and assist the Solid Waste Authority of Palm Beach County in the implementation of its Master Plan and waste reduction goals.

**Policy 4.B.1.2.1.:** The Solid Waste Authority shall implement recycling and reduction programs necessary to achieve and maintain the State recycling goal and the requirements of Chapter 403, Part IV, *Florida Statutes*.

**Policy 4.B.1.2.2.:** The City shall continue to coordinate and cooperate with the Solid Waste Authority of Palm Beach County in up-dating and implementing the county-wide Solid Waste

Master Plan. To this end, the City puts special emphasis on the development of a recycling program to include public education and voluntary separation by residents of recyclables and disposables. A formal contract for curb-side collection by the Solid Waste Authority for recyclables has already been entered into.

**Policy 4.B.1.2.3.:** The City shall promote commercial recycling by educating businesses through occupational licensing, City website, brochures, and other means to raise awareness

**GOAL 4.B.2.: MAINTAIN A COMPREHENSIVE EMERGENCY MANAGEMENT PLAN FOR THE CITY AND CONTINUE ITS COORDINATION WITH PALM BEACH COUNTY REGARDING HAZARDOUS MATERIALS RESPONSE.**

**Objective 4.B.2.1.: The City shall maintain a Comprehensive Emergency Management Plan and provide support for the countywide Emergency Management Plan.**

**Policy 4.B.2.1.1.:** ~~The City shall continue to participate in the Northern Area Mutual Aid Consortium (NAMAC)~~ maintain its automatic aid agreement with Palm Beach County Fire-Rescue who provides Regional HazMat Response as funded by the Solid Waste Authority (SWA) and the City shall offer hazardous-materials response and mutual aid, per the agreement, to the surrounding communities to ensure safety as First Responders in emergency response situations.

**Staff Comment:** *This policy has been updated, with the assistance of Fire Department Staff, to provide current references.*

**Policy 4.B.2.1.2.:** The City shall continue to utilize data updates from Solid Waste Authority and the Department of Environmental Protection, along with building permits and occupational license data collected by the City to identify the location of hazardous materials or hazardous wastes.

**Objective 4.B.2.2.: Maintain a hazardous material response capability for the purpose of safely coordinating a First Responder effort for the City in accordance with Objective 4.B.2.1. above.**

**Policy 4.B.2.2.1.:** ~~By December 31, 2015, the City shall review~~ implement and maintain a the Comprehensive Emergency Management Plan to consider which including includes elements for protection of wellfields and watersheds, provisions for spill prevention control and countermeasures (SPCC) plans at regulated businesses and provisions for the annual inspection by fire inspectors.

**Staff Comment:** *This policy has been updated from a date certain policy to a continuation policy.*

## STORMWATER MANAGEMENT

### GOAL 4.C.1.: PROVIDE ADEQUATE CITY-WIDE DRAINAGE AND STORMWATER MANAGEMENT FOR ALL PROPERTY IN THE CITY.

**Objective 4.C.1.1.: Maintain ~~and update the adopted 2002~~ the City of Palm Beach Gardens Stormwater Management Plan in coordination with South Florida Water Management District (SFWMD) and North Palm Beach County Improvement District (NPBCID).**

**Staff Comment:** *This Objective has been amended due to the update of the Stormwater Management Plan, which was updated through the "Stormwater Infrastructure Mapping and Inspection Services Assessment and Ranking Report", prepared in 2015.*

**Policy 4.C.1.1.1.:** ~~By December 31, 2017, t~~The City, through its consultants and staff, shall periodically assess and update as needed the adopted ~~2002~~2015 Stormwater Management Plan.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy and has updated reference to the City's current Stormwater Management Plan.*

**Policy 4.C.1.1.2.:** The City will continue to pursue actions and recommendations that would result in improvements to SFWMD structure S-44, Canal C-17, G-160, C-18 and other essential flood control methods to more adequately meet flood control level of service.

**Policy 4.C.1.1.3.:** The level of service standard (LOS) for new development will be to have the finished floor above the flooding from a 100-year, 3-day storm with zero discharge, or as permitted by SFWMD, including conveyance and retention/detention designed for a 3 day/25-year storm for developments greater than or equal to ten (10) acres or for a 1 day/25-year storm for developments less than ten (10) acres in size. Additionally, the LOS for new development shall require that off-site discharges are limited to historic (predevelopment) discharges and retention/detention requirements shall be the first 1" of run-off or 2.5 inches x the percent of impervious area for the project, whichever is greater, if wet storage is utilized and 75% of wet detention, if dry storage is utilized. All of the above shall be in accordance with SFWMD Rules and Regulations, Basis of Review for Environmental Resource Permit (ERP) Applications. The LOS for redevelopment shall conform with the requirements for new development. The minimum LOS for existing development shall be a surface water management system that protects existing finished floor elevations from flooding during a 1-day/100-year storm."

**Policy 4.C.1.1.4.:** Stormwater Management Plan describes methods of increasing or maintaining groundwater recharge.

**Objective 4.C.1.2.:** ~~By the year 2010, the City will have implemented the recommendations of the 2002 Stormwater Management Plan.~~ The City will continue to give guidelines and review applications for development approval on the basis of the City of Palm Beach Gardens Code of Ordinances and the South Florida Water Management District, Basis of Review for Environmental Resource Permit (ERP) Applications. In each case a proposed project will need to demonstrate the availability of positive legal outfall for the offsite discharge of stormwater and the hydraulic capability thereof.

**Staff Comment:** *This policy has been amended due to the update of the Stormwater Management Plan, which was updated through the “Stormwater Infrastructure Mapping and Inspection Services Assessment and Ranking Report” prepared in 2015. This date certain portion has been removed, accordingly.*

**Policy 4.C.1.2.1.:** New development within the City shall make all necessary improvements to the downstream off-site surface water management system(s) to adequately store and/or convey any additional permitted stormwater discharges so as to not cause adverse offsite impacts.

**Objective 4.C.1.3.:** The City shall adopt stormwater quality standards consistent with state water policy established in Florida Administrative Code 62-40.432(1)-(4), South Florida Water Management District criteria pursuant to ERP Rules, and the City shall achieve the effective prohibition and maximum extent practicable standards from Section 402(P)(3)(B) of the Federal Clean Air Act.

**Policy 4.C.1.3.1.:** The City shall maintain and update the 2002 Stormwater Management Plan which achieves overall water quality standards consistent with applicable, federal, state and regional rules and regulations. This plan includes pollution prevention measures, treatment or removal techniques, stormwater monitoring, use of legal authority, and other appropriate means to control the quality of stormwater discharged from the municipal separate storm sewer system.

**Policy 4.C.1.3.2.:** The Stormwater Management Program shall include controls necessary to effectively prohibit the discharge of non-stormwater into municipal separate storm sewers, and reduce the discharge of pollutants from the municipal separate storm sewer to the maximum extent practicable.

**Policy 4.C.1.3.3.:** Water quality standards within surface water management systems shall be consistent with water quality criteria set forth in SFWMD rules governing the issuance of Environmental Resource Permits.

## **POTABLE WATER**

### **GOAL 4.D.1.: PROVIDE A SAFE, HEALTHY, DEPENDABLE, AND SUSTAINABLE POTABLE WATER SUPPLY TO ALL RESIDENTS AND BUSINESSES IN THE CITY.**

**Objective 4.D.1.1.:** The potable water facilities levels of service standards established in this element shall be maintained throughout the City, until such time as they are revised by the Seacoast Utility Authority.

**Policy 4.D.1.1.1.:** The City shall adopt an average annual daily potable water consumption level of service standard of 189 gallons per capita per day (gpcd). This shall serve as the level of service standard for the urban area. The rural area shall utilize water wells, unless alternative service provision is approved by the City Council consistent with Policy 9.1.4.2.(a).

**Policy 4.D.1.1.2.:** The City shall adopt a peak 24-hour potable water consumption level of service standard of 258 gallons per City resident per day.

**Policy 4.D.1.1.3.:** The City shall adopt a minimum potable water treatment plant capacity level of service standard of 258 gallons per City resident per day.

**Policy 4.D.1.1.4.:** The City shall adopt a minimum potable water storage capacity level of service standard of 34.4 gallons per City resident per day.

**Policy 4.D.1.1.5.:** The City shall adopt a minimum water pressure level of service standard of 20 pounds per square inch.

**Policy 4.D.1.1.6.:** The City shall not approve development permits which, if approved, would cause potable water facilities servicing the City to operate at levels below the levels of service standards established in Policies 4.D.1.1.1.- 4.D.1.1.5. of this element.

**Policy 4.D.1.1.7.:** The City shall coordinate with Seacoast Utility Authority to adjust potable water service provision plans and to establish policies preventing urban sprawl, consistent with the Urban Growth Boundary concept.

**Policy 4.D.1.1.8.:** The City shall coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their 10-Year Water Supply Facilities Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan Update.

**Policy 4.D.1.1.9.:** At the time required by the applicable statute, the City shall incorporate necessary 10-Year Water Supply Facilities Work Plan directives enacted by its water supplier and the regional water supply plan.

**Policy 4.D.1.1.10.:** The 10-Year Water Supply Facilities Work Plan Update is hereby adopted by reference in the City's Comprehensive Plan and implemented by Seacoast Utility Authority, as the local water provider.

**Objective 4.D.1.2.:** In accordance with section 163.3202, F.S., the City, via the Seacoast Utility Authority, will have a cross-connection control program.

**Policy 4.D.1.2.1.:** The City, through its membership in the Seacoast Utility Authority (SUA) consortium, will encourage SUA to continue its aggressive cross-connection program.

**Objective 4.D.1.3.:** The City, will continue to coordinate with Seacoast Utility Authority and the Palm Beach County Department of Environmental Resource Management, in the identification of future wellfields and the City will modify proposed land uses to protect the wellfields.

**Policy 4.D.1.3.1.:** As new wellfields are identified, land uses will be evaluated and, if incompatibility is determined, compatible land uses or restrictions on activities will be identified in future Comprehensive Plan amendments.

**Objective 4.D.1.4.:** The City will continue to monitor County Health Department reports regarding the facilities using on-site domestic wells that do not comply with state statutes. The City will contact the County Health Department and Seacoast Utility Authority on a quarterly basis to inquire about recently identified failing systems. Identified, the City will assist the Health Department and Seacoast Utility Authority implement a plan to provide approved water supplies to these parcels of non-compliance.

**Policy 4.D.1.4.1.:** The potential for well contamination will be examined as the County Health Department determines who is using on-site domestic wells that do not comply with state statutes.

**Policy 4.D.1.4.2.:** The City will encourage, via its status as a member of the SUA consortium, that the SUA adopt a policy requiring connection to an approved public water supply within ninety (90) days of that supply being available.

**Objective 4.D.1.5.:** The City, through its membership on the Board, shall establish procedures to coordinate the extension and increase in the capacity of potable water facilities to meet future needs.

**Policy 4.D.1.5.1.:** The City will require all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority prior to site plan approval.

**Policy 4.D.1.5.2.:** The City will not issue a building permit in the urban area without an executed agreement for service between the developer and Seacoast Utility Authority, or alternate provider.

**Policy 4.D.1.5.3.:** The City will not issue a certificate of occupancy in the urban area without written acceptance of the water facilities by Seacoast Utility Authority, or alternate provider.

**Policy 4.D.1.5.4.:** A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

**GOAL 4.D.2.: THE CONSERVATION AND PROTECTION OF PUBLIC DRINKING WATER SUPPLIES.**

**Objective 4.D.2.1.:** The City will continue to encourage new development and redevelopment to reduce the per capita consumption of drinking water and encourage the switch to water conserving plumbing fixtures and green building standards in existing and new structures through education of the consumer.

**Policy 4.D.2.1.1.:** The City shall continue to require water conserving plumbing fixtures in new and existing construction through its land development regulations.

**Policy 4.D.2.1.2.:** The City shall discourage the use of potable water and encourage reclaimed water for irrigation in new developments through the review process and will work with the regional utility to define methods to discourage potable use for irrigation in existing developments.

**Objective 4.D.2.2.:** The City, as a member of the SUA consortium, shall encourage the utility to continue to evaluate the feasibility of implementing various alternative water treatment and reuse systems.

**Policy 4.D.2.2.1.:** The City shall continue, in its land development regulations, to require golf courses to investigate methods to conserve irrigation water and shall establish the use of treated wastewater effluent as the first priority source of irrigation water for golf courses, if reclaimed water is available.

**Policy 4.D.2.2.2.:** The City shall continue to encourage via its membership in the SUA consortium, the Seacoast Utility Authority to investigate additional sources of potable water and to develop alternative treatment systems (including reverse osmosis) where necessary to maintain a potable water supply sufficient to serve the projected population of the service area of the level of service adopted by this and other municipal comprehensive plans having jurisdiction in the service area.

## **AQUIFER RECHARGE**

### **GOAL 4.E.1.: INCREASE GROUNDWATER RECHARGE WHERE PRACTICABLE.**

**Objective 4.E.1.1.:** Within 18 months after approval by SFWMD, the City shall use the recommendations of the Lower East Coast Water Supply Plan Update to evaluate and amend the comprehensive plan to address its groundwater recharge policies.

**Policy 4.E.1.1.1.:** The City shall continue to regulate land use and development activities so as to minimize impacts on the quality of aquifer resources and wellfield zones, especially those activities which may affect natural recharge areas or surface waters.

**Policy 4.E.1.1.2.:** The City shall continue its coordination with Seacoast Utility Authority on groundwater recharge policies and plans.

## COASTAL MANAGEMENT ELEMENT

### Goals, Objectives and Policies

**GOAL 5.1.: ENSURE THE SOCIAL, ECONOMIC, AND ENVIRONMENTAL RESOURCES OF THE PALM BEACH GARDENS COASTAL PLANNING AREA ARE PROTECTED, MAINTAINED AND ENHANCED THROUGH THE REGULATION OF DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY SUCH RESOURCES.**

**Objective 5.1.1.: Maintain sustainable land development regulations which regulate development in the coastal planning area in a manner which preserves, protects, or enhances the coastal planning area resources.**

**Policy 5.1.1.1.:** The City will continue to maintain land development regulations which shall limit erosion control measures to those that do not interfere with normal littoral processes or coastal natural resources.

**Policy 5.1.1.2.:** The City shall maintain, within its land development regulations, requirements to ensure that landscaping in the coastal planning area requiring site plan review shall consist of a minimum of 90% native vegetation.

**Policy 5.1.1.3.:** The vegetation removal permit issued to a new development or redevelopment in a coastal planning area shall require that, during construction, all new development or redevelopment within the coastal planning area shall remove all nuisance and exotic vegetation, including, Australian pine, Brazilian pepper, and Melaleuca from the site.

**Policy 5.1.1.4.:** In an effort to minimize the impact of development activities on the estuarine water quality and productivity, the City's land development regulations shall be maintained to include specific provisions controlling the building setback from the shoreline and requiring that a native vegetation buffer be preserved or established along the shoreline and access to a water body be provided in such a way as to minimize the impact on the shoreline vegetation and the littoral zone.

**Policy 5.1.1.5.:** The following criteria shall continue to be applied to all proposed marinas during the preparation of specific marina siting plans:

- a. Preference shall be given to sites which have been legally disturbed or identified as suitable in the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan, prepared July 2007, as opposed to sensitive areas such as Aquatic Preserves, Outstanding Florida Waters and Critical Manatee Habitat.

- b. Non-water dependent uses (such as bait and tackle, restaurants, etc.) shall be situated on uplands.
- c. Marina sites shall be located in areas where upland support services are available and where there is sufficient upland area to accommodate all needed utilities and marina support facilities, including parking.
- d. Docking facilities shall be approved only if minimal or no dredging and/or filling is required to provide access by canal, channel, or road.
- e. Marina basins shall be approved only when the locations have adequate depths to accommodate the proposed boat use.
- f. Dock and decking design and construction shall ensure light penetration sufficient to support existing shallow water habitats.
- g. Sewer pump-out service shall be made available at all marinas capable of servicing or accepting boats inhabited overnight or boats which require pump-out service. All environmental protection measures shall adhere to Palm Beach County Department of Environmental Resource Management (PBCDERM) and Florida Department of Environmental Protection (FDEP) rules.
- h. In the event marina fueling facilities are developed, adequate and effective measures shall be taken to prevent contamination of area waters from spillage or storage tank leakage.
- i. Prior to operation of marina fueling facilities, the developer shall concurrently submit to the city a copy of the application for a terminal facility and the applicable portion of the ~~DNR~~Florida Department of Environmental Protection (FDEP) "Florida Coastal Pollutant Spill Contingency Plan." The plan shall describe the methods of fuel storage, personnel training, secondary containment usage, methods to be used to dispense fuel, and all the procedures, methods, materials, and emergency response contractors to be used in the event of a spill. The plan shall be approved by the city Fire Chief prior to final development approval.

<p><b>Staff Comment:</b> <i>This policy has been updated to the current agency name.</i></p>
--

- j. Marina areas shall be compatible with the Future Land Use Map and applicable land developments regulations in terms of the types and intensities of uses that are permitted.
- k. Landscape buffers and setbacks shall be included to mitigate impacts upon adjacent land uses.
- l. Marinas shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment. This hurricane plan

shall be reviewed and approved by the Fire Chief.

- m. Marinas shall identify which docking facilities are to be rented and which are to be sold. Areas available to the public shall be identified and maintained as such.
- n. All applications for marinas shall include a market study indicating the need, market area, and user profile of the marina and which shall include projected costs and revenues proving the economic feasibility of the marina.
- o. Dry slip use shall be maximized in order to minimize impacts on water quality and minimize the areas extent of disturbance of the estuary.
- p. New marina facilities shall be designed to maximize the water quality benefits of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a preferred consideration when expanding or upgrading existing facilities.
- q. All new and expanded marinas shall provide a demonstration of compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the Florida Department of Environmental Regulation Protection (FDERFDEP).

**Staff Comment:** *This policy is updated with the current agency name and acronym.*

**Policy 5.1.1.6.:** Coastal wetlands shall be protected through regulations that require:

- a. Site plans for new development to identify the location and extent of wetlands located on the property;
- b. Site plans to provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; and
- c. Alteration of wetlands to be mitigated for by restoring the disturbed wetlands or by creating additional wetlands within the coastal area in compliance with the Federal, State and South Florida Water Management District (SFWMD) regulations.

**Policy 5.1.1.7.:** The City shall continue participation with the Southeast Florida Regional Climate Change Compact.

**Policy 5.1.1.8.:** The City shall continue to utilize best management practices to reduce the flood risk in the coastal planning area which result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

**Staff Comment:** *These two (2) new policies have been added due to the City's current involvement in the Southeast Florida Regional Climate Change Initiative and the statutory requirement per Chapter 163.3178(2) to utilize best management practices for flood risk areas. Background and information for the Southeast Florida Regional Climate Compact is provided in the updated Future Land Use Element Support Document. The Southeast Florida Regional Climate Change Compact has created a rotating municipal Steering Committee. The City of Palm Beach Gardens provides a municipal representative on this Steering Committee, who serves a two (2) year term.*

**Objective 5.1.2.:** **Maintain land development regulations which require all development along the tidal ditches to preserve a native vegetation buffer.**

**Policy 5.1.2.1.:** The land development regulations shall continue to maintain provisions for the preservation of the tidal ditch approved species vegetation.

**Policy 5.1.2.2.:** Drainage systems associated with new development or redevelopment shall not cause a significant fluctuation in water quality or quantity in the tidal ditches so as to create a marked change in either the flora or fauna of the tidal ditch area.

**Policy 5.1.2.3.:** The City shall maintain and keep up to date the City's Master Drainage Plan for the entire City identifying the minor drainage outfalls and their respective basins. The plan identifies the disturbed natural drainage systems which can be restored to the extent economically feasible. For such disturbed drainage systems, the City shall utilize the plan in order to recommend remedial actions.

**Objective 5.1.3.:** **Maintain land development regulations which ensure that the marine habitat in and the water quality of Little Lake Worth and the Intracoastal Waterway including the associated estuarine systems, are protected and enhanced.**

**Policy 5.1.3.1.:** Drainage regulations shall ensure best management practices are used to prevent surface run-off from degrading the water quality of Little Lake Worth or the Intracoastal Waterway (ICWW).

**Policy 5.1.3.2.:** Through the land development regulations, the City shall require all new and existing marinas and docking facilities located in the City to maintain and submit to the City a fuel spillage contingency plan.

**Policy 5.1.3.3.:** The City shall continue to propose to the State that rip-rap or other similar measures be used in the ICWW to increase the marine habitat. Additionally, the City shall support the Palm Beach County Department of Environmental Resources Management in its habitat protection program in all applicable areas, including the Intracoastal Waterway.

**Policy 5.1.3.4.:** In order to reduce non-point source pollutant loading's and improve the

functioning of the City's drainage system, the City shall continue to enforce regulations to prohibit dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches, stormwater control structures, the ICWW and Little Lake Worth.

**Policy 5.1.3.5.:** The City staff shall review on an ongoing basis, and coordinate with, the policies and programs proposed by other local governments for the protection of estuaries that are within the jurisdiction of the City and such local governments. The coordination shall be conducted on an informal basis to ensure adequate sites for water-dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access.

**Objective 5.1.4.:** Continue to collect information on all species of special concern that either inhabit or transit the coastal planning area and adopt specific regulations to provide for their protection in coordination with other agencies.

**Policy 5.1.4.1.:** The City shall continue to compile an inventory of all known nesting sites, feeding areas, breeding grounds and areas of transit for species of special concern.

**Policy 5.1.4.2.:** The City shall maintain land development regulations to provide for the maximum protection of all species of special concern identified in the coastal area and their habitats.

**Policy 5.1.4.3.:** The City shall assist Palm Beach County to ensure that all known manatee areas are adequately posted with manatee warning signs. If the problem of boat speeding persists in spite of the warning signs, the City shall encourage regulatory agencies to establish no wake zones in the known manatee areas.

~~**Objective 5.1.5.:** The City shall maintain land development regulations which provide for the protection, preservation, and reuse of public and private historic resources as provided for in the Future Land Use Element, Objective 1.2.5.~~

***Staff Comment:** This stand-alone Objective is being removed. There are no corresponding policies and this Objective is included in the Future Land Use Element with corresponding policies. The below Objective and policies have been renumbered accordingly.*

**Objective 5.1.65.:** Maintain and implement the Boat Facility Siting Plan (BFSP) of the Palm Beach County Manatee Protection Plan (MPP), prepared July 2007.

**Policy 5.1.65.1:** All site plans shall be reviewed to determine if the site is located in an area designated as low, medium or high probability of impact to manatees as defined in the BFSP.

**Policy 5.1.65.2.:** The siting of all boat facilities shall be consistent with the guidelines,

methodologies, procedures and policies in the BFSP. 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 5.1.65.2.:** Assist and cooperate with Treasure Coast Regional Planning Council and all relevant agencies with the implementation of the BFSP.

**GOAL 5.2.: ENSURE THE PROTECTION OF HUMAN LIFE AND CAPITAL FACILITIES FROM THE DESTRUCTIVE EFFECTS OF HURRICANES, OTHER NATURAL DISASTERS AND HAZARDS.**

**Objective 5.2.1: Continue to maintain land development regulations which ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes and floods.**

**Policy 5.2.1.1.:** The City's Coastal High Hazard Area (CHHA) shall be identified as Category 1 Hurricane evacuation zones, as located by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model.

**Policy 5.2.1.2.:** The City's Hurricane Vulnerability Zone (HVZ) shall be identified as Category 3 Hurricane evacuation zones, as located by the SLOSH model.

**Policy 5.2.1.3.:** The land development regulations shall continue to require that new and replacement sanitary sewer facilities in flood zones are flood-proofed to prevent inflow and ensure that raw sewage does not leak from sanitary sewer facilities during flood events.

**Policy 5.2.1.4.:** The City shall continue hazard mitigation by ~~participating in the National Flood Insurance Program's (NFIP) Community Rating System~~adopting the State of Florida Department of Emergency Management's Model Ordinance Program, and continue to provide administration of building and rebuilding construction techniques consistent with the Federal Emergency Management Agency (FEMA) regulations within "A Zones" as designated by FEMA.

**Staff Comment:** *With the recent updated of the FEMA flood zone maps, the "A Zone" within the City limits has been reduced to a single parcel containing one (1) duplex unit. Due to this new mapping, the City will no longer be participating in the NFIP, however, will instead be adopting the above referenced Model Ordinance.*

**Policy: 5.2.1.5.:** The land development regulations shall continue to maintain that land use types and intensities within the CHHA are consistent with:

- a. The Future Land Use Element and Map;

- b. Vested development rights;
- c. ~~The hazard mitigation annex of the 1995 Comprehensive Emergency Management Plan updated in 2003 and the Treasure Coast Hurricane Evacuation Study~~The Palm Beach County Comprehensive Emergency Management Plan (CEMP)-2016, and the Treasure Coast Region Statewide Regional Evacuation Study Program, Appendix IV-C;
- d. Those which maintain a hurricane evacuation time as established in the Palm Beach County ~~1995 Comprehensive Emergency Management Plan, updated in 2002~~Comprehensive Emergency Management Plan (CEMP)-2016.
- e. The goals, objectives and policies of this element and the Conservation Element of this Comprehensive Plan concerning the protection and preservation of natural resources.

**Staff Comment:** *This policy is updated to refer to current documents.*

**Policy 5.2.1.6.:** The City’s Public Works Department shall continue its program to regularly provide trimming and pruning of City street trees and trees on City property as a pre-hurricane precaution to windthrown hazards.

**Objective 5.2.2.:** **Provide for public safety during emergency evacuation by maintaining or reducing the City's build-out emergency evacuation clearance time, maintaining an adequate emergency evacuation roadway system.**

**Policy 5.2.2.1.:** The City shall cooperate with Palm Beach County in maintaining the hurricane evacuation time as established in the Palm Beach County Comprehensive Emergency Management Plan.

**Policy 5.2.2.2.:** The City shall coordinate with the county to determine the most efficient evacuation routes and shelter space.

**Policy 5.2.2.3.:** The City shall maintain densities in the existing residential developments in the CHHA as approved in the development plans. Residential densities in the future annexation the CHHA shall be established consistent with the above Objective.

**Policy 5.2.2.4.:** [RESERVED]

**Policy 5.2.2.5.:** Emergency technical data reports and plans used in emergency management for hurricanes, floods, and other emergencies should be updated annually to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and emergency shelters (including public schools) located outside of the coastal high hazard area and the latest scientific findings affecting emergency management.

**Policy 5.2.2.6.:** The City shall coordinate with the Palm Beach County Emergency Management Director regarding who should evacuate, how to evacuate, the location of emergency shelters (including public schools) outside of the coastal high hazard area and what services are available for the population in a hurricane.

**Policy 5.2.2.7.:** The City shall coordinate its efforts with those of the Palm Beach County Emergency Management Division and the School District of Palm Beach County (regarding the use of public schools outside of the coastal high hazard area as emergency shelters) to identify public schools located within its boundaries which could serve as emergency shelters and to assure safe evacuation of those people who are at risk during hurricanes. All emergency shelter designations and evacuation routes are coordinated by the American Red Cross and Palm Beach County Emergency Management.

**Policy 5.2.2.8.:** The City shall appoint a Hurricane and Disaster Preparedness Team to include the City Manager, department directors, and other staff members as identified by the departments whose directors sit on the Hurricane and Disaster Preparedness Team. At minimum, the Team shall conduct a meeting at the start of hurricane season to review and update the disaster preparedness procedures and post-disaster procedure plans to remain current. The Team shall also establish a procedure to disseminate information to staff and residents in the event of a disaster. All disaster preparedness plans shall be coordinated with Palm Beach County’s Emergency Management Center.

**Objective 5.2.3.: Establish post-disaster procedures for immediate and long term response, including cleanup and redevelopment, to a hurricane event, natural disasters and other emergencies.**

**Policy 5.2.3.1.:** After a hurricane, ~~a special meeting of the City Council shall be convened to~~City Manager shall hear preliminary damage assessments, appoint a Recovery Task Force, and decide if a temporary moratorium is necessary on building activities to protect public health, safety, and welfare.

**Policy 5.2.3.2.:** The City Manager or designee shall name a Recovery Task Force to include ~~the City Manager,~~ department directors, and other members as directed by the City Council. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be disbanded after implementing its responsibility or as directed by the City Manager.

***Staff Comment:*** *The above two (2) policies are being amended to enable the City to respond quickly after a hurricane event.*

**Policy 5.2.3.3.:** The Recovery Task Force shall have the following responsibilities: review and decide upon emergency building permits; coordinate with state and federal officials to prepare disaster assistance applications; analyze and recommend to the City Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a

redevelopment plan; and recommend amendments to the Comprehensive Plan, City Emergency Management Plan, and other appropriate policies and procedures.

**Policy 5.2.3.4.:** The City shall pursue the following post-emergency activities: immediate repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions.

**Policy 5.2.3.5.:** The City shall continue to maintain land development regulations to require structures which suffer damage in excess of fifty percent of their appraised value, to meet all current requirements including those enacted since construction of the structure.

**Policy 5.2.3.6.:** The City shall continue to require structures which suffer repeated damage to pilings, foundations, or loadbearing walls to rebuild landward of their current location or modify the structure to delete the areas most prone to damage.

**Policy 5.2.3.7.:** The Recovery Task Force shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the Comprehensive Plan accordingly.

~~**Policy 5.2.3.8.:** The City shall work closely with Palm Beach County and adjacent municipalities to purchase or otherwise acquire the right to use a property of 5 to 10 acres by December 31, 2012 for the dual function of open space and a debris removal site in close proximity (five miles or less) to the City.~~

**Staff Comment:** *This policy has been completed. Currently, the City has an existing agreement with the School District to utilize their land in the Mirasol development as a debris reduction site. The City also has six (6) other pre-established parcels, five (5) are city-owned and one (1) is the Seacoast Utility Authority parcel located on the north side of Northlake Boulevard that can also be utilized for debris reduction.*

**Objective 5.2.4.:** The level of service standards adopted for the entire City in the Capital Improvements Element and other elements of this Comprehensive Plan shall continue to be applied to the traffic circulation and infrastructure facilities of the Coastal High Hazard Area (CHHA) whenever development orders or permits are requested. The service area and phasing of such facilities shall be consistent with the goals, objectives, and policies of this and all other elements of this Comprehensive Plan.

**Policy 5.2.4.1.:** The City shall apply the level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the CHHA and the additional standards under this objective whenever development orders or permits are requested.

**Policy 5.2.4.2.:** As part of the development approval process, the City shall require developments and redevelopments which would cause public facilities to operate below their adopted levels of

service standards to provide for, either in the provision of fees or infrastructure constructed to City standards, the facilities necessary to maintain the adopted levels of service standards concurrent with the impacts of the development.

**Policy 5.2.4.3.:** The City shall encourage the location of public infrastructure away from the coastal high hazard areas, and shall limit the amount of public expenditures in this area.

**Policy 5.2.4.4.:** The City shall limit public expenditures that subsidize development permitted within the CHHA.

## CONSERVATION ELEMENT

### **Definitions:**

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

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

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.

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

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

### **Goals, Objectives and Policies**

**GOAL 6.1.: PRESERVE, MANAGE, OR RESTORE THE NATURAL RESOURCES IN THE CITY TO ENSURE THEIR SUSTAINABILITY, HIGH QUALITY, AND CRITICAL VALUE TO THE QUALITY OF LIFE IN THE CITY OF PALM BEACH GARDENS.**

**Objective 6.1.1.: Maintain development regulations to manage surface and sub-surface water resources in a manner which ensures their viability as natural habitats and utility for recreational and potable water uses. Furthermore, the regulations shall protect and maintain the quality and quantity of waters that flow into estuarine waters in the City.**

**Policy 6.1.1.1.:** The City shall continue to maintain drainage regulations to ensure best management practices are required.

**Policy 6.1.1.2.:** The City shall continue to maintain land development regulations to ensure that:

- a. Site plans for new development identify the location and extent of wetlands located on the property;
- b. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;
- c. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction;
- d. Land alteration or development within the Loxahatchee Slough restoration area (ecosite) or the adjacent lands within the Loxahatchee watershed are consistent with South Florida Water Management District (SFWMD) policies for water quality and quantity and SFWMD plans for modifying the hydroperiod and water levels in the area;
- e. Proposed developments comply with the Wellfield Protection Program adopted by the county; and
- f. Site plans identify floodplain areas and incorporate appropriate flood mitigating measures that comply with regulations promulgated by the Federal Emergency Management Agency Flood Insurance Program.

**Policy 6.1.1.3.:** The City shall require the review of all proposed wetlands development with the Florida Department of Environmental Protection (DEP), SFWMD, Treasure Coast Regional Planning Council (TCRPC), and the U.S. Army Corps of Engineers to ensure compliance with dredge and fill permitting processes.

**Policy 6.1.1.4.:** Through the continued implementation of land development regulations, the City shall ensure that new developments and redevelopments are designed in such a manner as to minimize the impact of such developments on the quality of surface and ground water resources, and to further ensure that new developments and redevelopments do not exceed the capacity levels for potable water and/or sanitary sewer services.

**Policy 6.1.1.5.:** The City shall continue to encourage the placement of a salinity dam in the tidal ditches along RCA Boulevard to prevent salt water intrusion into the shallow aquifer.

**Policy 6.1.1.6.:** The City shall continue to maintain land development regulations to ensure such regulations are consistent with and implement the county Wellfield Protection Program.

**Policy 6.1.1.7.:** By implementing the provisions of the county Wellfield Protection Ordinance, the City shall continue to ensure that no new uses are established within the zones of influence of existing or proposed wellfields that could adversely affect the quality of water resources in the water recharge area. The City shall also ensure that new potable water wells and wellfields are located in areas where no regulated materials (e.g. hazardous or toxic materials) are used, handled, stored or produced within the projected zones of influence of such wells or wellfields.

**Policy 6.1.1.8.:** The City shall cooperate with the SFWMD and Palm Beach County in their efforts in restoring and maintaining the Loxahatchee Slough and managing the Loxahatchee Slough Sanctuary. The City, in conjunction with the SFWMD and Palm Beach County, shall review any development adjacent to the Sanctuary for possible adverse impact on the Sanctuary during the development approval process.

**Policy 6.1.1.9.:** The City shall actively participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority considering the most recently adopted SFWMD’s Lower East Coast Regional Water Supply Plan.

**Policy 6.1.1.10.:** The City shall coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its current 10-Year Water Supply Facilities Work Plan and Consumptive Use Permit.

**Policy 6.1.1.11.:** The City shall continue to cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to Palm Beach Gardens.

**Objective 6.1.2.: Monitor and enforce provisions for monitoring and regulating water use in order to prolong freshwater availability pursuant to land development regulations, in conjunction with Seacoast Utility Authority, North Palm Beach County Improvement District (NPBCID), and the SFWMD.**

**Policy 6.1.2.1.:** The City shall provide technical assistance to and cooperate with the SFWMD in preparing and adopting an emergency water management conservation plan.

**Policy 6.1.2.2.:** The City shall continue to maintain land development regulations which require water conservation strategies which are consistent with programs promulgated by the Seacoast Utility Authority, NPBCID, and SFWMD, and other viable programs such as:

- a. Wastewater reuse for irrigation if economically feasible;
- b. Separate metering for irrigation with potable water;
- c. A reduction in use of potable water for irrigation; and

- d. A more efficient operation of irrigation systems including the incorporation of such devices as soil water tensiometers and xeric landscaping where appropriate.

**Policy 6.1.2.3.:** The City shall cooperate with the SFWMD in developing and implementing programs for the further education of the public regarding various methods of water conservation at the household and small business level.

**Objective 6.1.3.: Maintain land development regulations to ensure the control of soil erosion.**

**Policy 6.1.3.1.:** The City shall continue to maintain land development regulations which implement Palm Beach County Soil and Water Conservation District Best Management Practices on development activities and land clearing.

**Policy 6.1.3.2.:** All commercial mining practices shall be prohibited throughout the incorporated area of the City.

**Objective 6.1.4.: Maintain land development regulations to ensure that all ecological communities, wildlife, and marine life, especially endangered and rare species, are identified, managed, and protected.**

**Policy 6.1.4.1.:** The City's land development regulations will continue to ensure that:

- a. All endangered and threatened plant, animal and marine populations are protected;
- b. Habitat of critical value to regional populations of endangered and threatened species is preserved;
- c. Nuisance and invasive exotic vegetation (i.e. Brazilian Pepper and Melaleuca) is removed by the developer at the time of development or redevelopment of a site; and
- d. Removal of native vegetation is minimized in the land development process; and, where it is economically feasible, removed material is relocated on site.
- e. Environmental Assessments are provided for any land development/alteration proposal or properties containing environmentally sensitive lands.

**Policy 6.1.4.2.:** Development orders and permits for development and redevelopment activities shall be issued only if the protection and conservation of wildlife, marine life and natural systems are ensured consistent with the goals, objectives, and policies of this Comprehensive Plan.

**Policy 6.1.4.3.:** The City shall maintain land development regulations containing specific standards and guidelines for the protection of environmentally sensitive lands containing one or more of the following:

- a. Native habitats designated as environmentally significant if they are actively used by or likely to support or contain U.S.- listed endangered, or threatened species and/or state listed endangered or threatened species, or species of special concern;
- b. A rare and unique upland community such as coastal scrub;
- c. Functioning and jurisdictional wetlands and deepwater habitats;
- d. Any part of the Loxahatchee Slough Sanctuary;
- e. Sites of historical or archaeological significance;
- f. Xeric hammock or xeric scrub;
- g. Tropical hammock;
- h. Low hammock, temperate hammock, or mesic hammock;
- i. Mixed hardwood swamp or hydric hammock;
- j. Pond apple slough;
- k. Cypress swamp;
- l. Freshwater marsh;
- m. Mangrove swamp;
- n. Oak forest;
- o. Pine flatwoods, mesic and hydric;
- p. Scrubby flatwoods;
- q. Coastal dune and strand; or
- r. Wet prairie.

**Policy 6.1.4.4.:** The City shall require that an environmental assessment be prepared prior to alteration of the land consistent with the provisions of the Natural Resources and Environmentally Significant Lands section of the land development regulations.

**Policy 6.1.4.5.:** To ensure protection of environmentally sensitive areas and listed species, the City shall implement the following criteria either in combination or singly for any proposed

alteration of lands designated as environmentally significant pursuant Comprehensive Plan Policy 6.1.4.3.

1. The project design provides for the protection and preservation of valuable or unique existing natural resources, listed species and environmentally significant lands on site;
2. If no listed species have been determined to exist on the site or on-site preservation would yield a preserve area that is less than the preferred minimum of ten acres or unavoidable impacts to wetlands occur, an alternative form of mitigation acceptable to the City Council is implemented;
3. The City shall continue to require, through Land Development Regulations, that all development with significant environmental impacts, including agricultural development, set aside as preserve areas a minimum of 25 percent of the total upland native plant communities on site. The 25 percent set-aside shall be based on the quality and viability of the vegetative ecosystem. The city 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 city shall, for development occurring east of the Urban Growth Boundary, have the option of accepting off-site preservation or 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. The Land Development Regulations shall establish criteria for assessing the cash payment amount and for determining which projects warrant the use of the cash payment option. A property owner of a platted upland preserve shall not be allowed to use the off-site preservation or the cash payment option to modify the preserve area.

- 4a. Wetland habitats are set-aside as preserves, and development is prohibited in wetlands except under the following circumstances consistent with Treasure Coast Regional Planning Council Policy 6.6.1.1:
  - 1) Such an activity is necessary to prevent or eliminate a public hazard;
  - 2) Such an activity would provide direct public benefit which would exceed those lost to the public as a result of habitat alteration, degradation, or destruction;
  - 3) Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
  - 4) Such an activity is water dependent or, due to the unique geometry of the site, minimal impact is the unavoidable consequence of development for uses which are appropriate given site characteristics, or;

- 4b. Wetlands shall be protected by a density transfer program to upland areas. Where development occurs within wetlands, the developer must mitigate the function and value of those wetlands. Development activities shall occur at a density of no more than one dwelling unit per five acres in the urban area and one dwelling unit per twenty acres in the rural area, shall be clustered to the least environmentally sensitive portion of the site and shall include design considerations to protect the wetland functions of the rest of the site. Consistent with SFWMD regulations, a minimum 15-foot upland buffer composed of native vegetation shall be preserved or established around wetland areas.
5. For a site on which listed species are known or suspected to be present, one of the following criteria shall be satisfied:
  1. It shall be successfully demonstrated that the proposed land alteration/development activity will not preclude the continued survival and viability of those listed species located on site; or
  2. A plan for relocation, either on-site or off-site, for those listed species, shall be approved by all appropriate agencies.
6. The City shall provide relief from the requirements of this policy as it relates to the 25% upland set aside for publicly owned lands upon which environmentally significant lands/or listed species are located through the Land Development Regulations. Such regulations shall require that the proposed public development includes government infrastructure, encourages economic opportunity, or increases parks and recreation level of service in order to qualify for relief from this policy.

**Policy 6.1.4.6.:** Public/Institutional buildings or facilities may be permitted in the Conservation land use designation and within other environmentally sensitive lands only when the building or facility is related to the conservation use, including within wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats.

**Objective 6.1.5.:** Maintain a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous wastes, in conjunction with the Solid Waste Authority (SWA).

**Policy 6.1.5.1.:** The City shall work closely with and seek technical assistance from the DEP and SWA in identifying small quantity hazardous waste generators in the City and in developing the program for the proper disposal of such hazardous waste.

**Policy 6.1.5.2.:** The City shall cooperate with the SWA in sponsoring Amnesty Days to collect household hazardous waste for proper disposal.

**Objective 6.1.6.:** Maintain land development regulations and development policies to ensure the provision of conservation measures on newly annexed lands or lands newly acquired for the

**purpose of conservation in accordance with the goals, objectives, and policies of this Comprehensive Plan.**

**Policy 6.1.6.1.:** The City shall review the master development plans of all subdivisions approved by the county but later annexed by the City for the provision of conservation/preservation areas as required by the original development order.

**Policy 6.1.6.2.:** Where development orders granted by another governmental agency are silent, the comprehensive plan, land development regulations, and policies of the City of Palm Beach Gardens shall apply.

**Policy 6.1.6.3.:** The City shall continue to cooperate with the SFWMD and Palm Beach County, through the exchange of technical information and informal coordination, in order to make a concerted effort to protect and conserve unique vegetative communities that exist in areas such as the Loxahatchee Slough, Sandhill Crane and Hungryland Slough and which fall under multiple local jurisdictions. Further, the City shall assist in the Loxahatchee Slough, Sandhill Crane and Hungryland Slough ecosites' protection by designating complete ecosites with Conservation land use and a consistent zoning district, and assisting with management activities.

**Policy 6.1.6.4.:** After the acquisition of new lands by agencies intended to conserve ecosites, the City shall coordinate with Palm Beach County and other applicable outside agencies in order to obtain a Management Plan for the ecosite, and designating the appropriate properties with a Conservation land use and a consistent zoning district.

**Objective 6.1.7.:** Implement the plan for all or a part of the Parkway System prior to the issuance of any development orders for that area included in the Conceptual Linkage Plan presented in the Future Land Use Element of this Comprehensive Plan.

**Policy 6.1.7.1.:** The City shall continue to maintain land development regulations to ensure the implementation and design of the Parkway System.

**Policy 6.1.7.2.:** The parkways shall be designed, developed and maintained to serve a multitude of functions including:

- a. Preservation of significant native ecological communities in greenways along the City's major corridors;
- b. Separate bicycle and pedestrian circulation through and between land uses within and adjacent to the areas included within the Conceptual Linkage Plan presented in the Future Land Use Element of this Comprehensive Plan;
- c. Mitigation areas for natural areas disturbed elsewhere within the area included within the Conceptual Linkage Plan presented in the Future Land Use Element of this Comprehensive Plan, where applicable;

- d. The buffering of adjacent roadways, land uses and developments, where applicable; and
- e. The provision of public access to the restored Loxahatchee Slough, where applicable.
- f. Preserve urban beauty through right of way landscaping requirements;
- g. Provide residents with a safe and multi-use pathway system which is recognized as an urban component of the Florida Greenways System;
- h. Eliminate a perceived need for using strip commercial as a buffer between arterials and residential areas; and
- i. The phasing of the establishment of the parkways shall, at a minimum, be relative to the phasing of development in the area included within the Conceptual Linkage Plan presented in the Future Land Use Element of this Comprehensive Plan.

**Objective 6.1.8.: Maintain land development regulations which, in conjunction with the efforts of other regulatory agencies having jurisdiction, ensure the protection and preservation of native habitats, and maximize the provision of open space for this purpose.**

**Policy 6.1.8.1.:** The City shall maintain open space requirements in the land development regulations with specific reference to conservation and preservation land area requirements.

**Policy 6.1.8.2.:** The City shall endeavor to "collect and concentrate" open space conservation areas to amass significantly large land areas that will be left in their natural settings for public dedication and use through land development regulations.

**Policy 6.1.8.3.:** Through the site plan and subdivision review process, the City shall endeavor to connect open space and conservation/preservation areas with the Parkway System wherever possible.

**Policy 6.1.8.4.:** The City shall require all developers to identify all conservation/preservation areas and submit all appropriate information to regulatory agencies.

**Policy 6.1.8.5.:** The City shall maintain the following minimum requirements to all required preserve areas for environmentally significant lands.

- (1) Lands to be set aside in preserve areas shall be:
  - a. Identified based on the quality of habitats, the presence of listed species, proximity to other natural areas and other relevant factors.
  - b. Preserved in viable condition, with intact canopy, understory, and ground cover, and maintained without infringement by drainage or utility easements, unless the easements serve to benefit the preserve or facilities thereupon, or benefit the drainage of the development where the preserve is located.

- c. Platted as separate parcels of land, or as an established conservation easement.
- d. Capable of functioning within itself or in conjunction with manmade features.
- e. Clearly defined, protected and managed in such a way that it serves a purpose to the communities around it.
- f. Contiguous, wherever possible, to an adjacent preserve, public park, school site, or human-made open space or combination thereof.
- g. Maintained as large open or green areas with the intent of preserving large areas to promote self-sustaining, balanced plant growth, biodiversity, and wildlife enhancement and shall be connected with other preserve areas to conceptually function as wildlife corridors.
- h. One-hundred-percent protected from alteration during site construction.
- i. Compact in nature, avoiding strip or noncontiguous patterns and arranged in a continuous fashion where possible. The use of preservation areas as long, narrow buffers is discouraged.
- j. Protecting and preserving of all endangered and threatened plant, animal and marine populations and the habitat of critical value to regional populations of endangered and threatened species.
- k. Consistent with South Florida Water Management District regulations, such that a minimum 15-foot upland buffer composed of native vegetation shall be preserved or established around wetland areas landward from the edge of the wetland in all places and shall average 25 feet of width from the landward edge of the wetland.
- l. Cleared of invasive nonnative vegetation (e.g., Brazilian pepper, Australian pine and Melaleuca), except as otherwise authorized by the city, by the developer at the time of development or redevelopment of a site.

Lands that are set aside in a preserve status may be included in open space calculations for purposes of meeting open space requirements of the city's planned community district or planned unit development ordinances if the canopy, understory, and ground cover vegetation are left intact. However, such preserved lands shall not make up more than 50 percent of the total required open space, unless it is determined by the city council that a greater portion of the required open space should consist of preserved area because of special site constraints or preservation opportunities.

(2) Alteration within the preserve shall require City approval, and shall be limited to:

- a. The construction of boardwalks, pervious walkways, and other passive recreational or educational facilities.
- b. The construction of firebreaks, fire lanes, or fence lines and the removal of invasive nonnative species and their replacement with native species. The use of native plant communities, existing roads and trails, etc., as firebreaks is preferred to the construction of new access roads or fire lanes, which would result in the introduction and spread of invasive nonnative plant species. Bioconversion of woody biomass, removal of underbrush and overgrowth, or thinning of dead, dying or diseased native plant communities is encouraged for hazardous fuel reduction.
- c. Primary public/institutional buildings shall be prohibited in the conservation land use designation and within other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by the development to meet the 25-percent preservation of native ecological communities and wildlife habitats, unless otherwise approved by the city council.

**Policy 6.1.8.6.:** The City shall maintain the following minimum requirements to require a management plan for all preservation areas and/or conservation lands.

- a) A management plan of the preserve area and/or any other conservation areas within the city shall include but not be limited to long-term protection of the preserve/conservation area, continued removal of and protection from litter and debris, avoidance of activities or land alteration which may disturb the preserve area, eradication and continued monitoring and removal of invasive nonnative plant species, control of off-road vehicles, and maintenance of hydrological requirements. Periodic prescribed burning or other mechanical methods that would simulate the natural processes of the natural historic fire regime may be required for some areas.
- b) Each management plan shall be approved, pursuant to Comprehensive Plan Policies and land development regulations by the Growth Management Department, before final approval of construction drawings or commencement of land alteration, whichever occurs first, and/or incorporation into the city as a conservation area, open space, greenway, or wildlife corridor.
- (c) Deed restrictions.
  - (1) For those lands identified for preserve status, appropriate deed restrictions shall be placed on the lands and recorded in the public records of the county, or they may be dedicated to a public entity or approved private conservation group for the purposes of preservation, or appropriate restrictive conservation easements granted in perpetuity may be established, or such other similar protective measures may be established, as determined by the city council, upon completion of all review processes.

(2) A conservation easement shall be established for a preserve area on a single-family residential lot five acres or greater in size. The deed restriction or conservation easement shall be dedicated to the appropriate entity, such as the property owners association, or a state or local government or agency.

(d) The perpetual maintenance and protection of designated preserve areas shall be established by a legally binding, recorded instrument.

**Policy 6.1.8.7.:** The City shall provide for a voluntary density bonus program for land use designations of residential high (RH) to permit densities up to a maximum of 15.0 units per gross acre, based on one additional unit of density allowed for every ten percent of native ecological habitat put into a preserve within the planned community district (PCD). These preserve areas shall be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements.

**Policy 6.1.8.8.:** The City shall maintain in the land development regulations requirement for the removal of invasive nonnative species from development tracts.

**Policy 6.1.8.9.:** In accordance with section 163.3202, F.S., the City shall continue to maintain land development regulations that ensure the protection of environmentally sensitive lands designated in the comprehensive plan.

**Staff Comment:** *This policy was 6.2.1.1. and has been moved here as a new policy number under the appropriate Objective 6.1.8.*

**GOAL 6.2.: ENCOURAGE AN ENVIRONMENTALLY SUSTAINABLE CITY THROUGH ACTIONS THAT REDUCE GREENHOUSE GAS EMISSIONS AND OTHER POLLUTANTS AND REDUCE THE USE OF NON-RENEWABLE RESOURCES.**

**Objective 6.2.1.: Meet or exceed the minimum air quality levels established by DEP.**

~~**Policy 6.2.1.1.:** In accordance with section 163.3202, F.S., the City shall continue to maintain land development regulations that ensure the protection of environmentally sensitive lands designated in the comprehensive plan.~~

**Staff Comment:** *This policy has been moved above to a new policy number under the appropriate Objective 6.1.8., and Policy 6.2.1.1, below has been reserved.*

Policy 6.2.1.1. [RESERVED]

**Policy 6.2.1.2.:** Reduce pollution generated by motor vehicles by promoting cleaner burning, energy efficient vehicles, including hybrid vehicles and alternate fuels such as biodiesel and fuel cell technology, as well as through public education and encouraging the following:

1. The creation of mixed use land use centers and residential form which utilizes clustering and Planned Unit Development and Mixed Use Development styles of design;
2. Vegetative buffers between arterial roadways and residential neighborhoods;
3. The use of alternative modes of transportation including public transit, bicycle and pedestrian paths/corridors, light rail, and car-pooling.
4. The implementation of the parkway system, the installation of sidewalks for all new developments, the retrofit of neighborhoods with sidewalks and the repair of existing sidewalks, and requirements such as provision of bicycle racks.

**Policy 6.2.1.3.:** In an effort to reduce reliance on automobile travel, the City shall continue to implement the Parkway System, as vacant areas are developed or as redevelopment occurs; assist the Metropolitan Planning Organization in the implementation of its Transit Study and Bicycle Facilities Plan~~appropriate transit and bicycle needs plans~~; and coordinate with PalmTran to increase the public transportation service in the City.

**Staff Comment:** *This policy has been updated to refer to the Palm Beach County MPO's transit and bicycle plans in general terms, as these documents are updated periodically.*

**Policy 6.2.1.4.:** The City shall cooperate with county and state agency programs to reduce air pollutants on a regional level.

**Policy 6.2.1.5.:** All proposed point sources of pollution shall present evidence of compliance with DEP regulations prior to being approved. No proposed point source of pollution shall be approved which exceeds the level of air quality established by the State Implementation Plan.

**Policy 6.2.1.6.:** By ~~December 31, 2011~~the next Evaluation and Appraisal review cycle, the City shall consider the adoption of a sustainable Multi-Modal Transportation Plan~~that consider the findings of the MPO, Transit Needs Assessment and Bicycle and Pedestrian Plan~~. The Plan shall develop a long term strategy to reduce CO<sub>2</sub> emissions, and provide the public and businesses additional transportation alternatives, but shall not replace, reduce or weaken road concurrency measurements.

**Staff Comment:** *This policy has been updated to be consistent with the new proposed policies in the Transportation Element pertaining a possible future mobility plan.*

**Objective 6.2.2.: Increase education about sustainable building practices and use of environmentally sustainable products within the City of Palm Beach Gardens.**

**Policy 6.2.2.1.:** The City shall provide education to the residents and business owners to support better energy efficient buildings, energy efficient appliances, waste recycling, building products from renewable resources, non-toxic building products and water efficient fixtures and landscapes.

**Policy 6.2.2.2.:** The City shall utilize non-toxic cleaning techniques throughout its facilities

**Policy 6.2.2.3.:** The City shall enhance the energy efficiency of City facilities through the purchase of Energy Star rated or equivalent equipment and appliances for City use, design of efficient cooling systems and employee education on energy conservation.

**Policy 6.2.2.4.:** The City shall purchase products that utilize recycled materials and shall return City waste for reuse.

**Policy 6.2.2.5.:** ~~By December 31, 2009~~By the next Evaluation and Appraisal review cycle, the City shall review the City's Land Development Regulations to consider the addition of specific energy efficient and recycling regulations to encourage conservation.

<p><b>Staff Comment:</b> <i>This policy has been updated with a new date certain.</i></p>
---

## RECREATION AND OPEN SPACE ELEMENT

### Goals, Objectives and Policies

**GOAL 7.1.: PROVIDE ADEQUATE SUSTAINABLE PARK, RECREATION AND OPEN SPACE FACILITIES AND AREAS OFFERING A BROAD RANGE OF ACTIVITIES, CONVENIENT ACCESS, APPROPRIATE IMPROVEMENTS, AND SOUND MANAGEMENT TO ALL CURRENT AND FUTURE CITIZENS OF PALM BEACH GARDENS WITH ACTIVE AND PASSIVE RECREATION OPPORTUNITIES IN THE INTERESTS OF PERSONAL HEALTH, ENTERTAINMENT, AND CONSTRUCTIVE USE OF LEISURE TIME.**

**Objective 7.1.1.: Provide open space areas, and active and passive recreation facilities and areas for residents of Palm Beach Gardens in a timely manner so as to comply with the Level of Service (LOS) standards set forth by this element and to maintain such compliance in subsequent years.**

**Policy 7.1.1.1.:** The City shall adopt a LOS standard of 5.0 acres of improved neighborhood and community parks and other recreation and open space facilities for each 1,000 permanent City residents. The LOS standards, which shall be adopted in the Land Development Regulations shall consider access and specific parks and recreational facilities. Parks and Recreation facilities shall be located to serve the entire City population.

**Policy 7.1.1.2.:** The City shall achieve the LOS standard set forth in this element through an equitable and systematic land acquisition program and impact fee program.

~~**Policy 7.1.1.3.:** By December 31, 2009, the City shall review its LOS standard to reflect current trends. The LOS standard shall consider the addition of specific types of facilities, such as soccer fields, basketball courts, tennis courts, etc. or more general categories, such as active and passive recreation areas and open space. The LOS standard shall also consider the addition of recreational programs.~~

**Staff Comment:** *This policy has been accomplished. In 2010, the City conducted an analysis of the current LOS standards and the current trends in parks and recreation demand, and amended the Recreation and Open Space LOS from 3.7 ac/1,000 residents to 5.0 ac/1,000 residents by Ordinance 18, 2010. The remaining policies under this Objective have been renumbered.*

**Policy 7.1.1.43.:** The City shall continue to offer recreational programs that complement and enhance the use of the City's recreational facility assets. The City shall annually monitor recreation

programs to assure that an adequate diversity of programs addresses the recreation interests of different age groups, particularly children, teenagers, and the elderly. Additionally, the City shall assure that residents with special needs are adequately accommodated.

**Policy 7.1.1.54.:** The City shall adopt service area standards in the Land Development Regulations for Planned Unit Development and Planned Community Developments and redevelopment within PUDs and PCDs to provide recreation and open space facilities within a walkable distance of homes and employment centers.

**Policy 7.1.1.65.:** The City shall continue to provide land development regulations which contain recreation and open space definitions and LOS standards.

**Objective 7.1.2.: Meet the recreation and open space needs (defined by the LOS standards above) of Palm Beach Gardens through the use of public funds, gifts and contributions, mandatory fees and/or dedications, and other means.**

**Policy 7.1.2.1.:** The City shall continue a fully operational impact fee program and shall supplement recreation and open space needs through interlocal agreements, operational practices, user fees, incentives, and public/private cooperative efforts. The City shall also develop a comprehensive implementation program with priorities, responsibilities, and schedules based on the adopted level of service standards (improved park land) and the ideal recreation facilities standards.

**Policy 7.1.2.2.:** The City shall maintain a detailed recreation and open space inventory which indicates the general location of existing and proposed sites and facilities as well as functional classifications, nature of improvements, and usage, size, priority, and other appropriate considerations.

**Policy 7.1.2.3.:** ~~By December 31, 2009,~~ The City shall periodically review the impact fee program and shall explore alternative methods of capturing direct and indirect impact fees for recreation and open space.

**Staff Comment:** *This policy has been amended from a date-certain to a continuation policy.*

**Objective 7.1.3.: Provide vehicular and pedestrian access to all public, active, recreation facilities, including barrier-free design features at entrance points to the facility such as buildings used for group assembly, spectator seating areas, and restrooms.**

**Policy 7.1.3.1.:** The City shall acquire and develop access easements or rights-of-way as required to provide adequate access for public recreation facilities, and construct access ways which are compatible with the character and needs of the facility, as well as being harmonious with surrounding development patterns.

**Policy 7.1.3.2.:** The City shall continue to coordinate with Palm Beach County and surrounding municipalities to achieve public access to Atlantic Ocean beaches.

**Policy 7.1.3.3.:** Encourage the linkage of parks and open spaces to bicycle and pedestrian trails of in coordination with the transportation element.

**Policy 7.1.3.4.:** Recreation facilities shall be provided consistent with Title II of the Americans with Disabilities Act, including the number of facilities available for and accessible to persons with special needs. The City shall provide a diverse number of facilities accessible to person with special needs and shall meet or exceed the ADA diversity guidelines. ~~By December 31, 2011, the City shall complete an inventory of existing recreation facilities that are accessible to persons with special needs. If deficiencies exist in number or diversity of recreation facilities for persons with special needs, the City shall schedule appropriate improvements and funding within its capital improvements program to remedy the deficiency.~~

**Staff Comment:** *The date-certain portion of this policy has been completed.*

**Objective 7.1.4.: Improve and coordinate efforts with all levels of government and the private sector to provide recreational opportunities.**

**Policy 7.1.4.1:** The City shall continue interagency agreements with the School Board for the joint use of school recreation facilities located in the City.

**Policy 7.1.4.2.:** The City shall enforce the dedication of park and recreation area through the land development regulations' development approval process. As a minimum, residential projects shall set aside 600 square feet per dwelling unit for public parks and recreation purpose. Non-residential projects shall set aside a percentage of the gross project area as established pursuant to Policy 7.1.4.4. Money in lieu of land dedication, subject to City Council approval, shall serve as an alternative where suitable land is not available within development or redevelopment projects for public park purposes; minimum park thresholds, as defined in Policy. 7.1.1.5., cannot be achieved; or off-site land is not appropriate to serve the recreation and open space needs of the subject development.

**Policy 7.1.4.3.:** The City shall seek land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.

**Policy 7.1.4.4.:** The City shall conduct a user survey of park and recreation facilities every 3 years. The data from the survey shall be used to determine the percentage of land non-residential projects shall contribute as recreation dedication requirements. At a minimum, the survey shall document use of city parks and recreation facilities by residents and nonresidents, and the origin and destination of each user before and after the park/recreation facility use.

**Policy 7.1.4.8.:** ~~By December 31, 2012, based on the results of the parks and recreation survey,~~  
The City shall ~~prepare~~maintain ~~at~~ the Parks and Recreation Master Plan. The City shall continue to assess the Master Plan in relation to the most current user survey.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy.*

**Policy 7.1.4.9.:** The City shall review updates of the Countywide Parks and Recreation Master Plan, as they are completed, and make the appropriate updates to this element to reflect changes to the countywide plan.

**Policy 7.1.4.10.:** The City shall continue to coordinate with developers and other entities to avoid duplication of recreation facilities, including provisions for joint use of recreation facilities with private and public entities, such as the school board, to meet the recreation demands of the City's citizens.

**Policy 7.1.4.11.:** The City shall continue to encourage co-sponsorship of recreational and cultural events, such as races, greenmarkets, festivals and athletic events, using City facilities as a location for these events.

**Policy 7.1.4.12.:** The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

**Policy 7.1.4.13.:** The City shall continue coordination with the Palm Beach County School Board, to allow the use of school facilities for recreational purposes by the general public.

## INTERGOVERNMENTAL COORDINATION ELEMENT

### Goals, Objectives and Policies

**GOAL 8.1.: ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG ALL PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES SO TO BEST MAINTAIN PALM BEACH GARDENS' QUALITY OF LIFE AND SUSTAINABLE USE OF RESOURCES.**

**Objective 8.1.1.: Maintain formal, specific means of coordination with adjacent municipalities, the county, state, and federal agencies who have permitting and regulating authority and quasi-public entities which provide services but lack regulatory authority in Palm Beach Gardens.**

**Policy 8.1.1.1.:** The City shall encourage the implementation of the Conceptual Master Plan for the U. S. 1 Corridor in Northern Palm Beach County known as the “seven-cities plan.” Potential developments along U. S. 1 within the City’s jurisdiction will be encouraged to conform with said plan. The City shall also provide support and assistance to nearby jurisdictions in obtaining funding for the implementation of the plan from regional, state, and federal agencies.

**Policy 8.1.1.2.:** The City, through its involvement with Seacoast Utility Authority and in conjunction with the City Engineer, shall review all plans for water and sewage systems when these improvements are to be maintained by the city after construction.

**Policy 8.1.1.3.:** The City shall notify Palm Beach County and surrounding municipalities in writing (prior to the application being considered by the City Planning, Zoning and Appeals Board) of development applications received by the City requiring a Development Review Committee meeting that have an impact on adjacent local municipalities and county residents.

**Policy 8.1.1.4.:** Palm Beach Gardens shall request that the state regulatory agencies create liaisons with the City. For example, the South Florida Water Management District (SFWMD) implemented a program which has assisted liaison within the County.

**Policy 8.1.1.5.:** Through the City Council, the City Manager shall be responsible for ensuring an effective intergovernmental coordination program for Palm Beach Gardens.

**Policy 8.1.1.6.:** The City 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. The Multi-Jurisdictional Issues Coordination Forum shall be utilized as a means of collaborative planning for matters of interjurisdictional significance

including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

**Policy 8.1.1.7.:** The City shall request that the Treasure Coast Regional Planning Council (TCRPC) play a more active role in issues between the City and Palm Beach County, and between federal and state agencies and Palm Beach Gardens.

**Policy 8.1.1.8.:** Palm Beach Gardens shall assist with cooperative education programs between the City, the County and regulatory agencies to inform the public and development community about applicable laws and regulations. This could be accomplished by including brief informational pamphlets in utility bills or other means of widespread general circulation.

**Policy 8.1.1.9.:** Palm Beach Gardens shall identify and coordinate anticipated future annexation areas with the county and surrounding municipalities.

**Policy 8.1.1.10.:** The City shall ~~use~~utilize the Treasure Coast Regional Planning Council's ~~informal mediation (voluntary dispute resolution)~~ process to resolve disputes or conflicts, ~~including annexation issues, with~~on growth management issues between other local governments, if not resolved through the Palm Beach Countywide Intergovernmental Coordination Process. When the City's efforts fail to resolve a dispute with any local government, the City shall notify the Regional Planning Council in writing about the dispute, requesting the Council's mediation. The City shall also notify the local government that the City has dispute with, about the City's request to the Regional Planning Council.

**Staff Comment:** *This policy is updated due to a statutory update of Chapter 163.3177(6)(h)1.b., requiring the dispute resolution process as mandatory and not voluntary.*

**Policy 8.1.1.11.:** The City shall cooperate with the County's Commission on Affordable Housing to implement countywide affordable and workforce housing programs, including the use of Housing Trust Fund monies.

**Policy 8.1.1.12.:** The City shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish joint planning areas pursuant to Chapter 163.3171, F.S. The City 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, including:

- a. Cooperative planning and review of land development activities within areas covered by the agreement;

- b. Specification of service delivery;
- c. Funding and cost-sharing issues with joint planning areas; and
- d. Enforcement/implementation.

**Policy 8.1.1.13.:** The City shall coordinate with those schools in its jurisdiction, which are part of the State University System, regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 240.155, F.S.

**Objective 8.1.2.:** Coordinate all levels of service standards which affect surrounding municipalities and counties through the Intergovernmental Plan Amendment Review Committee (IPARC), TCRPC and informal communications.

**Policy 8.1.2.1.:** The City shall monitor the implementation of countywide traffic performance standards.

**Policy 8.1.2.2.:** The City shall coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed.

**Policy 8.1.2.3.:** The City shall involve the TCRPC in informal mediation when level of service issues cannot be resolved by the city and the service provider.

**Policy 8.1.2.4.:** The City shall coordinate with affected jurisdictions regarding mitigation to impacted facilities not under the jurisdiction of the local government receiving the application for a proportionate fair-share agreement.

**Policy 8.1.2.5.:** The City shall continue to participate in the Intergovernmental Plan Amendment Review Committee (IPARC). All amendments to the Comprehensive Plan shall be processed through the clearinghouse for distribution and comment.

**Staff Comment:** *This Objective addresses the IPARC. However, there was no specific policy to address IPARC, therefore, this new policy is proposed to provide the missing policy.*

**Objective 8.1.3.:** Continue a written procedure to request coordination with the comprehensive plans of adjacent municipalities, the county, and other units of local

**government such as the school board, who provide services but do not have regulatory authority over the use of land through IPARC, TCRPC and informal communications.**

**Policy 8.1.3.1.:** The City shall file a written request with each adjacent municipality and the county to receive and review copies of all proposed comprehensive plans or plan amendments that are adjacent to Palm Beach Gardens' boundaries.

**Policy 8.1.3.2.:** The City shall request the School Board of Palm Beach County, Northern Palm Beach Chamber of Commerce, Palm Beach County Planning Council, South Florida Water Management District, Treasure Coast Regional Planning Council, Seacoast Utility Authority, Northern Palm Beach County Improvement District, and Florida Power and Light Company to designate a specific liaison to provide expertise from their various disciplines into planning and development related activities.

**Policy 8.1.3.3.:** The City shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

**Policy 8.1.3.4.:** The City shall request joint planning between city staff and the School Board on proposed locations of future schools in relation to the projected population.

**Objective 8.1.4.: Continue an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the City Comprehensive Plan or by other governmental entities which affect the City through IPARC, TCRPC and informal communications.**

**Policy 8.1.4.1.:** The City shall cooperate with the Palm Beach Countywide Intergovernmental Coordination Process established in 1993 for the purpose of facilitating intergovernmental coordination.

**Policy 8.1.4.2.:** The City shall support the development and adoption of interlocal agreements with the affected municipalities to coordinate the management of the Intracoastal Waterway and the Loxahatchee Slough.

**Policy 8.1.4.3.:** The City Council shall continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional Policy Plan.

**Policy 8.1.4.4.:** The City shall support the development of interlocal agreements with affected parties and the Northern Palm Beach County Improvement District to coordinate the funding of infrastructure in the North County area.

**Policy 8.1.4.5.:** The City shall forward copies of the City's proposed Comprehensive Plan or plan amendment to each adjacent city, Palm Beach County, the School Board of Palm Beach County, Palm Beach Countywide Intergovernmental Coordination Process, South Florida Water Management District, Seacoast Utilities Authority, the Treasure Coast Regional Planning Council, and the Department of Community Affairs for their review and comments. The City shall take into consideration comments received from the above entities prior to the adoption of the Plan or plan amendment.

**Policy 8.1.4.6.:** The City shall continue requiring that all applicants for development approval procure written confirmation of potable water capacity from Seacoast prior to the issuance of a development order.

**Policy 8.1.4.7.:** The City shall update the 10-Year Water Supply Facilities Work Plan prepared by the City of Palm Beach Gardens, dated February 2015, and confirm the availability of water for existing, new development and redevelopment at the time required by the applicable statute; this should be consistent with the SFWMD's Lower East Coast Regional Water Supply Plan, and the 10-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

**Policy 8.1.4.98.:** The City shall ensure a meaningful process for collaborative planning and intergovernmental coordination on a continuing and ongoing basis on water supply issues with Seacoast Utility Authority. Coordination could include sharing of information regarding water supply needs, updating bulk sales projections, implementing alternative water supply projects, and establishing level of service standards.

**Staff Comment:** *This policy is amended to correct the number.*

**Objective 8.1.5.:** Encourage the provision of quality education through world class curriculum to ensure all children are prepared for real world experiences, hold necessary skills for jobs, and continue to pursue knowledge through IPARC, TCRPC and informal communications.

**Policy 8.1.5.1.:** The City shall undertake efforts to encourage and promote a quality educational experience tailored to individual students needs, through communications with the School Board and local school administrators, and urge that the following should be provided: diverse learning styles tailored to students' abilities; magnet schools and special programs; skilled, devoted teachers; involvement of volunteers and community resources. Similarly, programs, strategies and practices such as the following will be encouraged: reduction of school and individual classroom size; selection of administrators with strong leadership and managerial skills; proper allocation of

fiscal resources; teaching focus on basic job and employment skills; and promotion of parental involvement and awareness.

**Policy 8.1.5.2.:** The City shall promote and encourage through communications with the School Board, and coordination with neighboring governments through the Interlocal Plan Amendment Review Committee and Issues Forum, a form of school concurrency to ensure educational facilities are available when and where needed, and the division of the county school district into separate, smaller districts.

**Policy 8.1.5.3.:** To implement Objective 8.1.5 and Policies 8.1.5.1 and 8.1.5.2, the City shall assume an active role in reforming the education system. The City shall formulate consensus, through resident input, on the major educational issues for the City and meet regularly with the School Board to advise them of the City’s needs and recommend strategies or programs to address the identified needs. Further, the City will assert itself as an outspoken leader, and utilize the talents and influence of the community to urge changes to the educational system. At a minimum, the City shall continue to monitor its activities which have potential impact on the educational process and will coordinate accordingly with School Board staff.

**Policy 8.1.5.4.:** The City shall coordinate the location of new and expanded sites for Public Educational Facilities with the School Board in order to ensure compatibility and consistency with the City’s Comprehensive Plan, in accordance with 235.193, F.S., and to maintain and enhance joint planning processes and procedures for coordination and development of public school facilities concurrent with residential development and other services. Public educational facilities shall be sited as discussed in the Future Land Use Element.

**Objective 8.1.6.:** ~~Coordinate planning efforts with the Town of Jupiter, the City of Riviera Beach, the Town of Lake Park, the Town of Mangonia Park, and Palm Beach County (the “North Palm Beach County Partners”)~~members of the Bioscience Land Protection Advisory Board (BLPAB) in order to jointly identify land parcels in Northern Palm Beach County which will provide opportunities for the development of Bioscience Uses (as defined in the Future Land Use Element) and to discourage changes to the zoning and land use designations of those parcels that would eliminate Bioscience Uses.

**Policy 8.1.6.1.:** ~~Develop a~~Continue to support the unified vision in coordination with the ~~North Palm Beach County Partners~~Bioscience Land Protection Advisory Board (BLPAB) and maintain the Bioscience Research Protection Overlay (BRPO) in order to provide opportunities for Bioscience Uses as defined in the Future Land Use Element. The City’s BRPO, in combination with the ~~North Palm Beach County Partners~~ through the Bioscience Land Protection Advisory Board (BLPAB) shall be utilized to provide opportunity for a minimum 8,000,000 square feet Bioscience Use cluster in North Palm Beach County.

**Staff Comment:** *The above policy is completed and the objective and policy have been updated to refer to the current participation with the BLPAB.*

**Policy 8.1.6.2.:** The City shall provide the North Palm Beach County Partners through the Bioscience Land Protection Advisory Board (BLPAB) with all reports, data, and analyses utilized in assigning the BRPO to a particular site or upon which the City has relied in defining the area of the BRPO.

**Policy 8.1.6.3.:** To assure cooperation with the County and the North Palm Beach County Partners through the Bioscience Land Protection Advisory Board (BLPAB), the City shall enter into such Interlocal Agreements as are necessary to ensure the protection of Bioscience Uses within the BRPO.

**Staff Comment:** *The above policy is amended to the current terminology.*

**Objective 8.1.7.:** **Coordinate transportation planning efforts with the South Florida Regional Transit Authority (SFRTA), TCRPC, other governmental entities and local transit providers to ensure collaboration and dissemination of information regarding transit decisions and projects.**

**Policy 8.1.7.1.:** The City shall coordinate with Palm Tran to better serve the residents of Palm Beach Gardens.

**Policy 8.1.7.2.:** The City shall coordinate with Tri-Rail in their effort to serve Palm Beach Gardens with rail service.

## CAPITAL IMPROVEMENTS ELEMENT

### Goals, Objectives and Policies

**GOAL 9.1.: USE SOUND FISCAL POLICIES TO PROVIDE ADEQUATE PUBLIC FACILITIES TO ALL RESIDENTS WITHIN THE CITY. FISCAL POLICIES MUST PROTECT INVESTMENTS IN EXISTING FACILITIES, MAXIMIZE THE USE OF EXISTING FACILITIES, AND PROMOTE SUSTAINABLE, COMPACT DEVELOPMENT AND REDEVELOPMENT.**

**Objective 9.1.1.: To use the Capital Improvements Element of this Comprehensive Plan as a means to ensure the construction, replacement, and maintenance of Capital Facilities, which are necessary to achieve and maintain the adopted Levels of Service (LOS) in the Comprehensive Plan.**

**Policy 9.1.1.1.:** The City shall include in the Five-Year Schedule of Capital Improvements all capital facility projects (renewal and replacement) needed to achieve and maintain the adopted levels of service and which are over \$50,000 in estimated costs. The City shall review the Five-Year Schedule during the preparation of the annual budget.

**Policy 9.1.1.2.:** Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- 1) Whether the project is financially feasible and is needed to protect public health and safety, to fulfill the city's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities or to eliminate existing capacity deficits;
- 2) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development;
- 3) Whether the project represents a logical extension of facilities and services;
- 4) Whether the project is consistent with the projected growth patterns, the accommodation of new development and redevelopment facility needs, and the plans of governmental agencies that provide public facilities within the City's jurisdiction; and
- 5) Whether the project is consistent with the Urban Growth Boundary philosophy of urban vs. rural characteristics and service provision.

**Policy 9.1.1.3:** The Five-Year Schedule of Capital Improvements may include developer-funded projects for which the City has no fiscal responsibility, necessary to ensure that adopted level of service standards are achieved and maintained. For capital improvements that will be

privately funded by the developer, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement, interlocal agreement, or other enforceable agreement.

**Policy 9.1.1.4.:** A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply will be available.

**Policy 9.1.1.5.:** The City shall coordinate on a continuing and ongoing basis with Seacoast Utility Authority on Capital Improvement Planning related to water supply to ensure water supply availability.

**Objective 9.1.2.:** Future development shall bear a proportionate cost of facility improvements necessitated by the development or redevelopment in order to maintain adopted LOS standards.

**Policy 9.1.2.1.:**

- 1) The City shall continue to collect a countywide transportation impact fee to assess new development a pro rata share of the costs required to finance transportation improvements necessitated by such development.
- 2) The City shall continue to collect city road impact fees for roads of City responsibility.
- 3) The roadways within the City Center Linkages Plan shall be constructed and financed by individual landowners whose developments will have a direct benefit by having access onto these roadways. The timing and construction of the Linkages Plan roadways coincide with the development of individual sites. The development approval for the affected parcels will be conditioned on the construction of the roadways coinciding with the development of these parcels.

**Policy 9.1.2.2.:** The City shall continue its program of mandatory dedications or fees in lieu of dedication as a condition of development approval to ensure the timely provision of recreation and open space.

**Policy 9.1.2.3.:** The City shall periodically review the adequacy of impact fees levied to fund the following capital facilities needed to support new growth:

- 1) Park and recreation sites and facilities;
- 2) City Roads;
- 3) Law enforcement; and
- 4) Emergency services.

~~**Policy 9.1.2.4.:** The City shall consider adopting a Public Facility Impact Fee to allow for the construction of new City buildings by December 31, 2012.~~

**Staff Comment:** *This policy is completed. The consideration of a Public Facility Impact fee has been completed and an Impact Fee Update (Ordinance 1, 2016) has been adopted.*

**Objective 9.1.3.:** To manage the City’s fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

**Policy 9.1.3.1.:** The City's Capital Improvements Program shall include funding for those capital facilities and programs which do not exceed the city's fiscal capacity.

**Policy 9.1.3.2.:** The City will adopt a Capital Improvements Program covering at least five (5) fiscal years and annual capital budget as a part of the City's budgeting process.

**Policy 9.1.3.3.:** The City will make efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

**Policy 9.1.3.4.:** The City budget process shall include the planning, development, and review of projects which provide for the replacement and renewal of capital facilities.

**Policy 9.1.3.5.:** Through Capital Improvement Programming, the City shall use its fiscal policies to direct expenditures for capital improvements which are consistent with the goals, objectives, and policies of other elements of the City's Comprehensive Plan.

**Objective 9.1.4.:** Maintain a minimum level of service for traffic circulation, potable water and sanitary sewer, solid waste, drainage, recreation and open space, and public safety as defined in the applicable elements and in this Element. Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Land Development Regulations, and the availability of necessary public facilities concurrent with the impact of developments. The School District of Palm Beach County shall maintain minimum Level of Service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County’s ability to maintain the minimum Level of Service standards.

**Policy 9.1.4.1.(a):** The City of Palm Beach Gardens has established in this Plan a minimum Level of Service for traffic circulation, potable water and sanitary sewer, solid waste, drainage, recreation and open space, and public safety. The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement. To ensure that the minimum levels of service for these public facilities and

services are maintained as new development occurs, the City of Palm Beach Gardens follows a concurrency management system. The concurrency management system requires all new development and redevelopment applications, subject to concurrency certification, to submit an application which indicates impacts on the Level of Service for the concurrency item. The application identifies the impacts that the proposed development would have on the City's ability, or in the instance of public school facilities, the School District of Palm Beach County's ability, to maintain the adopted minimum Levels of Service. The concurrency management system shall be consistent with Section 163.3202 ~~(4)~~(2)(g), F.S.

**Staff Comment:** *This policy has been revised to update the current F.S. reference.*

**Policy 9.1.4.1.(b):** The City shall require, through the concurrency management system, that the burden of showing compliance with the Levels of Service requirements be upon the applicant for a development permit. Where capacity cannot be shown, the following methods may be used to maintain the adopted Levels of Service:

1. The developer may provide the necessary improvements to maintain the Levels of Service.
2. The proposed project may be altered such that the projected Levels of Service complies with the adopted level of service standard.
3. The proposed project may be phased such that the projected Levels of Service at the conclusion of each phase complies with the adopted Levels of Service.
4. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the City of Palm Beach Gardens or in the case of public school facilities, the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued.
5. The necessary facilities and services are included in the City of Palm Beach Gardens' Five-Year Schedule of Capital Improvements; or, in the case of public school facilities, construction appropriations are specified within the first three (3) years of the most recently approved School District of Palm Beach County Six-Year Capital Improvement Schedule, as reflected in Table 9B of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A, of the Public Schools Facility Element, Concurrency Service Area Table.
6. In accordance with Policy 11.1.1.8, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the Levels of Service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the Concurrency Service Area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

**Policy 9.1.4.2.(a):** The City hereby adopts the following Level of Service (LOS) standards and will use them in reviewing the impacts of new development upon facility provision. For public school facilities, the applicant for a Development Order or Development Permit which includes

any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities Levels of Service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 11.1.1.8. A Traffic Circulation concurrency determination shall not be required for existing single family legal lots of record. The Dual Level of Service standards shall be applied in the respective urban and rural areas, consistent with the Urban Growth Boundary philosophy established in the Future Land Use Element:

### LEVEL OF SERVICE STANDARDS

TRAFFIC CIRCULATION	URBAN AREA	RURAL AREA
<b>Facility Type</b>	<b>LOS for Peak Period in Peak Season</b>	
Neighborhood Collector	D	D
City Collector	D	D
County Minor Arterial	D	D
State Minor Arterial	E	E
State Principal Arterial	D	D
FHSSIS Roads	D	-
Beeline Highway	D	C
Excepted Links per Table 2A		

<b>SEWAGE SERVICE</b>	SANITARY SEWER 107 gallons per day per capita	SEPTIC TANKS Per DEP and Public Health Department Regulations
<b>SOLID WASTE</b> Generation per capita Collection	7.13 lbs per day Twice per week	7.13 lbs per day Once per week
<b>DRAINAGE</b>	3 day, 25 year event	3 day, 25 year event
<b>WATER SERVICE</b>	POTABLE WATER 191 gallons per day per capita	WATER WELLS Per DEP and Public Health Department Regulations
<b>RECREATION AND OPEN SPACE</b>	5 acres of improved neighborhood and community parks & other recreation and open space facilities per 1,000 residents	Park and recreation facilities will be located to serve the entire city population, and in most cases will be the urban area
<b>PUBLIC SAFETY FIRE/EMS</b>	<del>6 minute 30 second response time to all calls on a district basis</del> <u>Suburban Service Area*: 8 minutes 45 seconds</u>	<del>Require well-based sprinklers for all structures; fire service with tanker trucks; 8 minute average response time</del> <u>Rural Service Area**: 12 minutes 30 seconds</u>
<b>POLICE</b>	1,000 service calls per officer per year; community policing philosophy	Zone patrol based on crime control strategies
<b>PUBLIC SCHOOLS</b>	110% utilization rate or up to 120%, per Policies 11.1.1.1. and 11.1.1.4. of the PSF Element	

*\*Suburban Service Area is defined as an area with a population of 10,000 to 29,999 and/or any area with a population density of 1,000 to 2,000 people per square mile.*

*\*\*Rural Service Area is defined as an area with total population less than 10,000 people, or with a population density of less than 1,000 people per square mile.*

**Staff Comment:** On June 7, 2012 the City Council adopted Ordinance 14, 2012 amending the text of the Comprehensive Plan, which included an amendment to the Public Safety Element, Policy 10.1.2.1. This amended the Level of Service for Fire Rescue to nine (9) minutes thirty seconds or less. However, the above policy was inadvertently omitted from the Comprehensive Plan text amendment and did not change. With the EAR-based amendments, the Fire/EMS level of service has been updated again to: suburban service area – eight (8) minutes forty-five seconds or less response time, and rural service area – twelve (12) minutes thirty seconds or less response time. This is based upon new data for response times during the City’s 2016 re-accreditation review with Commission on Fire Accreditation International (CFAI). The response times have improved. The EAR-based amendments will change this policy and will also update the Public Safety Element Policy 10.1.2.1.

*In addition to improving the response times, the previous “urban” designation has been amended to a “suburban” designation through the requirements and criteria of the re-accreditation process. The above table is divided in two columns “Urban” and “Rural”, this is based upon the City’s Urban Growth Boundary as depicted on the Future Land Use Map. However, the City’s Fire Rescue Level of Service does not utilize the Urban Growth Boundary. For Fire Rescue purposes, the City is divided into seven (7) Fire Districts. Each district boundary is measured by population. Suburban is defined as an area with a population of 10,000 to 29,999 and/or any area with a population density of 1,000 to 2,000 people per square mile. Rural is defined as an area with total population less than 10,000 people, or with a population density of less than 1,000 people per square mile. These descriptions are being added at footnotes to the above table in the policy. The Public Safety Element Support Document provides a copy of*

**Policy 9.1.4.2.(b):** Public safety Levels of Service standards are not a formal component of the concurrency management system required by Florida Statutes or Rule 9J-5.0055, FAC. The City, however, will monitor public safety Levels of Service standards during the development review process. Any project that necessitates expansion of public safety services beyond those provided in any given fiscal year, shall be required to participate in the cost of expanding police and Fire/EMS services to serve the subject property, or shall be phased consistent with City plans to expand such services. Public safety facilities and/or capital equipment that will provide the proposed development sufficient services based on the LOS for police and Fire/EMS facilities may be required pursuant to a Developer’s Agreement. Public safety facilities and/or capital equipment dedicated to the City pursuant to a Developer’s Agreement shall be credited against impact fees.

**Policy 9.1.4.2.(c):** With a super-majority vote of the City Council, alternative service mechanisms or provision of services at urban levels may be approved in the rural service area.

**Policy 9.1.4.3.:** The City shall, consistent with Section 163.3202 (1), F.S., maintain regulations that will allow phasing of a development and issuing of a development order for projects that are phased to ensure that the necessary public facilities and services are available prior to the completion of the proposed development.

**Policy 9.1.4.4.:** Certificates of Occupancy will be issued only after all required public facilities needed to meet the adopted Levels of Service standards are in place.

**Policy 9.1.4.5.:** If a previously-scheduled capital improvement which was the basis for approval of a development order is rescheduled to a later fiscal year, the affected development may proceed only if adequate surety has been posted with the City to ensure that the public facilities are constructed.

**Policy 9.1.4.6.:** The City shall limit its total debt service expenditures to no more than 20 percent of total revenue and limit total outstanding indebtedness to no more than 10 percent of its property tax base.

**Policy 9.1.4.7.:** The City shall evaluate proposed Comprehensive Plan amendments, annexation petitions and development applications according to the following guidelines:

- 1) Will the proposed amendment, annexation or development order contribute to a condition of public hazard as may be described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge (Infrastructure) Element, and Coastal Management Element of this Comprehensive Plan?
- 2) Will the proposed amendment, annexation or development order exacerbate any existing or projected condition of public facility capacity deficits, as may be described in the support documents of the Transportation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge (Infrastructure) Element; Public Safety Element; and Recreation and Open Space Element of this Comprehensive Plan?
- 3) Will the proposed amendment, annexation or development order generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements?
- 4) Does the proposed amendment, annexation or development order conform to future land uses as shown on the Future Land Use Map of the Future Land Use Element of this Comprehensive Plan?

## **CAPITAL IMPROVEMENTS IMPLEMENTATION**

The Schedule of Capital Improvements in Table 9A is hereby adopted as the City's Five-Year Capital Improvement Plan.

Other Programs: Other principal programs that will implement this Element are:

- 1) Continued annual capital programming and budgeting, including use of the project selection criteria contained in policy 9.1.1.2.
- 2) Continued annual review and revision of this Element.
- 3) Enactment and enforcement of land development regulations provisions to assure conformance to the concurrency requirements relative to development orders, Levels of Service, and public facility timing as outlined below.

The City will annually prepare an updated Five-Year Schedule of Capital Improvements. As part of the annual process, it shall include a review and analysis of the City's financial condition and an updated projection of revenues which takes into account any changes in potential revenue sources that had been anticipated to fund scheduled improvements. In addition, it will incorporate any new capital improvement needs that have arisen since the last update. The analysis shall also include a discussion of any change in improvement prioritization.

The required Evaluation and Appraisal ~~Report~~Review (EAR) shall address the implementation of the goals, objectives and policies of the Capital Improvement Element.

Table 9A  
CITY OF PALM BEACH GARDENS  
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS  
CAPITAL IMPROVEMENTS ELEMENT  
(This replaces the previous Table 9A)

(Page intentionally left blank.)

ELEMENT	FUNDING SOURCE					Explanation
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	
<b>TRANSPORTATION</b>						
Shady Lakes/117th Connector Road	\$2,500,000					Design and construction of new road and improvements
Pedestrian Access Bridges			\$ 750,000			Construct pedestrian access during the replacement of existing bridges
Jonson Dairy Road Expansion - Phase II			\$ 600,000			Phase II to expand existing capabilities of existing roadway
Signal Improvement - Golf Course	\$ 100,000	\$ 450,000				Installation of a traffic signal at intersection.
<b>Total</b>	<b>\$ 2,600,000</b>	<b>\$ 450,000</b>	<b>\$ 1,350,000</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>POLICE</b>						
New Console Work Station	\$55,000		\$55,000	\$55,000	\$55,000	Console workstation for Communications Center
Phone Switch Replacement		\$200,000				Replace aging telephone infrastructure
Police Vehicles	\$25,000	\$90,000	\$90,000	\$90,000	\$90,000	Vehicles for eligible police officers
IP Based Video Camera	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	Increase Police Department's ability for video monitoring and surveillance
Portable Traffic-Control Lights				\$50,000		Portable traffic control lights
Driving Simulator	\$110,000					Driving/Use of force simulator
Tactical Training Facility-Prior Year Carry Forward	\$3,005,000					Construction of Police Tactical Training Facility
<b>Total</b>	<b>\$3,240,000</b>	<b>\$335,000</b>	<b>\$190,000</b>	<b>\$240,000</b>	<b>\$190,000</b>	
<b>FIRE RESCUE</b>						
Hurst Set Electronic battery replacement		\$31,000		\$31,000	\$31,000	Battery replacement
Station 3 Training Facility Drafting Pit	\$50,000					Construct drafting pit for testing of fire apparatus
EVOG & Defensive Driving Pad	\$90,000					Emergency Vehicle Operators Course and defensive driving pad
<b>Total</b>	<b>\$40,000</b>	<b>\$31,000</b>	<b>\$0</b>	<b>\$31,000</b>	<b>\$31,000</b>	

ELEMENT

FUNDING SOURCE

Explanation

2015/2016

2016/2017

2017/2018

2018/2019

2019/2020

DRAINAGE

Stormwater Replacement and Refurbishment Program	\$1,500,000						General Fund	Address aging infrastructure
Allamanda Operable Gate		\$165,000					General Fund	Install operable gate to manage water control elevations
<b>Total</b>	<b>\$1,500,000</b>	<b>\$165,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		

PARKS & RECREATION

Burns Road Community Center Modernization					\$100,000		General Fund	Update pool and Community center facilities
BRCC Playground Replacement					\$500,000		General Fund	Replace multi-age group playground equipment
RYEC South Side Playground Improvements			\$70,000				General Fund	New playground
BRCC Auditorium Stage Lighting and Sound Equipment			\$50,000				General Fund	Upgraded sound and lighting equipment
Replacement Spray Playground		\$150,000					General Fund	Replacement of spray playground
Aquatics Complex Improvements					\$200,000		General Fund	Upgrade of aquatic facility
Power/Water Towers					\$170,000		General Fund	Installation of water and electric outlet towers to enhance programming capabilities
PGA National Park Softball Improvements		\$100,000					General Fund	Field enhancement with new amenities
BRCC Fitness Trail			\$200,000				General Fund	New fitness station equipment
Plant Drive Parking Lot Expansion and Repurposing of Roller Hockey Rinks	\$100,000						General Fund	Repurpose into multi purpose courts
Gardens Park Sports Lighting Replacement					\$1,300,000		General Fund	Replaces aging sports lighting system
Gardens Park Baseball Pavilions						\$250,000	General Fund	New and upgraded pavilion facilities
City Park - Carry Forward	\$1,200,000						General Fund	Additional multi purpose fields, court sports, lighting and additional amenities
City Park Expansion	\$600,000						Impact Fund	Additional multi purpose fields, court sports, lighting and additional amenities
City Park Playground Replacement						\$125,000	General Fund	Installation of a new playground, safety surfacing and shade structure
Golf Course Sewer Connection		\$175,000					General Fund	Installation of sewer line
Golf Course Maintenance Building Replacement	\$350,000						General Fund	Replace maintenance building
Golf Cart Barn Replacement		\$305,000					General Fund	Replaces cart barn
Golf Course Cart Path Replacement	\$50,000	\$50,000					General Fund	Replace filling asphalt as needed
Golf Course Expansion - Carry Forward	\$3,588,544						Impact Fund	Construction of new club house and golf facilities
Golf Course Expansion	\$2,300,000						Impact Fund	Construction of new club house and golf facilities
Plant Drive/Jillie Park Improvements	\$200,000						Impact Fund	Construction of restrooms, concession stand, parking and other amenities
Shade Structure Driving Range		\$200,000					Special Revenue Fund	Purchase of new shade structure at driving range
Greens Collar Renovations		\$30,000					Special Revenue Fund	To maintain the integrity of the strain of Titeagle turf grass
Tennis Center Complex/Wellness Center			\$300,000				Impact Fund	Construction of new tennis complex and club house
<b>Total</b>	<b>\$6,366,544</b>	<b>\$1,010,000</b>	<b>\$800,000</b>	<b>\$2,340,000</b>	<b>\$3,820,000</b>	<b>\$1,825,000</b>		

Grand Total All Elements

\$16,136,544

\$1,991,000

\$2,340,000

\$4,091,000

\$2,146,000

Table 9B  
CITY OF PALM BEACH GARDENS  
SUMMARY OF CAPITAL IMPROVEMENTS PROGRAM  
FOR PALM BEACH COUNTY SCHOOL BOARD  
ADOPTED ON September 9, 2015  
(This replaces the previous Table 9B)

(Page intentionally left blank.)

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Summary of Appropriations

Category	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Construction Projects</b>								
Addition and Remodeling Projects	\$ 1,376,963	\$ -	\$ 1,376,963	\$ -	\$ -	\$ -	\$ -	\$ 1,376,963
Modernization and Replacement Projects	8,756,013	-	8,756,013	-	-	-	-	8,756,013
Subtotal Construction Projects	10,132,976	-	10,132,976	-	-	-	-	10,132,976
<b>Other Items</b>								
Debt Service	-	155,874,408	155,874,408	154,320,065	153,320,065	153,370,065	150,584,520	767,469,123
Site Acquisition	942,855	-	942,855	-	-	-	-	942,855
Capital Contingency	18,793,605	2,054,894	20,848,499	-	-	-	-	20,848,499
Reserve for FY 17	-	1,143,608	1,143,608	-	-	-	-	1,143,608
Restricted Reserve	14,250,010	-	14,250,010	-	-	-	-	14,250,010
Subtotal Other Items	33,986,470	159,072,910	193,059,380	154,320,065	153,320,065	153,370,065	150,584,520	804,654,095
<b>Non-Construction</b>								
Equipment	1,963,470	1,265,000	3,228,470	1,265,000	1,265,000	1,265,000	1,265,000	8,288,470
Facilities	11,096,112	19,016,094	30,112,206	4,100,000	14,553,369	14,411,615	19,922,517	83,099,707
Security	5,155,080	4,911,986	10,067,066	2,766,351	4,000,000	3,075,000	3,075,000	22,983,417
Education Technology	662,116	-	662,116	-	1,000,000	353,552	1,000,000	3,015,668
Technology	448,107	3,903,640	4,351,747	2,500,000	6,226,971	4,790,000	10,663,396	28,532,113
Transportation	742,650	16,326,596	17,069,246	1,386,721	6,000,000	6,000,000	7,750,000	36,205,967
Subtotal Non-Construction Projects	20,067,535	45,423,316	65,490,851	12,018,072	33,045,340	28,895,167	43,675,913	184,125,343
<b>Transfers to General Fund</b>								
Charter School Capital Outlay	-	5,470,110	5,470,110	5,470,110	5,470,110	5,470,110	5,470,110	27,350,550
Property and Flood Insurance	-	8,270,000	8,270,000	8,270,000	8,270,000	8,270,000	8,270,000	41,350,000
Equipment Maintenance	-	4,615,000	4,615,000	4,485,000	4,485,000	4,485,000	4,485,000	22,555,000
Facilities Maintenance	436,060	39,919,514	40,355,574	46,548,607	48,201,456	49,939,009	51,712,307	236,756,653
Security Maintenance	-	2,125,388	2,125,388	2,113,890	2,113,890	2,113,890	2,113,890	10,580,948
Education Technology Maintenance	-	2,975,847	2,975,847	2,996,098	3,022,098	3,023,098	3,023,098	15,040,239
Technology Maintenance	-	21,230,296	21,230,296	22,578,463	24,892,756	26,937,393	28,284,263	123,923,171
Transportation Maintenance	-	7,890,109	7,890,109	8,347,676	8,347,676	8,347,676	8,347,676	41,280,813
Subtotal Transfers to General Fund	436,060	92,486,264	92,932,324	100,809,844	104,802,886	108,586,176	111,706,344	518,837,374
<b>Total Capital Budget</b>	\$ 64,623,041	\$ 286,992,490	\$ 361,615,531	\$ 287,147,981	\$ 291,168,091	\$ 291,851,408	\$ 305,966,777	\$ 1,517,749,788
<b>Total Capital Revenues</b>			\$ 361,615,531	\$ 267,147,981	\$ 291,168,091	\$ 291,851,408	\$ 305,966,777	\$ 1,517,749,788
<b>Variance</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Construction Projects</b>									
<b>Addition and Remodeling Projects</b>									
Panokee HS Remodeling	17718427	\$ 76,500	\$ -	\$ 76,500	\$ -	\$ -	\$ -	\$ -	\$ 76,500
Riviera Beach Prep Academy	33558421	428,380	-	428,380	-	-	-	-	428,380
Transportation - South Remodeling	93238387	861,635	-	861,635	-	-	-	-	861,635
Transportation - West Central Remodeling	93318388	10,447	-	10,447	-	-	-	-	10,447
<b>Total Addition and Remodeling</b>		<b>1,376,963</b>	<b>-</b>	<b>1,376,963</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,376,963</b>
<b>Modernization and Replacement Projects</b>									
Galaxy Elem Modernization	08217510	170,777	-	170,777	-	-	-	-	170,777
Gladview Elem Modernization	12518438	2,642,261	-	2,642,261	-	-	-	-	2,642,261
Gove Elem Modernization	12418437	264,056	-	264,056	-	-	-	-	264,056
Rosenwald Elem Modernization	13218439	2,366,971	-	2,366,971	-	-	-	-	2,366,971
The Conservatory School at NPB	01317503	3,311,947	-	3,311,947	-	-	-	-	3,311,947
<b>Total Modernizations and Replacements</b>		<b>8,756,013</b>	<b>-</b>	<b>8,756,013</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,756,013</b>
<b>Total Construction Projects</b>		<b>\$ 10,132,976</b>	<b>\$ -</b>	<b>\$ 10,132,976</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,132,976</b>
<b>Other Items</b>									
<b>Debt Service</b>									
Lease Payments for Certificates of Participation	7490	\$ -	\$ 147,000,000	\$ 147,000,000	\$ 147,000,000	\$ 146,000,000	\$ 146,000,000	\$ 146,000,000	\$ 732,000,000
Lease Payments for Bus Lease 2014	8076	-	2,880,000	2,880,000	2,880,000	2,880,000	2,880,000	2,880,000	11,520,000
Lease Payments for Bus Lease 2015	8083	-	4,451,643	4,451,643	2,950,000	2,950,000	3,000,000	3,100,000	16,451,643
Lease Payments for Equipment Lease 2015	8084	-	1,542,765	1,542,765	1,490,065	1,490,065	1,490,065	1,484,520	7,497,480
<b>Total Required Debt Service</b>		<b>-</b>	<b>155,874,408</b>	<b>155,874,408</b>	<b>154,320,065</b>	<b>153,320,065</b>	<b>153,370,065</b>	<b>150,584,520</b>	<b>767,469,123</b>
<b>Site Acquisition</b>									
Site Acquisition - Assigned	7494	193,559	-	193,559	-	-	-	-	193,559
Site Acquisition	7494	749,296	-	749,296	-	-	-	-	749,296
<b>Total Site Acquisition</b>		<b>942,855</b>	<b>-</b>	<b>942,855</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>942,855</b>
<b>Contingency</b>									
Capital Contingency	7467	18,793,605	2,054,894	20,848,499	-	-	-	-	20,848,499
Reserve for FY 17	7467	-	1,143,608	1,143,608	-	-	-	-	1,143,608
Restricted Reserve	7467	14,250,010	-	14,250,010	-	-	-	-	14,250,010
<b>Total Contingency</b>		<b>33,043,615</b>	<b>3,198,502</b>	<b>36,242,117</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>36,242,117</b>
<b>Total Other Items</b>		<b>\$ 33,986,470</b>	<b>\$ 159,072,910</b>	<b>\$ 193,059,380</b>	<b>\$ 154,320,065</b>	<b>\$ 153,320,065</b>	<b>\$ 153,370,065</b>	<b>\$ 150,584,520</b>	<b>\$ 804,654,095</b>

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Non-Construction Projects and Transfers</b>									
<b>Required Non-Construction Payments</b>									
Charter School Capital Outlay	8426	\$ -	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 27,350,550
Property and Flood Insurance	9579	-	8,270,000	8,270,000	8,270,000	8,270,000	8,270,000	8,270,000	41,350,000
Total Required Non-Construction Payments		-	13,740,110	13,740,110	13,740,110	13,740,110	13,740,110	13,740,110	68,700,550
<b>Equipment</b>									
<b>Capital Projects:</b>									
AV Equipment Replacement Fund	8430	83,197	200,000	283,197	200,000	200,000	200,000	200,000	1,083,197
Choice Furnishings	8328	221,193	125,000	346,193	125,000	125,000	125,000	125,000	755,000
County-Wide Custodial Equipment	7542	6,613	250,000	256,613	250,000	250,000	250,000	250,000	1,256,613
County-Wide Equipment (FF&E)	7441	1,590,014	550,000	2,140,014	550,000	550,000	550,000	550,000	4,340,014
Musical Instruments	7468	82,454	140,000	222,454	140,000	140,000	140,000	140,000	762,454
Subtotal Equipment Capital Projects		1,963,470	1,265,000	3,228,470	1,265,000	1,265,000	1,265,000	1,265,000	8,288,470
<b>Transfers to General Fund:</b>									
Transfer for Copier Maintenance	7464(8446)	-	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	21,250,000
Transfer for Equipment Maintenance	7464(8442)	-	255,000	255,000	125,000	125,000	125,000	125,000	755,000
Transfer for Library Software Support	7464(8430)	-	110,000	110,000	110,000	110,000	110,000	110,000	550,000
Subtotal Equipment Transfers		-	4,615,000	4,615,000	4,485,000	4,485,000	4,485,000	4,485,000	22,555,000
Total Equipment		1,963,470	5,880,000	7,843,470	5,750,000	5,750,000	5,750,000	5,750,000	30,843,470
<b>Facilities</b>									
<b>Capital Projects:</b>									
ADA Compliance	7493	1,087,880	900,000	1,987,880	900,000	900,000	900,000	900,000	5,567,880
Building Envelope Maintenance Program	7591	2,394,313	3,080,090	5,474,403	-	-	-	-	5,474,403
Environmental Service	8283	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Facility Assessment	8176	-	2,000,000	2,000,000	-	-	-	-	2,000,000
Facility Renewal Projects		-	-	-	-	-	-	-	-
Fire & Life Safety Systems	8179	978,269	1,400,000	2,378,269	-	5,331,769	5,905,935	780,517	12,018,221
Fire Alarms		-	-	-	-	1,993,600	580,000	1,500,000	8,073,549
Generator Replacement		-	-	-	-	560,000	580,000	600,000	1,740,000
HVAC - Countywide	8728	1,219,723	7,152,000	8,371,723	-	448,000	464,000	430,000	1,342,000
Hurricane Issac Recovery	9884	(7,328)	-	(7,328)	-	-	-	-	(7,328)
Interlocal Agreements	8191	140,500	-	140,500	-	-	-	-	140,500
Lighting Conversion Projects		-	-	-	-	1,120,000	1,160,000	1,200,000	3,480,000
Maintenance Projects	8261	-	-	-	-	-	-	-	1,800,000
Minor Projects	7491	795,826	2,250,000	3,045,826	1,200,000	1,200,000	1,200,000	8,912,000	15,557,826
Minor Projects - New Restroom at John J Leonard	7491	-	200,000	200,000	-	-	-	-	200,000

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Non-Construction Projects and Transfers</b>									
<b>Facilities (continued)</b>									
Portable Leasing	8280	\$ 36,839	\$ -	\$ 36,839	\$ -	\$ -	\$ -	\$ -	\$ 36,839
Relocables/Modulars	7440	2,947,352	-	2,947,352	-	-	-	-	2,947,352
Roof Replacement	8911	171,566	-	171,566	-	1,000,000	-	1,800,000	2,971,566
Walkway Canopies	8365	965,865	-	965,865	-	-	-	-	965,865
School Center Funds	8189,3434	365,308	34,004	399,311	-	-	-	-	399,311
Subtotal Facilities Capital Projects	8711,9594	11,096,112	19,016,094	30,112,206	4,100,000	14,553,369	14,411,615	19,922,517	83,099,707
<b>Transfers to General Fund:</b>									
Transfer for Building Envelope Maintenance	7464(7591)	-	1,219,520	1,219,520	4,500,000	4,500,000	4,500,000	4,500,000	19,219,520
Transfer for Capital Project Support	7464(8450)	-	186,672	186,672	228,816	233,392	233,392	233,392	1,115,664
Transfer for Environmental Control	7464(8283)	-	865,842	865,842	911,504	947,965	985,883	985,883	4,697,077
Transfer for Fire/Life/Safety	7464(8179)	-	850,280	850,280	1,143,251	1,188,981	1,236,540	1,286,002	5,705,054
Transfer for Hurricane Prep	7464(8885)	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Transfer for HVAC Maintenance	7464(8728)	436,060	2,000,000	2,436,060	2,227,904	2,321,822	2,419,498	2,526,626	11,931,910
Transfer for ITV Towers	7464(8235)	-	96,000	96,000	96,000	96,000	96,000	96,000	480,000
Transfer for Maintenance of Facilities	7464(8444)	-	32,151,920	32,151,920	34,791,881	36,159,775	37,606,166	39,110,413	179,820,155
Transfer for Preventative Maintenance	7464(8361)	436,060	2,499,280	2,935,340	2,599,251	2,703,221	2,811,530	2,923,991	13,537,273
Subtotal Facilities Transfers		436,060	39,919,514	40,355,574	46,548,607	48,201,156	49,939,009	51,712,307	236,756,563
Total Facilities		11,532,172	58,935,608	70,467,780	50,648,607	62,754,525	64,350,624	71,634,824	319,856,360
<b>Security</b>									
<b>Capital Projects:</b>									
Card Access	8488	-	150,000	150,000	150,000	150,000	150,000	150,000	750,000
Intrusion Alarms	8488	-	450,000	450,000	400,000	400,000	350,000	350,000	1,550,000
Open Sky	8488	-	450,000	450,000	-	350,000	100,000	100,000	1,000,000
School Center Security Projects	8188	5,155,080	3,111,986	8,267,066	2,500,000	2,500,000	2,000,000	2,000,000	17,267,066
Security and Data Communication Systems	8488	-	250,000	250,000	-	150,000	100,000	100,000	600,000
Video Surveillance	8488	-	500,000	500,000	116,351	450,000	375,000	375,000	1,816,351
Subtotal Security Capital Projects		5,155,080	4,911,986	10,067,066	2,768,351	4,000,000	3,075,000	3,075,000	22,983,417
<b>Transfers to General Fund:</b>									
Transfer for Security	7464(8314)	-	2,125,388	2,125,388	2,113,890	2,113,890	2,113,890	2,113,890	10,580,948
Subtotal Security Transfers		-	2,125,388	2,125,388	2,113,890	2,113,890	2,113,890	2,113,890	10,580,948
Total Security		\$ 5,155,080	\$ 7,037,374	\$ 12,192,454	\$ 4,880,241	\$ 6,113,890	\$ 5,188,890	\$ 5,188,890	\$ 33,564,365

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Non-Construction Projects and Transfers</b>									
<b>Educational Technology</b>									
<b>Capital Projects:</b>									
Classroom Technology	8493	\$ 533,445	\$ -	\$ 533,445	\$ -	\$ -	\$ -	\$ -	\$ 533,445
Digital Divide	8431	80,222	-	80,222	-	-	-	-	80,222
Technology Tools	8423	48,449	-	48,449	-	1,000,000	353,552	1,000,000	2,402,001
Subtotal Education Technology Projects		662,116	-	662,116	-	1,000,000	353,552	1,000,000	3,015,668
<b>Transfers to General Fund:</b>									
Transfer for Blackboard Engage (Edline/Gradequick)	7464(8441)	-	583,625	583,625	586,000	587,000	588,000	588,000	2,832,625
Transfer for Equipment Maintenance	7464(7422)	-	350,000	350,000	325,000	350,000	350,000	350,000	1,725,000
Transfers for Data Warehouse	7464(8371)	-	2,042,222	2,042,222	2,085,098	2,085,098	2,085,098	2,085,098	10,382,614
Subtotal Educational Technology Transfers		-	2,975,847	2,975,847	2,996,098	3,022,098	3,023,098	3,023,098	15,040,239
Total Educational Technology		662,116	2,975,847	3,637,963	2,996,098	4,022,098	3,376,650	4,023,098	18,055,907
<b>Technology</b>									
<b>Capital Projects:</b>									
Application Monitoring	8934	39,550	-	39,550	-	-	-	-	39,550
Bring Your Own Device		-	-	-	-	1,000,000	1,000,000	1,000,000	3,000,000
Classroom Technology	8422	208,211	-	208,211	-	-	-	-	2,000,000
Computer Refresh	8623	772	-	772	-	2,762,734	2,000,000	5,000,000	9,970,944
Disk Storage	8253	44	-	44	-	-	-	-	772
District Server Refresh	8349	128,633	-	128,633	-	781,511	290,000	663,396	1,734,951
Intrusion Prevention	8253	8,758	-	8,758	-	-	-	-	128,633
IT Service Management Upgrade	8253	394	-	394	-	-	-	-	8,758
School LAN Switch	8370	43,674.60	3,400,000.00	3,443,675	2,500,000	1,500,000	1,500,000	1,500,000	10,443,675
Student System Replacement	8235	14,745	-	14,745	-	-	-	-	14,745
TEEN Broadcast IP Infrastructure	8440	-	503,640	503,640	-	-	-	-	503,640
Universal Power Supply	8253	3,326	-	3,326	-	182,726	-	-	686,052
Wireless Infrastructure		\$ 448,107	\$ 3,903,640	\$ 4,351,747	\$ 2,500,000	\$ 6,226,971	\$ 4,790,000	\$ 10,663,396	\$ 28,532,113
Subtotal Technology Projects									

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Non-Construction Projects and Transfers</b>									
<b>Technology (continued)</b>									
<b>Transfers to General Fund:</b>									
Transfer for Application Systems	7454(8934)	\$ -	2,098,875	\$ 2,098,875	\$ 2,042,599	\$ 2,251,965	\$ 2,364,564	\$ 2,482,792	\$ 11,240,795
Transfer for Business Operating Systems	7454(8823)	-	1,751,429	1,751,429	1,852,842	2,042,758	2,144,896	2,252,141	10,044,066
Transfer for CAFM	7454(8353)	-	1,161,807	1,161,807	1,186,777	1,310,627	1,376,156	1,444,966	6,482,335
Transfer for ERP	7454(8369)	-	3,427,257	3,427,257	3,506,451	3,885,862	4,059,155	4,262,113	19,120,836
Transfer for IT Security	7454(8349)	-	834,237	834,237	1,160,100	1,279,010	1,342,961	1,410,109	6,028,417
Transfer for Portal Project	7454(8394)	-	51,558	51,558	56,330	62,104	65,209	68,469	303,670
Transfer for Project Management Initiative	7454(8427)	-	17,743	17,743	-	-	-	-	17,743
Transfer for School Center Admin Technology	7454(8253)	-	343,812	343,812	618,323	661,701	715,786	751,575	3,111,197
Transfer for Secondary Tech Maintenance	7454(8447)	-	3,022,614	3,022,614	3,097,655	3,415,165	3,585,923	3,765,219	16,886,576
Transfer for Technology Infrastructure	7454(8440)	-	7,869,264	7,869,264	8,080,386	8,908,626	10,154,057	10,661,760	45,674,093
Transfer for System Lifecycle Management		-	651,700	651,700	975,000	1,074,538	1,128,684	1,185,119	5,015,441
Endpoint Security		-	21,230,296	21,230,296	22,578,463	24,892,756	26,937,393	28,284,263	123,923,171
Subtotal Technology Transfers		\$ 448,107	\$ 25,133,936	\$ 25,582,043	\$ 25,078,463	\$ 31,119,727	\$ 31,727,393	\$ 38,947,659	\$ 152,455,284
Total Technology									

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Project Name	Project or Program Number	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
<b>Non-Construction Projects and Transfers</b>									
<b>Transportation</b>									
<b>Capital Projects:</b>									
Bus Routing System	8056	113,750	-	113,750	-	-	-	-	113,750
Vehicles - District-Wide	8056	579,492	1,500,000	2,079,492	-	1,000,000	1,000,000	2,250,000	6,329,492
Bus Washers	8056	-	144,000	144,000	-	-	-	-	144,000
Fuel Station Pump Replacement	8056	-	500,000	500,000	-	-	-	500,000	1,000,000
Bus Replacement	8056	49,170	14,182,596	14,231,766	1,386,721	5,000,000	5,000,000	5,000,000	30,618,487
GPS Hardware	8056	239	-	239	-	-	-	-	239
<b>Subtotal Transportation Projects</b>		<b>742,650</b>	<b>16,326,596</b>	<b>17,069,246</b>	<b>1,386,721</b>	<b>6,000,000</b>	<b>6,000,000</b>	<b>7,750,000</b>	<b>38,205,967</b>
<b>Transfers to General Fund:</b>									
Transfer for Transportation Maintenance	7464(8445)	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Transfer for Contracted Transportation	7464(8443)	-	6,390,109	6,390,109	6,847,676	6,847,676	6,847,676	6,847,676	33,780,813
<b>Subtotal Transportation Transfers</b>		<b>-</b>	<b>7,890,109</b>	<b>7,890,109</b>	<b>8,347,676</b>	<b>8,347,676</b>	<b>8,347,676</b>	<b>8,347,676</b>	<b>41,280,813</b>
<b>Total Transportation</b>		<b>742,650</b>	<b>24,216,705</b>	<b>24,959,355</b>	<b>9,734,397</b>	<b>14,347,676</b>	<b>14,347,676</b>	<b>16,097,676</b>	<b>79,486,780</b>
<b>Sub-total Non-Construction Projects</b>		<b>20,067,535</b>	<b>45,423,316</b>	<b>65,490,851</b>	<b>12,018,072</b>	<b>33,045,340</b>	<b>29,895,167</b>	<b>43,675,913</b>	<b>184,125,343</b>
<b>Sub-total Non-Construction Transfers</b>		<b>436,060</b>	<b>92,486,264</b>	<b>92,932,324</b>	<b>100,809,844</b>	<b>104,802,686</b>	<b>108,586,176</b>	<b>111,706,344</b>	<b>518,637,374</b>
<b>Total Non-Construction Projects and Transfers</b>		<b>20,503,595</b>	<b>137,919,580</b>	<b>158,423,175</b>	<b>112,827,916</b>	<b>137,848,026</b>	<b>138,481,343</b>	<b>155,382,257</b>	<b>702,962,717</b>
<b>Total Capital Budget</b>		<b>\$ 64,623,041</b>	<b>\$ 296,992,490</b>	<b>\$ 361,615,531</b>	<b>\$ 267,147,981</b>	<b>\$ 291,168,091</b>	<b>\$ 291,851,408</b>	<b>\$ 305,966,777</b>	<b>\$ 1,517,749,788</b>

FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015

Revenues	Projected Revenues					Total
	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
<b>State Sources</b>						
Charter School Capital Outlay	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 5,470,110	\$ 27,350,550
CO & DS	2,355,781	2,355,781	2,355,781	2,355,781	2,355,781	11,778,905
PECO Bonds - Maintenance	2,691,357	3,767,900	4,187,911	4,963,491	5,363,033	20,973,692
Subtotal State Sources	10,517,248	11,593,791	12,013,802	12,789,382	13,188,924	60,103,147
<b>Local Sources</b>						
Property Values	165,197,584,364	173,592,573,332	182,876,079,994	197,709,740,577	201,234,620,471	1,317,030,821
Local Capital Improvement (1.5 mil)	237,875,881	-	263,341,555	276,062,026	289,777,853	64,623,041
Fund Balance Carried Forward	64,623,041	-	-	-	-	10,319,649
Reserve for FY16	10,319,649	-	-	-	-	1,143,608
Reserve for FY17	-	1,143,608	-	-	-	-
Restituted Reserve and Project	-	-	-	-	-	-
Closeouts	12,136,329	1,437,276	12,812,734	-	-	26,386,399
Impact Fees	3,972,083	2,000,000	2,000,000	2,000,000	2,000,000	11,972,083
Interest Income	750,000	1,000,000	1,000,000	1,000,000	1,000,000	4,750,000
Transfers from General Fund	34,004	-	-	-	-	34,004
Subtotal Local Sources	329,710,987	255,554,190	279,154,289	279,062,026	292,777,853	1,436,259,345
<b>Other Revenue Sources</b>						
Bus Lease 2015	14,235,296	-	-	-	-	14,235,296
Equipment Lease 2015	7,152,000	-	-	-	-	7,152,000
Referendum	-	-	-	-	-	-
Subtotal Other Revenue Sources	21,387,296	-	-	-	-	21,387,296
<b>Total Revenues</b>	\$ 361,615,531	\$ 267,147,981	\$ 291,168,091	\$ 291,851,408	\$ 305,966,777	\$ 1,517,749,788

**FY 2016 - 2020 Five Year Capital Plan  
as of September 9, 2015**

**Summary of Reductions**

Category	Reductions to Balance FY 2016	Reductions to Balance FY 2017	Reductions to Balance FY 2018	Reductions to Balance FY 2019	Reductions to Balance FY 2020	Total Reductions
<b>Construction Projects</b>						
Addition and Remodeling Projects	\$ (3,972,800)	\$ (3,464,400)	\$ (3,712,000)	\$ -	\$ (13,923,360)	\$ (25,072,560)
Modernization and Replacement Projects	-	(1,000,000)	(12,584,000)	(14,000,000)	(37,094,424)	(64,678,424)
New Schools	-	-	-	-	-	-
<b>Subtotal Construction Projects</b>	<b>(3,972,800)</b>	<b>(4,464,400)</b>	<b>(16,296,000)</b>	<b>(14,000,000)</b>	<b>(51,017,784)</b>	<b>(89,750,984)</b>
<b>Other Items</b>						
Debt Service	-	-	-	-	-	-
Site Acquisition	-	(2,588,640)	(1,100,000)	-	-	(3,688,640)
Capital Contingency	(633,154)	-	-	-	-	(633,154)
Reserve for FY 17	1,143,608	-	-	-	-	1,143,608
Restricted Reserve	-	-	-	-	-	-
<b>Subtotal Other Items</b>	<b>510,454</b>	<b>(2,588,640)</b>	<b>(1,100,000)</b>	<b>-</b>	<b>-</b>	<b>(3,178,186)</b>
<b>Non-Construction</b>						
Equipment	(21,654,264)	(61,678,368)	(69,305,303)	(85,652,551)	(82,213,483)	(320,503,969)
Facilities	-	(1,883,649)	-	-	-	(1,883,649)
Security	(6,910,000)	(6,560,000)	(5,560,000)	(6,206,448)	(5,560,000)	(30,796,448)
Education Technology	(19,321,486)	(22,353,082)	(32,978,765)	(18,861,335)	(28,770,219)	(122,284,887)
Technology	(28,951,004)	(9,463,279)	(4,650,000)	(4,650,000)	(4,900,000)	(52,614,283)
Transportation	(76,836,754)	(101,938,378)	(112,494,068)	(115,370,334)	(121,443,702)	(528,083,236)
<b>Subtotal Non-Construction Projects</b>	<b>(137,667,508)</b>	<b>(202,833,574)</b>	<b>(224,987,736)</b>	<b>(224,380,638)</b>	<b>(243,127,404)</b>	<b>(832,997,160)</b>
<b>Transfers to General Fund</b>						
Charter School Capital Outlay	-	-	-	-	-	-
Property and Flood Insurance	-	-	-	-	-	-
Equipment Maintenance	-	-	-	-	-	-
Facilities Maintenance	(745,301)	(12,724)	-	-	-	(758,025)
Security Maintenance	-	-	-	-	-	-
Education Technology Maintenance	(200,170)	(25,000)	-	-	-	(225,170)
Technology Maintenance	(1,422,186)	(1,128,924)	-	-	-	(2,551,110)
Transportation Maintenance	(457,567)	(457,567)	-	-	-	(915,134)
<b>Subtotal Transfers to General Fund</b>	<b>(2,825,224)</b>	<b>(1,666,648)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(4,491,872)</b>
<b>Total Reductions</b>	<b>\$ (83,124,324)</b>	<b>\$ (110,158,066)</b>	<b>\$ (129,890,068)</b>	<b>\$ (129,370,334)</b>	<b>\$ (172,461,486)</b>	<b>\$ (625,004,278)</b>

## **MONITORING AND EVALUATION**

Chapter 163 of the Florida Statutes requires the Capital Improvement Element to be continuously monitored and evaluated. Therefore, this element will be reviewed on an annual basis to ensure that required fiscal resources will be available to provide the public facilities needed to support the adopted level of service standards.

The annual review will be the responsibility of the City Manager, the City Finance Director, the Local Planning Agency, with assistance by the Growth Management Department. This group's findings and recommendations will be presented to the Mayor and City Council at a public meeting. The City Council will then direct staff to take appropriate actions based upon the review committee's findings and recommendations.

The City, in conducting its annual review of the Capital Improvements Element, will consider the following factors and will amend the element accordingly:

1. Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the Element;
2. The Capital Improvement Element's consistency with other elements of the Comprehensive Plan and its support of the Future Land Use Map;
3. The priority assignment of existing public facility deficiencies;
4. The City's progress in meeting those needs determined to be existing deficiencies;
5. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
6. The City's effectiveness in maintaining the adopted LOS standards;
7. The City's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts that provide public facilities within the City's jurisdiction;
8. The effectiveness of impact fees for assessing new development a pro rata shares of the improvement costs which they generate;
9. The impacts of special districts and any regional facility and service provision upon the City's ability to maintain its adopted LOS standards;
10. Efforts made to secure grants of private funds, whenever available, to finance the provision of capital improvements;
11. The transfer of any unexpected account balance;

12. The criteria used to evaluate proposed plan amendments and requests for new development of redevelopment; and
13. Capital improvements needed for the latter part of the planning period, for inclusion in the Five-year Schedule of Improvements.

In an effort to make the annual Comprehensive Plan review efficient and effective, the Council will require it to be completed prior to the beginning of the annual budgeting process. All departments within the city will be directed to provide up-to-date information and to make staff available to assist in the review. Formal recommendations for Comprehensive Plan amendments will be made in conjunction with the submittal of the annual budget.

## PUBLIC SAFETY ELEMENT

### Goals, Objectives and Policies

**Goal 10.1.: CONTINUE TO PROVIDE ADEQUATE FACILITIES TO ENSURE THE PROVISION OF AN EFFECTIVE AND SUSTAINABLE PUBLIC SAFETY PROGRAM.**

**Objective 10.1.1.: The City shall continue to promote alternative funding methods to ensure that new development and redevelopment pay its proportionate share of the cost of providing public safety facilities, equipment and land necessitated by the development.**

**Policy 10.1.1.1.:** The City prefers the use of police and fire impact fees as the method to more equitably distribute the costs for public safety services.

**Objective 10.1.2.: The City shall continue providing public safety facilities in a timely manner so as to comply with the Level of Service standards set forth by this element and to maintain such compliance in subsequent years.**

**Policy 10.1.2.1.:** The City shall provide the following response times that have been established by Palm Beach Gardens' Fire Rescue according to a fractile standard established during its accreditation process:

- ~~1. The City shall provide an initial emergency fire and rescue response to all of the urban service area in nine (9) minutes thirty seconds or less. This response time includes all the process: 911 call, alarm at fire station, deploy, and travel time.~~
- ~~2. The rural service area shall have sixteen (16) minute or less response time.~~
  1. The suburban service area shall have eight (8) minutes forty-five seconds or less response time.
  2. The rural service area shall have twelve (12) minutes thirty seconds or less response time.

**Staff Comment:** *The Fire/EMS level of service has been recently updated based upon new data for response times during the City's 2016 re-accreditation review with the Commission on Fire Accreditation International (CFAI). The new response times have improved from the nine (9) minutes, thirty seconds to eight (8) minutes, 45 seconds or less for the suburban service area, and twelve (12) minutes, 30 seconds or less for the rural service area. The EAR-based amendment will change this policy and will also update the Capital Improvement Element, Policy 9.1.4.2.(a).*

*In addition to improving the response times, the previous "urban" designation has been amended to a "suburban" designation through the requirements and criteria of the accreditation process. The City's Capital Improvement Element, Policy 9.1.4.2.(a), contains a Level of Service table that is divided in two columns "Urban" and "Rural". These two designations are based upon the City's Urban Growth Boundary as depicted on the Future Land Use Map. However, the City's Fire Rescue Level of Service does not utilize the Urban Growth Boundary. For Fire Rescue purposes, the City is divided into seven (7) Fire Districts. Each district boundary is measured by population. Suburban is defined as an area with a population of 10,000 to 29,999 and/or any area with a population density of 1,000 to 2,000 people per square mile. Rural is defined as an area with total population less than 10,000 people, or with a population density of less than 1,000 people per square mile. This data is further provided in the Public Safety Element Support Document.*

**Policy 10.1.2.2.:** The City shall maintain an acceptable police service standard index not to exceed 1,000 calls per patrol officer per year to serve the urban area. A Community Oriented Policing philosophy shall be utilized in the urban area. The City shall support a balance between response to incidents and proactive patrols.

**Policy 10.1.2.3.:** ~~By December 31, 2011,~~ ~~†~~The City shall continue to assess the impact of the western development area, redevelopment in the eastern area, and future annexation enclaves in terms of strategies, response time, and facilities for the Fire and Police Department.

**Staff Comment:** *This policy is being amended from a date-certain to a continuation policy.*

**Policy 10.1.2.4:** The Police and Fire Departments shall report the status of Levels of Service standards to the City Manager on a quarterly basis.

**Policy 10.1.2.5.:** ~~Per Rule 9J-5.0055(1)(a), FAC Chapter 163.3180, Florida Statutes,~~ it is not necessary that the Levels of Service standards established in Policies 10.1.2.1 through 10.1.2.3 be met for determination of concurrency, but the City shall maintain and ensure that ~~FLUE~~Future Land Use amendments, new developments, and redevelopment meet established LOS standards or mitigate the identified impacts [See Policy 9.1.4.2.(b)]

**Staff Comment:** *The current reference to the Florida Statutes has been provided and other amendments shown here are for clarity.*

## PUBLIC SCHOOL FACILITIES ELEMENT

**Staff Comment for entire Element:** Amendments to this element and tables are for: Consistency with the current Palm Beach County Public School Facilities Element, which includes a replacement of Table 11A and an amendment to Table 11B, and an update to the public school related Map Series; updates to current F.S. references; an update to refer to the latest Interlocal Agreement with the School Board, and minor clarification items. Tables are shown to be struck in their entirety and replaced with new tables. In addition, the current interlocal agreement noted in Policy 11.1.5.11 has been referenced.

### GOALS, OBJECTIVES AND POLICIES

**GOAL 11.1.: ASSIST IN PROVIDING FOR FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS. 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 11.1.1.: Ensure that the capacity of schools is sufficient to support student growth at the adopted Level of Service (LOS) standard for each year of the five-year planning period and through the long term planning period.**

**Policy 11.1.1.1.:** The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count of the second semester reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed two (2) years. The former is intended to prevent the movement of students more than one.

**Policy 11.1.1.2.:** If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified

school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

**Policy 11.1.1.3.:** The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5-year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school’s Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

**Policy 11.1.1.4:** The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted Level of Service for all schools of each school type. In the interim, Table 11A establishes the tiered Level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table 11B).

**Table 11A  
Standards for Tiered Level of Service**

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	110			
	Middle	110			
	High	110			
2	Elementary	110			
	Middle	110			
	High	125	110		
3	Elementary	110			
	Middle	110			
	High	125	120	110	
4	Elementary	110			

	Middle	110		
	High	125	120	110
5	Elementary	110		
	Middle	110		
	High	130	130	110
6	Elementary	110		
	Middle	125	120	110
	High	125	120	110
8	Elementary	110		
	Middle	125	125	110
	High	120	120	110
9	Elementary	125	125	110
	Middle	125	120	110
	High	120	130	110
10	Elementary	110		
	Middle	125	125	110
	High	120	110	
11	Elementary	110		
	Middle	125	110	
	High	110		
12	Elementary	110		
	Middle	135	120	110
	High	140	120	110
14	Elementary	115	110	
	Middle	140	140	110
	High	115	115	110
15	Elementary	110		
	Middle	135	135	110
	High	120	120	110

16	Elementary	130	130	110
	Middle	125	125	110
	High	150	150	110
17	Elementary	110		
	Middle	110		
	High	115	110	
18	Elementary	125	125	110
	Middle	140	140	110
	High	140	120	110
19	Elementary	110		
	Middle	110		
	High	110		
20	Elementary	110		
	Middle	110		
	High	130	130	110
21	Elementary	110		
	Middle	110		
	High	110		
22	Elementary	110		
	Middle	110		
	High	110	120	110
23	Elementary	110		
	Middle	110		
	High	110		

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000, and the actual count of students in the second semester of the 2000-01 school year.

**Table 11A**  
**Standards for Tiered Level of Service**

<b>CSA</b>	<b>FACILITY TYPE</b>	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>
<b>1</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	-	-	-	-
<b>2</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	110	-	-
<b>3</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	120	110	-
<b>4</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	120	110	-
<b>5</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	130	130	110	-
<b>6</b>	Elementary	-	-	-	-
	Middle	125	120	110	-
	High	125	120	110	-
<b>8</b>	Elementary	-	-	-	-
	Middle	125	125	110	-
	High	120	120	110	-
<b>9</b>	Elementary	125	125	110	-
	Middle	125	120	110	-
	High	130	130	110	-
<b>10</b>	Elementary	110	-	-	-
	Middle	125	125	110	-
	High	120	110	-	-
<b>11</b>	Elementary	110	-	-	-
	Middle	125	110	-	-
	High	110	-	-	-
<b>12</b>	Elementary	110	-	-	-
	Middle	135	120	110	-
	High	140	120	110	-
<b>14</b>	Elementary	115	110	-	-
	Middle	140	140	110	-
	High	115	115	110	-

<b>15</b>	Elementary	110	-	-	-
	Middle	135	135	110	-
	High	120	120	110	-
<b>16</b>	Elementary	130	130	110	-
	Middle	125	125	110	-
	High	150	150	110	-
<b>17</b>	Elementary	110	-	-	-
	Middle	110	-	-	-
	High	115	110	-	-
<b>18</b>	Elementary	125	125	110	-
	Middle	140	140	110	-
	High	140	120	110	-
<b>19</b>	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	110	110	-	-
<b>20</b>	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	130	130	110	-
<b>21</b>	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	110	-	-	-
<b>22</b>	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	110	120	110	-
<b>23</b>	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	-	-	-	-
<b>Countywide</b>	Alternative Schools	-	-	-	-

**Based on Table 1.1-1 of the Palm Beach County Public School Facilities Element (which is based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.**

**Table 11B  
MAXIMUM UTILIZATION TABLE  
Standards for Utilization of Capacity**

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	130	130	<del>140</del> 120	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
2	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	125	120	<u>120</u>	<u>120</u>
3	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	125	125	120	<u>120</u>
4	Elementary	<del>125</del> 120	<del>125</del> 120	120	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	130	<del>120</del> 130	<del>140</del> 120	<u>120</u>
5	Elementary	<del>125</del> 120	<del>125</del> 120	120	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	130	130	120	<u>120</u>
6	Elementary	125	125	120	<u>120</u>
	Middle	135	130	120	<u>120</u>
	High	125	125	120	<u>120</u>
8	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	135	135	120	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
9	Elementary	130	130	120	<u>120</u>
	Middle	135	130	120	<u>120</u>
	High	130	130	120	<u>120</u>
10	Elementary	130	130	120	<u>120</u>
	Middle	140	140	120	<u>120</u>

	High	120	<u>120</u>	<u>120</u>	<u>120</u>
11	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
12	Elementary	130	130	120	<u>120</u>
	Middle	145	130	120	<u>120</u>
	High	145	120	<u>120</u>	<u>120</u>
14	Elementary	135	135	120	<u>120</u>
	Middle	145	145	120	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
15	Elementary	145	145	120	<u>120</u>
	Middle	140	140	120	<u>120</u>
	High	130	125	120	<u>120</u>
16	Elementary	175	175	120	<u>120</u>
	Middle	150	150	120	<u>120</u>
	High	150	150	120	<u>120</u>
17	Elementary	155	150	120	<u>120</u>
	Middle	130	130	120	<u>120</u>
	High	135	135	120	<u>120</u>
18	Elementary	135	135	120	<u>120</u>
	Middle	140	140	120	<u>120</u>
	High	145	125	120	<u>120</u>
19	Elementary	130	125	120	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	145	130	120	<u>120</u>
20	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	145	130	120	<u>120</u>
21	Elementary	135	135	120	<u>120</u>

	Middle	135	135	120	<u>120</u>
	High	145	145	120	<u>120</u>
22	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
23	Elementary	120	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	120	<u>120</u>	<u>120</u>	<u>120</u>
	High	120	<u>120</u>	<u>120</u>	<u>120</u>
Countywide	Alternative Schools	120	<u>120</u>	<u>120</u>	<u>120</u>

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five-Year Plan and FY 2001 Capital Budget, June 2000. Based on Table 1.1-2 of the Palm Beach County Public School Facilities Element (which is based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

**Policy 11.1.1.5.:** Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 of the Palm Beach County Comprehensive Plan and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one~~one~~three CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
  - b. Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:
    - a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
    - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
  3. Consistent with s.163.3180(13)(c)2., F.S., ~~e~~changes to the CSA boundaries shall be made only by amendment to the Public School Facility Element (PSFE) and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA

boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

**Policy 11.1.1.6.:** The City of Palm Beach Gardens shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three (3) years of the School District's most recently adopted Five Year Plan, as reflected in Table 9B (~~Six~~Five Year Capital Improvement Schedule) of the Capital Improvement Element of the City of Palm Beach Gardens' Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

**Policy 11.1.1.7.:** The City of Palm Beach Gardens shall amend Table 9B (~~Six~~Five Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

**Policy 11.1.1.8.:** For purposes of urban infill and in recognition of the entitlement density provisions of the City of Palm Beach Gardens' Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

**Policy 11.1.1.9.:** The City of Palm Beach Gardens shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
  - The occurrence of an "Act of God"; or
  - The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
  - The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
  - The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or, by a court action or final administrative action; or
  - If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 11.1.1.9.2., below.
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
  - Where an individual school in a particular CSA is twelve or more months behind

the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or

- The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
  - Where the School Board materially amends the first three (3) years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.
  4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.
  5. If a Program Evaluation Report, as defined in the Interlocal Agreement, recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”.
  6. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

**Objective 11.1.2.: Allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of Service standard in each year of the five-year planning period.**

**Policy 11.1.2.1.:** Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of

age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

**Policy 11.1.2.2.:** Level of Service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

**Objective 11.1.3.:** **Ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.**

**Policy 11.1.3.1.:** The City of Palm Beach Gardens, in coordination with the School District and other local governments, shall annually amend Table 9B of the Capital Improvement Element (School District of Palm Beach County ~~Six~~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.

**Objective 11.1.4.:** **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 11.1.4.1.:** The City of Palm Beach Gardens 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 11.1.4.2.:** There shall be no significant environmental conditions and significant historical resources on a proposed site that can not be mitigated or otherwise preclude development of the site for a public educational facility.

**Policy 11.1.4.3.:** 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 11.1.4.4.:** The proposed location shall comply with the provisions of the Coastal Management Element of the comprehensive plan, if applicable to the site.

**Policy 11.1.4.5.:** The City of Palm Beach Gardens shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure

improvements;

- Providing for the review for all school sites as indicated in Policy 11.1.4.1 above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

**Policy 11.1.4.6.:** The City of Palm Beach Gardens 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 11.1.5.:** Establish and maintain a cooperative relationship with the School District and municipalities 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 11.1.5.1.:** The City of Palm Beach Gardens shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1. and 2., F.S. and 163.3180 F.S. Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning”, adopted by the Board of County Commissioners on December 15, 2015.

**Policy 11.1.5.2.:** The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five (5) member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 11.1.5.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

**Policy 11.1.5.3.:** The City of Palm Beach Gardens shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

**Policy 11.1.5.4.:** The City of Palm Beach Gardens shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (PS 3.1, PS 3.2, S 3.3, and S 3.4), to ensure consistency and compatibility with the provisions of this Element.

**Policy 11.1.5.5.:** The City of Palm Beach Gardens shall advise the School District of a proposed public school site's consistency with the City of Palm Beach Gardens' Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

**Policy 11.1.5.6.:** The City of Palm Beach Gardens shall provide opportunity for the School District to comment on Comprehensive Plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

**Policy 11.1.5.7.:** The City of Palm Beach Gardens 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.

**Policy 11.1.5.8.:** The City shall depict school facilities and improvements to existing schools anticipated over next five (5) years on the Future Land Use Map.

**Policy 11.1.5.9.:** The City shall encourage safe access to schools, including sidewalks, bike paths, turn lanes, traffic calming and signalization by identifying existing conditions within a minimum distance to public schools, and ~~by December 31, 2011, adopt~~maintain minimum safe access standards~~and a plan~~ to improve any deficiencies.

**Policy 11.1.5.10.:** The City shall encourage high quality public school facilities and coordinate with the Palm Beach County School ~~Board~~District to promote that the architecture and appearance of public school facilities maintain the aesthetics of the surrounding neighborhood.

**Objective 11.1.6.:** Establish a joint process of coordination and collaboration between the City of Palm Beach Gardens, Palm Beach County, and the School District in the planning and decision making on population projections.

**Policy 11.1.6.1.:** The City of Palm Beach Gardens shall provide updated future land use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR’s annual estimates by municipality, persons-per-household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the Interlocal Agreement as “Projected Units Table” which shall be amended annually and provided to the School District.

**Policy 11.1.6.2.:** The City of Palm Beach Gardens commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually 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. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

**Policy 11.1.6.3.:** The City shall coordinate with Palm Beach County and the School District of Palm Beach County to share data on an annual basis in order to improve the process, as provided for in the Palm Beach County Public School Concurrency–Interlocal Agreement, to develop population projections for future school needs. Specifically, the City shall provide the following information regarding new residential development projects within its municipal boundaries to the School District by October 1st:

- The number of approved dwelling units by type (single-family, townhome, granny flat, condo, loft & other), and, if available, the number of units by type the developer is proposing to build;
- The number of Certificates of Occupancy issued in accordance with the Public School Concurrency Interlocal Agreement, as amended (on April 1st and October 1st);
- A list of residential developments, which have submitted applications for development approvals to the City;
- Information on the expiration for development orders and updates if a project has stalled or stopped.

**Policy 11.1.6.4.:** The City shall coordinate with all parties of the Palm Beach County Public School Interlocal Agreement in the event it is determined by the City that an amendment to the agreement is necessary, based on the annual evaluation of coordinating residential development with school capacity.

## **IMPLEMENTATION SECTION**

### **Concurrency Service Area (CSA) Boundary Description**

The Palm Beach County School District is divided into twenty-one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2., F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

### **CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:**

**#1**

**NORTH** -The Martin / Palm Beach County Border

**SOUTH** - Donald Ross Rd

**EAST** - The Atlantic Ocean

**WEST** - Florida's Turnpike

**#2**

**NORTH** -The Martin / Palm Beach County Border

**SOUTH** - Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

**EAST** - Florida's Turnpike

**WEST** - Bee Line Hwy

**#3**

**NORTH** - Donald Ross Rd

**SOUTH** - The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

**EAST** -The Atlantic Ocean

**WEST** -Florida's Turnpike

**#4**

**NORTH** - The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

**SOUTH** - Northlake Blvd West to Grapeview Blvd, North along

Grapeview Blvd to the South Section Line of Section  
(using T-R-S) 42-41-08, then West along the South  
Section Line of Sections 42-41-08 and 42-41-07

**EAST** - Florida's Turnpike

**WEST** - The West Section Line of (using T-R-S) 41-41-18  
South of the Bee Line Hwy, and the West Section  
Lines of Sections 41-41-19, 41-41-30, 41-41-31,  
42-41-06, and 42-41-07

**#5**

**NORTH** - The South Section Line of Sections (using T-R-S)  
42-43-10, 42-43-09, 42-43-08, 42-43-07, and  
42-42-12 West to Military Trl

**SOUTH** - The South Section Line of Sections (using T-R-S)  
42-43-34, 42-43-33, 42-43-32, 42-43-31, and  
42-42-36 West to Military Trl

**EAST** - The Atlantic Ocean

**WEST** - Military Trl

**#6**

**NORTH** - Northlake Blvd

**SOUTH** - The South Section Line of Sections (using T-R-S)  
42-42-36 West of Military Trl, 42-42-35,  
42-42-34, 42-42-33, 42-42-32, and 42-42-31

**EAST** - Military Trl

**WEST** - The West Section Line of Sections (using T-R-S)  
42-42-18, 42-42-19, 42-42-30, and 42-42-31

**#8**

**NORTH** - The South Section Line of Sections (using T-R-S)  
42-43-34, 42-43-33, 42-43-32, 42-43-31, and  
42-42-36 West to Military Trl

**SOUTH** - The North Line of the South Half of Sections  
(using TRS) 43-43-23, 43-43-22, 43-43-21,  
43-43-20, 43-43-19, and 43-42-24 East of  
Military Trl

**EAST** - The Atlantic Ocean

**WEST** - Military Trl

**#9**

**NORTH** - The South Section Line of Sections (using T-R-S)  
42-42-36 (West of Military Trl), 42-42-35,  
42-42-34, 42-42-33, 42-42-32, and 42-42-31

**SOUTH** - The North Section Line of Sections  
(using TRS) 43-42-24 West of Military Trl,  
43-42-23, 43-42-22, 43-42-21, 43-42-20,

and 43-42-19

**EAST** - Military Trl

**WEST** - The West Section Line of Sections (using T-R-S)

43-42-06, 43-42-07, 43-42-18, and 43-42-19

North of the South Line of the North Half

**#10**

**NORTH** - Northlake Blvd West to Grapeview Blvd, North along

Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13

**SOUTH** - Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33

**EAST** - The East Section Line of Sections (using T-R-S)

43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd

**WEST** - The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd.

**#11**

**NORTH** - The North Line of the South Half of Sections

(using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl

**SOUTH** - The South Section Line of Sections (using T-R-S)

44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl

**EAST** - The Atlantic Ocean

**WEST** - Military Trl

**#12**

**NORTH** - The North Section Line of Sections  
(using TRS) 43-42-24 West of Military Trl,  
43-42-23, 43-42-22, 43-42-21, 43-42-20,  
and 43-42-19

**SOUTH** - The South Section Line of Sections (using T-R-S)  
44-42-01 West of Military Trl, 44-42-02,  
44-42-03, 44-42-04, 44-42-05, and 44-42-06

**EAST** - Military Trl

**WEST** - The West Section Line of Section (using T-R-S)  
43-42-19 South of the North Line of the South Half,  
and State Rd 7

**#14**

**NORTH** - The South Section Line of Sections (using T-R-S)  
44-43-02, 44-43-03, 44-43-04, 44-43-05,  
44-43-06, and 44-42-01 East of Military Trl

**SOUTH** - The South Section Line of Sections (using T-R-S)  
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,  
and 44-42-25 East of Military Trl

**EAST** - The Atlantic Ocean

**WEST** - Military Trl

**#15**

**NORTH** - The South Section Line of Sections (using T-R-S)  
44-42-01 West of Military Trl, 44-42-02,  
44-42-03, 44-42-04, 44-42-05, and 44-42-06

**SOUTH** - The L-14 Canal

**EAST** - Military Trl

**WEST** - State Rd 7

**#16**

**NORTH** - Southern Blvd West of 441, West to the West  
Section Line of Section (using T-R-S) 43-40-33

**SOUTH** - The South Section Line of Sections (using T-R-S)  
44-41-25, 44-41-26, 44-41-27, 44-41-28,  
44-41-29, and 44-41-30 East of the L-40 Canal

**EAST** - U.S. Hwy 441 / State Rd 7

**WEST** - The L-40 Canal and the West Section Line of  
Section 43-40-33 South of Southern Blvd

**#17**

**NORTH** - The South Section Line of Sections (using T-R-S)  
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,  
44-42-25, 44-42-26, and 44-42-27 East of Jog Rd

**SOUTH** -The Boynton Canal  
**EAST** - The Atlantic Ocean  
**WEST** - Jog Rd

**#18**

**NORTH** - The L-14 Canal West to the Florida Turnpike,  
then North along the Turnpike to the South  
Section Line of Section (using T-R-S)  
44-41-29, then West along the South Section  
Line of Sections 44-42-30, 44-41-25, 44-41-26,  
44-41-27, 44-41-28, 44-41-29 and 44-41-30 East  
of the L-40 Canal  
**SOUTH** - The Boynton Canal  
**EAST** - Jog Rd  
**WEST** - The L-40 Canal

**#19**

**NORTH** - The Boynton Canal  
**SOUTH** - The South Section Line of Sections (using T-R-S)  
46-43-03, 46-43-04, 46-43-05, 46-43-06,  
46-42-01, 46-42-02, 46-42-03, 46-42-04,  
46-42-05, 46-42-06, State Rd 7 South to  
the South Section Line of Section 46-41-01,  
West along the South Section Line of Section  
46-41-01 extended to the L-40 Canal  
**EAST** - The Atlantic Ocean  
**WEST** - The L-40 Canal

**#20**

**NORTH** - The South Section Line of Sections (using T-R-S)  
46-43-03, 46-43-04, 46-43-05, 46-43-06,  
46-42-01, 46-42-02, 46-42-03, 46-42-04,  
46-42-05, 46-42-06, State Rd 7 South to  
the South Section Line of Section 46-41-01,  
West along the South Section Line of Section  
46-41-01 extended to the L-40 Canal  
**SOUTH** - The South Section Line of Sections (using T-R-S)  
46-43-28, 46-43-29, 46-43-30, 46-42-25,  
46-42-26, 46-42-27, 46-42-28, 46-42-29,  
46-42-30, 46-41-25, and 46-42-26 East  
of the L-40 Canal, the portion of the line  
formed by these Section Lines West of I-95  
generally approximates the C-15 Canal  
**EAST** - The Atlantic Ocean  
**WEST** - The L-40 Canal

**#21**

**NORTH** - The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,  
46-42-26, 46-42-27, 46-42-28, 46-42-29,  
46-42-30, 46-41-25, and 46-42-26 East  
of the L-40 Canal, the portion of the line  
formed by these Section Lines West of I-95  
generally approximates the C-15 Canal

**SOUTH** - The Palm Beach / Broward County Border

**EAST** - The Atlantic Ocean

**WEST** - The L-40 and L-36 Canals

**#22**

**NORTH** - The Martin / Palm Beach County Border

**SOUTH** - The Palm Beach / Broward County Border

**EAST** - From the Martin / Palm Beach County Border,  
the Bee Line Hwy South to the West Section Line  
(using T-R-S) of 41-41-18, the West Section  
Lines of Sections 41-41-18, 41-41-19,  
41-41-30, 41-41-31, 42-41-06, 42-41-07,  
and 42-41-18 until intersecting with the Canal  
generally delimiting the Northern extent of The  
Acreage and the Southern extent of the J. W.  
Corbett preserve, West along the centerline of  
the Canal through the center of Sections  
42-40-13, 42-40-14, 42-40-15, 42-40-17, and  
42-40-18, then North along the East Section Line  
of Section 42-39-13 to the North Line of the  
South Half of Section 42-39-13, then West along  
the North Line of the South Half of Section  
42-39-13 to the West Section Line of  
Section 42-39-13, then South along The West  
Section Line of South Half of Section  
42-39-13, The West Section Line of Sections  
42-39-24, 42-39-25, and 42-39-36  
North of the L-8 Canal, the L-8 Canal South  
to the West Section Line of Section 43-40-08,  
then South along The West Section Lines of  
Sections 43-40-08 South of the L-8 Canal,  
43-40-16, 43-40-21, 443-40-28, and 43-40-33,  
then South along the L-40 Canal and the  
L-36 Canal to the Palm Beach / Broward  
County Border.

**WEST** - The Shoreline of Lake Okeechobee South  
to the South Section Line of Section

(using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border

**#23**

**NORTH** - The South Section Line of Sections (using T-R-S)

43-37-22 East of Lake Okeechobee, and 41-37-23

**SOUTH** - The L-16 and L-21 Canals, also referenced as the Bolles Canal

**EAST** - The East Section Line of Sections (using T-R-S)

41-37-26, 41-37-35, 42-37-02, 42-37-11,

42-37-14, 42-37-23, 42-37-26, and

42-37-35, then West along the South

Section Line of Section 42-37-35 to the

East Section Line of Section 43-37-02,

then South along the East Section Lines of

Sections 43-37-02, 43-37-11, 43-37-14,

43-37-23, 43-37-26, and 43-37-35,

then in a Southerly direction to the

East Section Line of Section 44-37-02,

then South along the East Section Line

of Sections 44-37-02, 44-37-11, 44-37-14, and  
44-37-23 to the L-16 Canal

**WEST** - The West Section Line of Sections (using T-R-S)  
43-35-27 South of the Shoreline of Lake  
Okeechobee, 43-35-34, 44-35-03, 44-35-10,  
44-35-15, 44-35-22, 44-35-27, and 44-35-34  
South to the L-21 or Bolles Canal

## **DEFINITIONS TO BE ADDED TO THE PUBLIC SCHOOLS FACILITIES ELEMENT**

The following definitions have been added to the element to comply with the minimum criteria for the Public School Facilities Element for school concurrency and are consistent with Rule 9J-5.025(1), F.A.C.

### **DEFINITIONS**

**ANCILLARY PLANT** - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

**CORE FACILITY** - Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

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

**EDUCATIONAL PLANT SURVEY** - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)** - The report of permanent school capacity. 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 according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

**PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR "CONCURRENCY SERVICE AREA"** - The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.

## MAP SERIES

The following Palm Beach County Future Land Use Map Series maps have been incorporated into the City's Comprehensive Plan and are part of the Comprehensive Plan Map Series.

- PS 1.1      The Concurrency Service Areas (CSA).
- PS 2.1      ~~Existing location of public school facilities by type and existing location of ancillary plants.~~ – School Facility Locations
- PS 3.1      ~~Future conditions map depicting the planned and confirmed sites of public school facilities by type and ancillary plants by year for the five-year planning period.~~ Planned Additional Capacity (~~Confirmed Sites~~)
- PS 3.2      ~~Future conditions map depicting the general location of planned schools facilities without confirmed sites and ancillary plants by year for the five-year planning period.~~ Planned Additional Capacity (~~Unconfirmed Sites~~) Projected Additional Facility Demand (SY 2006/07 – SY 2011/12)
- ~~S 3.3 and~~  
S 3.4      ~~Future conditions maps depicting the general location of planned school facilities for the end of the long range planning period based on projected Additional Facility Demand.~~

**Staff Comment:** *These amendments reflect the latest Palm Beach County Future Land Use Map Series pertaining to schools.*

PS 1.1

**CONCURRENCY  
SERVICE AREAS (CSA's)**

-  Interstate 95
-  Florida's TPke
-  Secondary
-  CSA Boundary
-  Water

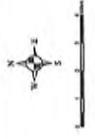
Source: The School District of Palm Beach County  
Copyright Palm Beach County Florida, 2001  
All Rights Reserved - Subject to a License Agreement  
Note: Map is not official for presentation purposes only



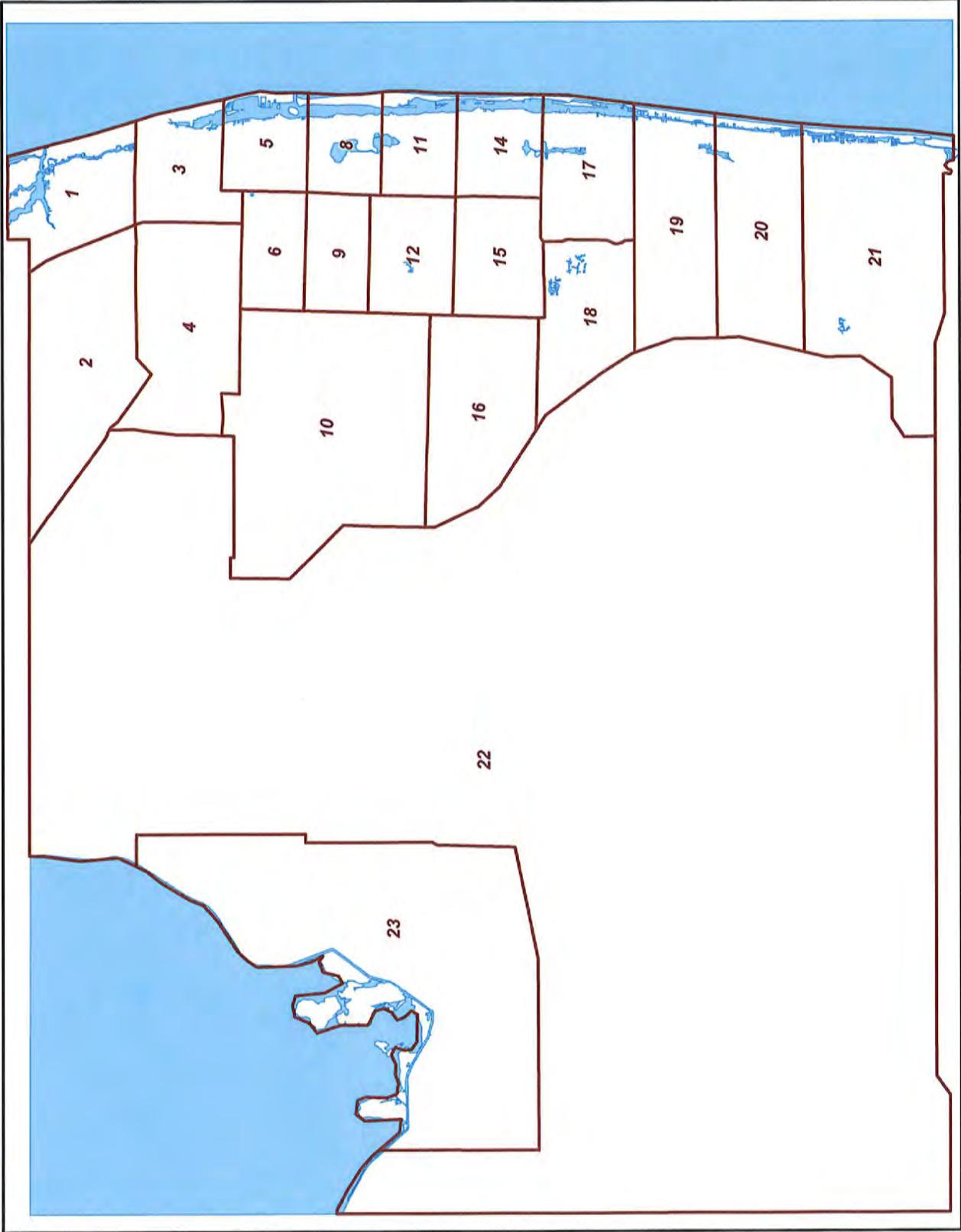
**PALM BEACH COUNTY  
SCHOOL DISTRICT**



**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**



Effective Date: 02/18/2002  
Filename: N:\Map Services\Map\CompPlan  
Contact: PBC Planning Dept.



PS 2.1

# SCHOOL FACILITY LOCATIONS

- ▲ Elementary Schools
- ▲ High Schools
- ▲ Middle Schools
- Special Schools
- ★ Ancillary Facilities
- Interstate 95
- Florida's TPke
- Secondary
- Water

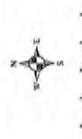
Source: The School District of Palm Beach County  
Copyright Palm Beach County Florida, 2001  
All Rights Reserved - Subject to a License Agreement  
Note: Map is not official for presentation purposes only



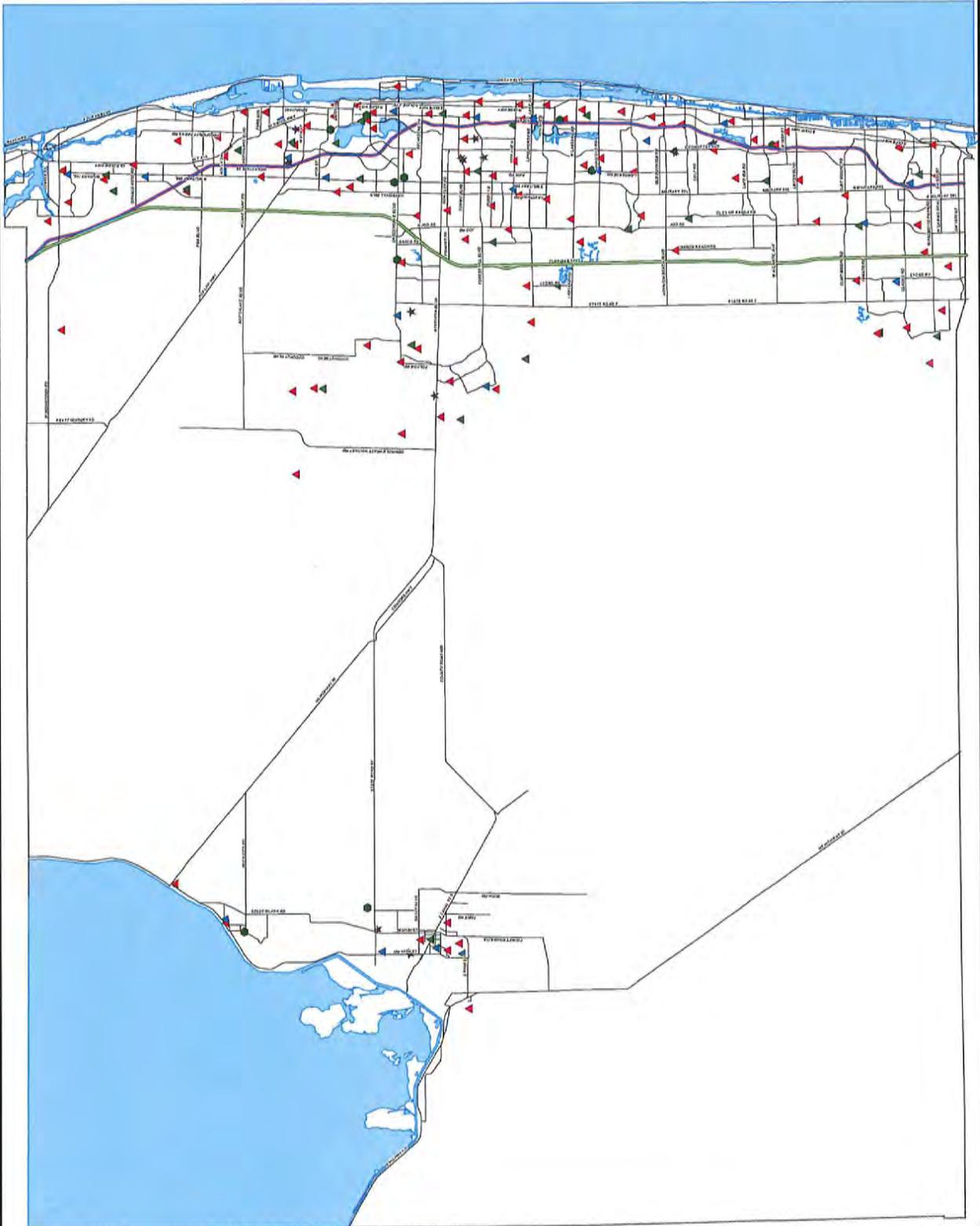
PALM BEACH COUNTY  
SCHOOL DISTRICT



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



ENR Date: 02/02/02  
Filename: N:\Map Series\Map02\Map02.dwg  
Contact: PBC Planning Dept.



PS 3.1

PLANNED  
ADDITIONAL  
CAPACITY

- ▲ Planned Elementary Sch.
- ▲ Planned High Sch.
- ▲ Planned Middle Sch.
- ▲ Planned Special Sch.
- Planned Special Sch.
- Interstate 95
- Florida's TPkE
- Secondary
- Water
- CSA Boundary

Source: The School District of Palm Beach County  
Copyright Palm Beach County Florida, 2001  
All Rights Reserved - Subject to a License Agreement  
Note: Map is not official for presentation purposes only



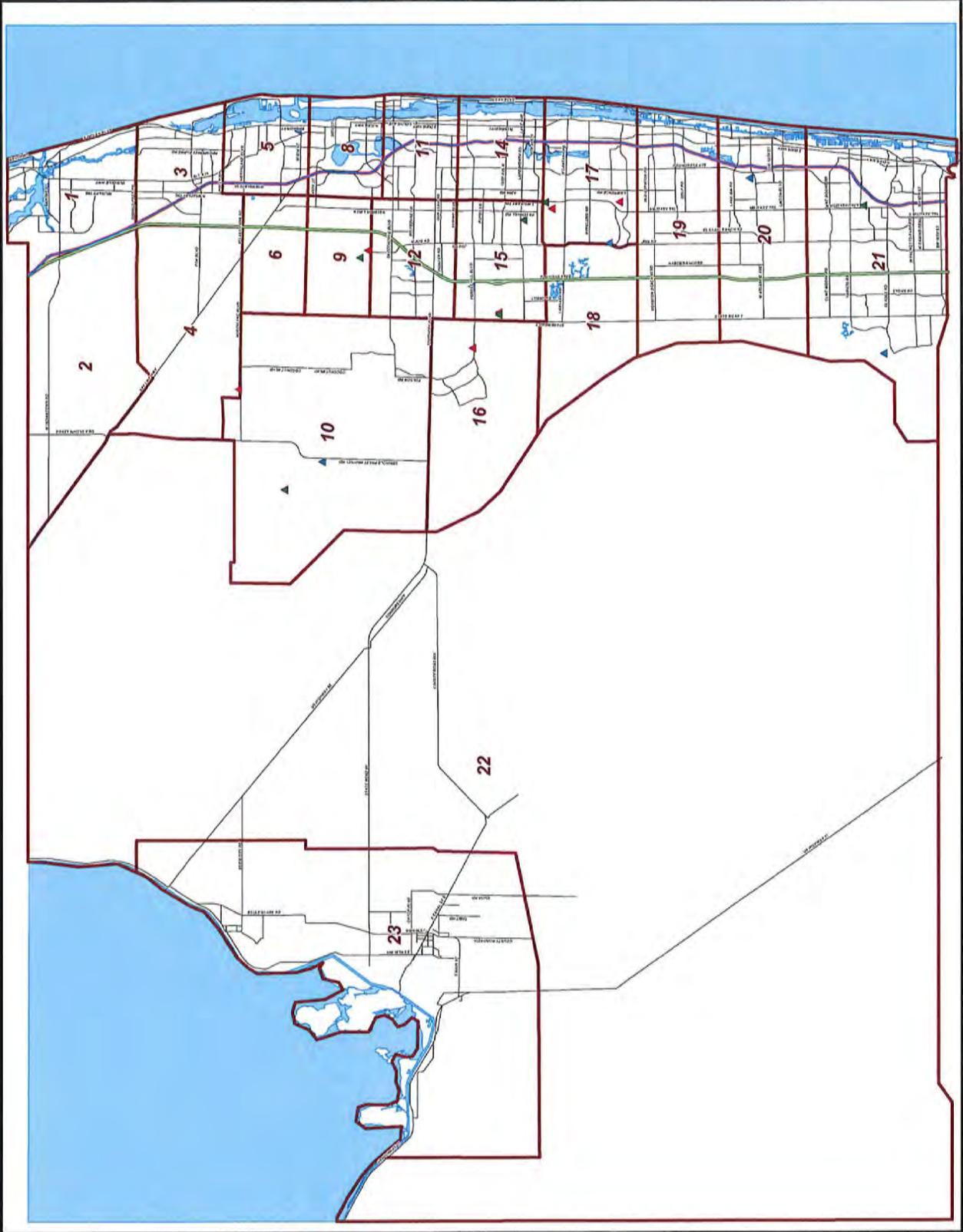
PALM BEACH COUNTY  
SCHOOL DISTRICT



PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES



Effective Date: 12/15/2002  
Filename: N:\Map\_Series\Map03\Map03.dwg  
Contact: PBC Planning Dept.





## PROCEDURES FOR ACCOMPLISHING MONITORING AND EVALUATION REQUIREMENTS

### Introduction

~~This section addresses the requirements and procedures that will be followed in the preparation of the required seven-year Evaluation and Appraisal Report (EAR) for the city of Palm Beach Gardens. Section 9J-5.005 (7) Florida Administrative Code (FAC) is referenced in preparing this section. The City shall submit the EAR, which evaluates the most recent edition of the 1990 Comprehensive Plan, to the Department of Community Affairs (DCA). After the EAR is found sufficient by DCA, the report with any revisions will be adopted by City Council, which will then be transmitted to DCA. The EAR-based Comprehensive Plan Amendment process begins after DCA determines sufficiency of the adopted EAR. These amendments shall be adopted within 18 months of the sufficiency notification, unless DCA grants an extension of time.~~Effective June 2, 2011, the City of Palm Beach Gardens no longer is required to submit an Evaluation and Appraisal Report (EAR) to the Department of Economic Opportunity for a sufficiency determination. Instead, the City must follow new requirements as follows:

1. At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, and the Evaluation and Appraisal Notification Schedule 2012-2018, the City must determine whether the need exists to amend the Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. Notify the state land planning agency by letter of this determination. The evaluation and appraisal should address changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions.
2. If the City determines amendments to the Comprehensive Plan are necessary, the City shall prepare and transmit the proposed amendments to the Department of Economic Opportunity within one year of such determination.

### Citizen Participation

~~Citizen participation and input will play an important role in the preparation and adoption of the EAR. The City shall ensure that public participation is incorporated into every phase of the EAR process, including the EAR-based Comprehensive Plan amendment process. The City shall conduct a formal public scoping meeting during the identification of the Major Issues. After a draft of the EAR has been prepared it will be presented to the Local Planning Agency (LPA) in at least one advertised public workshop and one advertised public hearing. Any citizens with comments on the EAR will be allowed to speak during this meeting. The LPA will then forward the EAR with a~~

recommendation for approval to the City Council. The City Council must adopt the EAR in an advertised public hearing within 90 days following receipt of it from the LPA. Following adoption the City Council will then forward the EAR to the Department of Community Affairs (DCA) for their review.

### **Data Update**

Baseline data used in the preparation and any updates of the comprehensive plan will be reviewed. The EAR review of the comprehensive plan every seven-years will recommend which data should be changed, updated, added, or deleted. In addition, measurable objectives which were to be followed during the preceding seven years of the comprehensive plan will be reviewed. Those objectives which need to be revised will be identified.

### **Accomplishments**

All of the comprehensive plan's goals, objectives, and policies (GOPs) will be reviewed and the degree to which they have been successfully accomplished will be noted. This information may be presented in the form of a graph or matrix.

### **Negative Influences**

Obstacles or problems which negatively affected the degree to which some GOPs were implemented will be identified. These may be outside factors which the city cannot control, such as national economic trends or severe weather conditions. The potential for re-occurrence of these factors will be determined.

### **Revisions to GOPS**

Following the identification of deficiencies in the GOPs or changed conditions which affected the GOPs, new or revised GOPs will be recommended. These will not become part of the plan but they will be considered and included as part of the plan update. The recommended revisions will be incorporated into the plan 18 months after DCA finds the adopted EAR sufficient. The incorporation of the recommended revisions of the plan is also known as the EAR-based Comprehensive Plan amendment process. The new or revised GOPs should reflect the negative conditions, accomplishments, and updated data identified in the previous sections.

### **Monitoring and Evaluation**

The city's Comprehensive Plan is a dynamic document which needs to be continuously reviewed. As conditions and influences change, so should the plan.

At least once a year, the plan will be reviewed in several ways. First, the baseline data will be

reviewed including economic assumptions and financial information. This will include a thorough review of the Capital Improvements Element and any infrastructure improvements which have been made.

Next, a cursory review of the GOPs will be made to identify any major deficiencies. If major deficiencies are found, the plan will be amended. Otherwise, any minor problems will be noted for inclusion in the seven-year EAR.

Finally, the Future Land Use Element, including the Future Land Use Map, will be reviewed for consistency with the rest of the plan and any land development which may have occurred. This effort will include a review for consistency with the city's zoning ordinance and other land use regulations.

## ECONOMIC DEVELOPMENT ELEMENT

### Goals, Objectives and Policies

**GOAL 13.1.: THE ECONOMIC GOAL OF THE CITY OF PALM BEACH GARDENS IS TO ACHIEVE SUSTAINABLE ECONOMIC DEVELOPMENT THROUGH A BALANCED AND DIVERSIFIED ECONOMY WHICH IS COMPATIBLE WITH THE CITY'S QUALITY BUILT ENVIRONMENT AND PROTECTS IMPORTANT NATURAL RESOURCES.**

**Objective 13.1.1.: Maintain and expand a diversified economy by encouraging growth in targeted cluster industries that provide high-wage employment and complement changing economic conditions by supporting existing businesses and by retaining and improving resource-based sectors, such as tourism, retirement, and recreation.**

**Policy 13.1.1.1.:** The City shall continue to attract industries and employers in cluster industries such as ~~biotechnology, communications, information technology, medical products, marine biology, aerospace research, and associated ancillary businesses~~medical and pharmaceutical, aerospace and engineering, information technology, business and financial services, education, research and development, and any other industry cluster or company headquarters approved by the City Council.

**Staff Comment:** *This has been amended to match the list provided in Section 78-57 of the City's Land Development Regulations.*

**Policy 13.1.1.2.:** The City shall assist the retention and growth of existing businesses within the City, particularly those that provide high-wage employment or that support or complement those employment sectors.

**Policy 13.1.1.3.:** The City shall conserve and enhance the natural and recreational resources that provide the foundation of the City's retirement, recreation, and tourist based economic sectors.

**Policy 13.1.1.4.:** The City shall allocate adequate commercial, industrial, and residential acreage through mechanisms such as zoning and land use plans to meet future needs of a diversified economy.

**Policy 13.1.1.5.:** The City shall monitor and report economic growth on a periodic basis regarding increases in the employment and average wages for targeted industries.

**Policy 13.1.1.6.:** The City shall maintain and develop programs to encourage and facilitate the expansion and relocation of target industries in the City, including, but not limited to:

- ~~Implement~~Continue to administer a targeted expedited permitting program for companies that are expanding operations or moving into the City so that value-added employment may be created at a faster pace; and
- Continuing to review land development processes to determine where opportunities for streamlining the approval process can be accomplished;
- Continuing to work with the Office of Tourism, Trade and Economic Development to facilitate expedited review of qualifying projects; and
- Continuing to improve working relationships between government and the business community and support the economic development efforts of private organizations.

**Staff Comment:** *This policy is updated based upon the City's existing Targeted Expedited Permitting Program (TEPP).*

**Policy 13.1.1.7.:** ~~By December 31, 2010, t~~The City shall ~~adopt and~~ maintain land development regulations that provide incentives for the development of Bioscience Uses (as defined in the Future Land Use Element) and encourage the clustering of those uses within the City and particularly within the BRPO (as defined in the Future Land Use Element).

**Staff Comment:** *This policy has been accomplished and has updated based upon the City's existing Targeted Expedited Permitting Program (TEPP) in the Land Development Regulations.*

**Policy 13.1.1.8.:** The City shall ensure that an adequate amount of land is designated and zoned to categories that permit Bioscience Uses. By December 31, 2009, staff will conduct a land use study and adopt preferred City-wide percentage range of all land uses.

**Policy 13.1.1.9.:** ~~By December 31, 2010, t~~The City shall continue to assess land use, transportation and business patterns and trends to identify areas that are suitable for redevelopment to provide business retention, expansion, relocation and development incentives for those areas.

**Staff Comment:** *This is updated from a date-certain policy to a continuation policy. The City has completed numerous studies related to transit and mobility. In August 2007, the Palm Beach Gardens Transit Study, prepared by McMahon; in 2009, the Palm Beach Gardens Transit-Oriented Development Charrette, prepared by the Treasure Coast Regional Planning Council; in August 2010, the Transit Needs Assessment Study, prepared by Renaissance Planning Group; and in April 2012, the City of Palm Beach Gardens Mobility Plan, prepared by Pinder Troutman.*

**Objective 13.1.2.: Support efforts to increase the number, viability, and growth of small business enterprises to further strengthen and diversify the economy.**

**Policy 13.1.2.1.:** The City shall collect, and disseminate information provided to or generated for the City related to small business opportunity, and minority and women business enterprises.

**Policy 13.1.2.2.:** The City shall support small businesses and minority and women business enterprises by encouraging their participation in City-funded projects.

**Policy 13.1.2.3.:** The City shall facilitate productive support and assistance within all City departments for the relocation or expansion of established small businesses and minority and women business enterprises.

**Objective 13.1.3.: Provide leadership to the ongoing efforts to improve the public education system in order to encourage industries to locate or expand in Palm Beach Gardens and encourage participation of business, economic, and educational leaders and institutions in this effort.**

**Policy 13.1.3.1.:** The City shall encourage education and training institutions to provide education and research programs that meet the needs of targeted cluster industries, and encourage supplemental education to support existing businesses and programs to stimulate new business development.

**Policy 13.1.3.2.:** The City shall strengthen its relationships with local higher education institutions, such as Palm Beach ~~Community~~State College, Nova Southeastern University, and Florida Atlantic University, by providing opportunities for faculty and students to participate in City programs that encourage economic development and education.

**Staff Comment:** *Nova Southeastern University has been added to this policy, and the updated name for Palm Beach State College has been provided.*

**Policy 13.1.3.3.:** The City shall support the location of high school, vocational, universities, and research and development training institutions proximate to economic development centers in the

City, and support high school, vocational school, universities, and research and development training programs oriented to preparing students for success in targeted economic development sectors.

**Objective 13.1.4.: Maintain the quality of the City’s balance between man-made and natural environments as a means of attracting and maintaining target industries and retaining a healthy foundation for its economy.**

**Policy 13.1.4.1.:** The City shall encourage balance and growth in retail trade and services by continuing to support existing regional retail services while implementing planned growth patterns to foster neighborhood-based services to serve local needs.

**Policy 13.1.4.2.:** The City shall accommodate balanced growth and housing needs of the City’s labor force by encouraging the availability of attainable housing to persons earning a livelihood or choosing to reside in Palm Beach Gardens.

**Policy 13.1.4.3.:** The City shall maintain adequate infrastructure to accommodate managed growth.

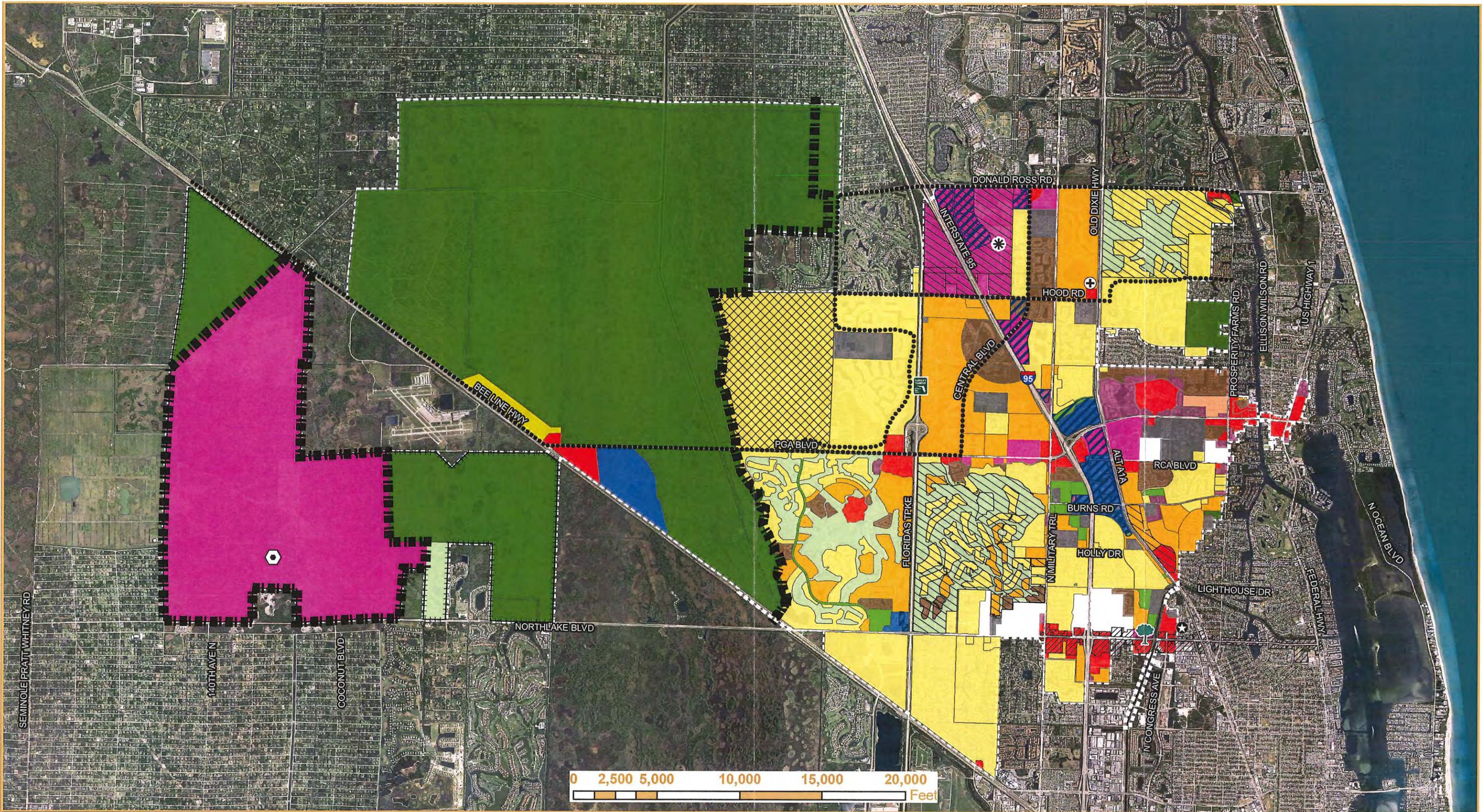
**Policy 13.1.4.4.:** The City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important regional environmental resources.

**Policy 13.1.4.5.:** The City shall acknowledge its strategic location and promote mass transit to consolidate its position as a regional destination center.

**Policy 13.1.4.6.:** The City shall encourage developers of property within and adjacent to the Bioscience Research Protection Overlay (BRPO) to dedicate connections or provide easements for supportive infrastructure specific to bioscience research, such as propane gas lines.

**Policy 13.1.4.7.:** ~~By December 31, 2011,~~ The City shall continue to identify sites that foster the development of wet laboratories and other research facilities which are location sensitive and require extensive public agency coordination and private investment.

***Staff Comment:*** *This is updated from a date-certain policy to a continuation policy.*



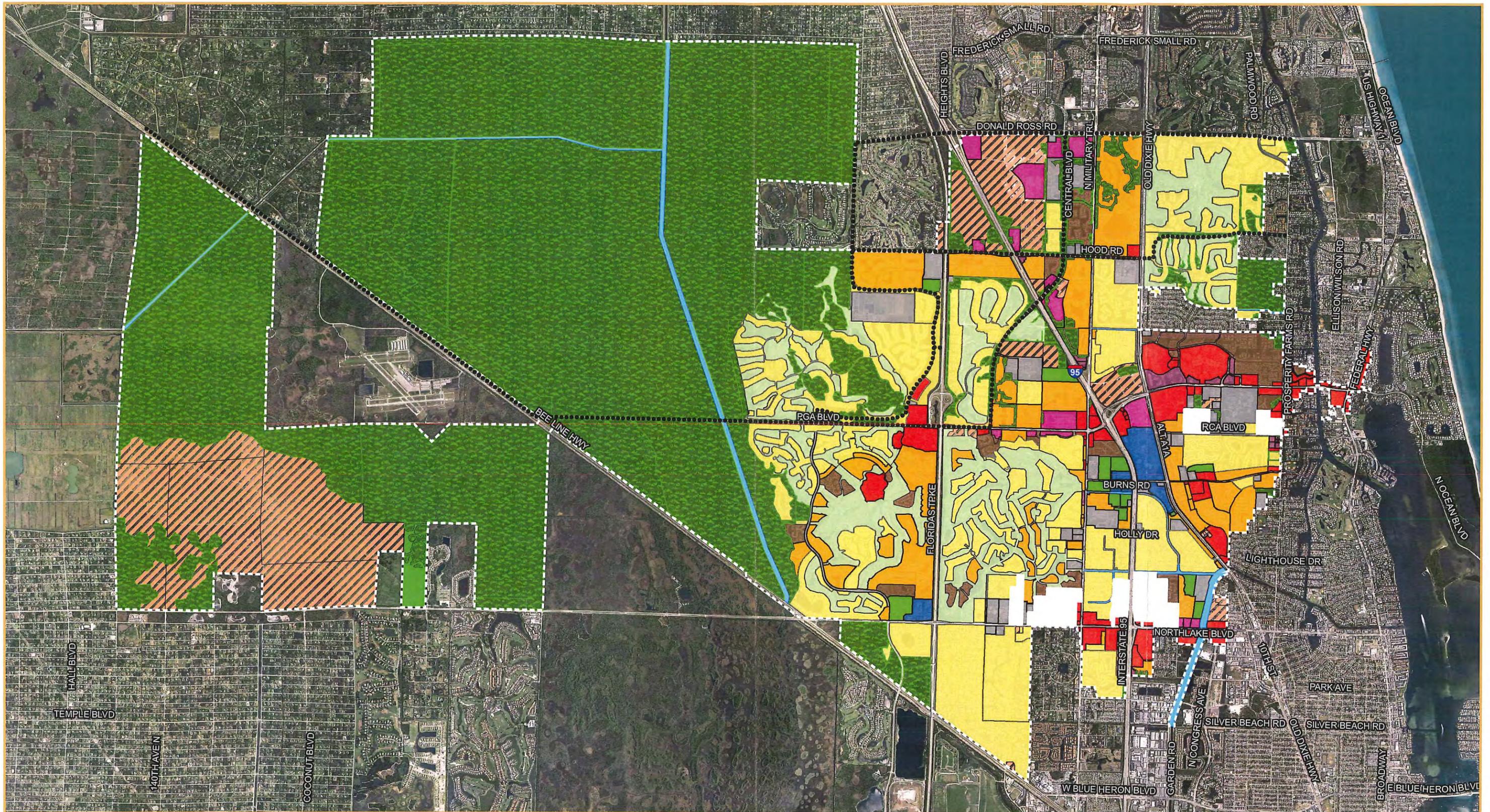
# MAP A.1. FUTURE LAND USE

## City of Palm Beach Gardens

### Palm Beach County, Florida



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RL - RESIDENTIAL LOW</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> RM - RESIDENTIAL MEDIUM</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> RH - RESIDENTIAL HIGH</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> MH - MOBILE HOME</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> C - COMMERCIAL</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> PO - PROFESSIONAL OFFICE</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> I - INDUSTRIAL</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> P - PUBLIC</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> ROS - RECREATION OPEN SPACE</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> CR - COMMERCIAL RECREATION</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> CONS - CONSERVATION</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> G - GOLF</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> MXD - MIXED USE</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RR10 - RURAL RESIDENTIAL (1 PER 10 ACRES)</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RR20 - RURAL RESIDENTIAL (1 PER 20 ACRES)</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> RVL - RESIDENTIAL VERY LOW</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> URBAN GROWTH BOUNDARY</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dotted black; margin-right: 5px;"></span> BIOSCIENCE RESEARCH PROTECTION OVERLAY (BRPO)</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> NORTHLAKE BOULEVARD OVERLAY ZONE (NBOZ)</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> MACARTHUR BOULEVARD PROTECTION OVERLAY</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> APPROVED DRIP/PCD WITH MASTER SITE PLAN ON FILE</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> WESTERN NORTHLAKE BOULEVARD CORRIDOR PLANNING AREA</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> DENSITY REDUCTION OVERLAY</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> PARKWAY SYSTEM</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> MUNICIPAL BOUNDARY</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-top: 1px dashed black; margin-right: 5px;"></span> UNINCORPORATED PALM BEACH COUNTY</li> </ul> |
|--|---|
- ★ MAXIMUM 250,000 SQUARE FEET OF GROSS COMMERCIAL RETAIL SPACE OR EQUIVALENT THEREOF  
+ THE MAXIMUM INTENSITY IS LIMITED TO NO MORE THAN 152,461 SQUARE FEET OF GENERAL COMMERCIAL, OR THE EQUIVALENT NUMBER OF NET TRIPS  
⬠ MIXED-USE (MXD) LAND-USE DESIGNATION LIMITED TO THE TRAFFIC EQUIVALENT OF 3,000 SINGLE FAMILY UNITS; 250 MULTI FAMILY UNITS; 1,940,000 SQUARE FEET OF PROFESSIONAL OFFICE; 200,000 SQUARE FEET OF MEDICAL OFFICE; 400,000 SQUARE FEET OF COMMERCIAL; 300 HOTEL ROOMS; AGRICULTURAL USE - 20 ACRES; PUBLIC PARK - 55 ACRES; PUBLIC CIVIC/RECREATION PARCEL - 60 ACRES; POLICE/FIRE CITY ANNEX - 15 ACRES; AND PUBLIC ELEMENTARY SCHOOL - 15 ACRES
- ★ MIXED-USE (MXD) LAND-USE DESIGNATION LIMITED TO 8 MILLION SQUARE FEET OF RESEARCH AND DEVELOPMENT (INCLUDING A 300-BED RESEARCH CLINIC), 1,000 MULTI-FAMILY WORKFORCE UNITS, AND 50,000 SQUARE FEET OF COMMERCIAL OR THE EQUIVALENT THEREOF:  
 1. BRIGER TRACT: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 5,361 AM AND 5,528 PM NET NEW PEAK HOUR TRIPS  
 2. POWER PLAY SPORTS TRACT: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 1,241 AM AND 526 PM NET NEW PEAK HOUR TRIPS  
 3. BALES: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 47 AM AND 20 PM NET NEW PEAK HOUR TRIPS  
 4. BAILY: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 86 AM AND 36 PM NET NEW PEAK HOUR TRIPS  
 5. FRANCES: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 42 AM AND 18 PM NET NEW PEAK HOUR TRIPS  
 6. BATT SCHOOL: MXD AUTHORIZED USES PRODUCING A MAXIMUM OF 838 AM AND 355 PM NET NEW PEAK HOUR TRIPS

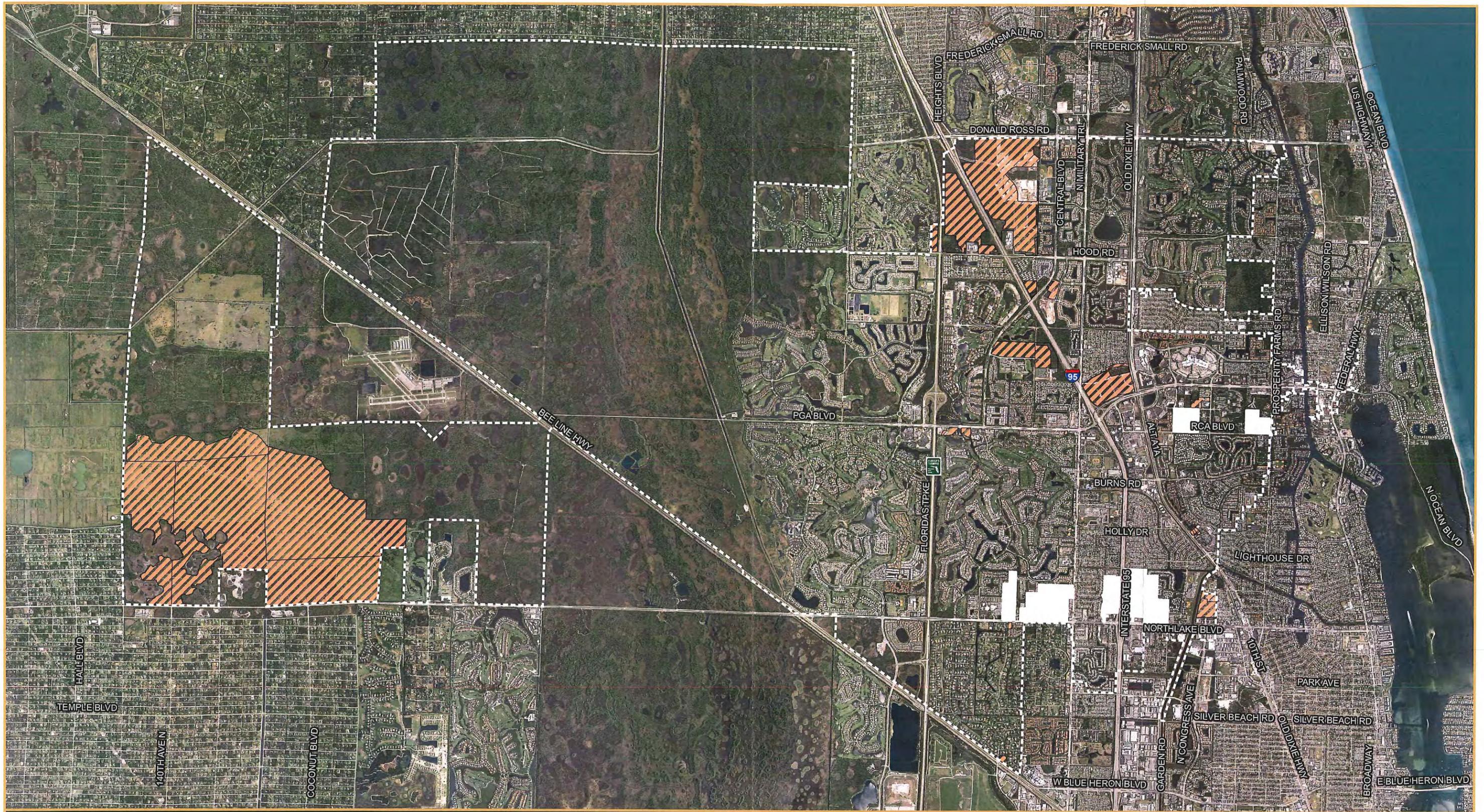


**MAP A.2. EXISTING LAND USE**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

- |                     |                          |                                 |                               |                                  |
|---------------------|--------------------------|---------------------------------|-------------------------------|----------------------------------|
| C - COMMERCIAL      | I - INDUSTRIAL           | PO - PROFESSIONAL OFFICE        | RH - RESIDENTIAL HIGH DENSITY | MUNICIPAL BOUNDARY               |
| CONS - CONSERVATION | MXD - MIXED USE          | RL - RESIDENTIAL LOW DENSITY    | ROS - RECREATION/OPEN SPACE   | UNINCORPORATED PALM BEACH COUNTY |
| G - GOLF (PRIVATE)  | P - PUBLIC/INSTITUTIONAL | RM - RESIDENTIAL MEDIUM DENSITY | V - VACANT LAND               |                                  |
|                     |                          | W - WATERBODIES                 | PARKWAY SYSTEM                |                                  |



Updated September 21, 2016  
 Source: PBG-Planning & Zoning

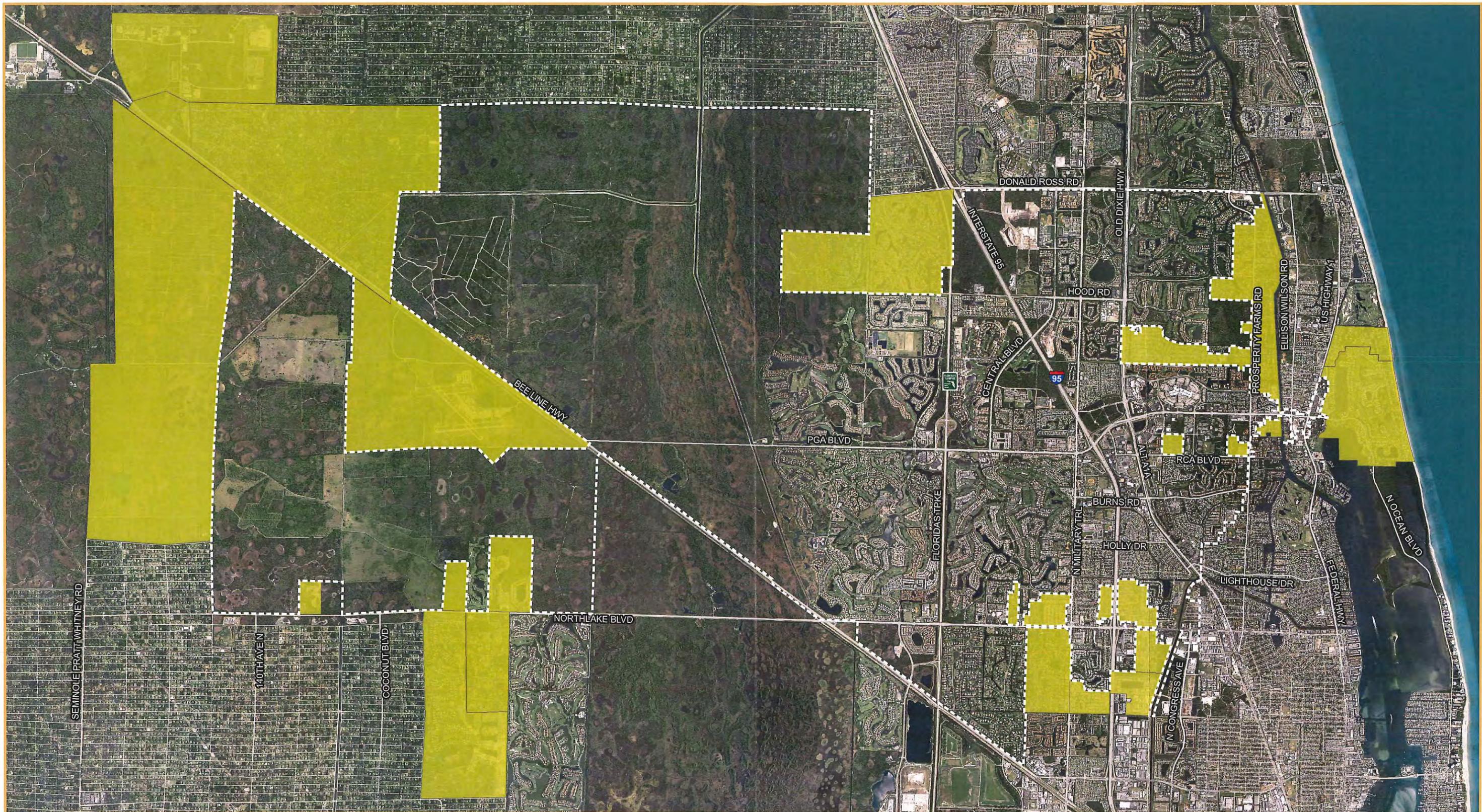


**MAP A.3. EXISTING VACANT LAND USE**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



- V - VACANT LAND
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY





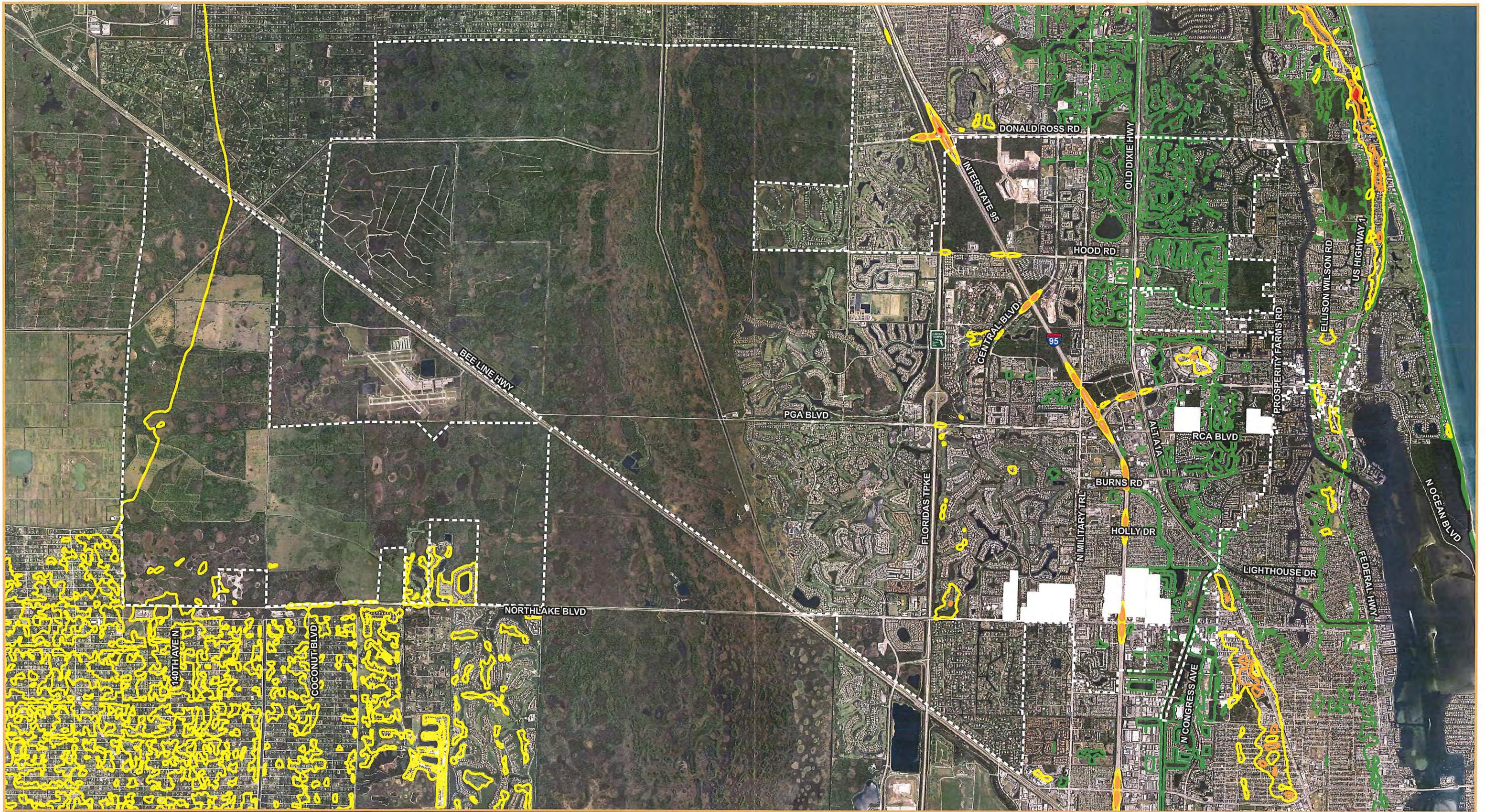
**MAP A.4. POTENTIAL FUTURE ANNEXATION**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



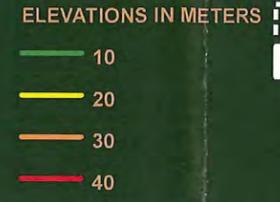
POTENTIAL ANNEXATION AREA
  MUNICIPAL BOUNDARY



Updated September 21, 2016  
 Source: PBG-Planning & Zoning



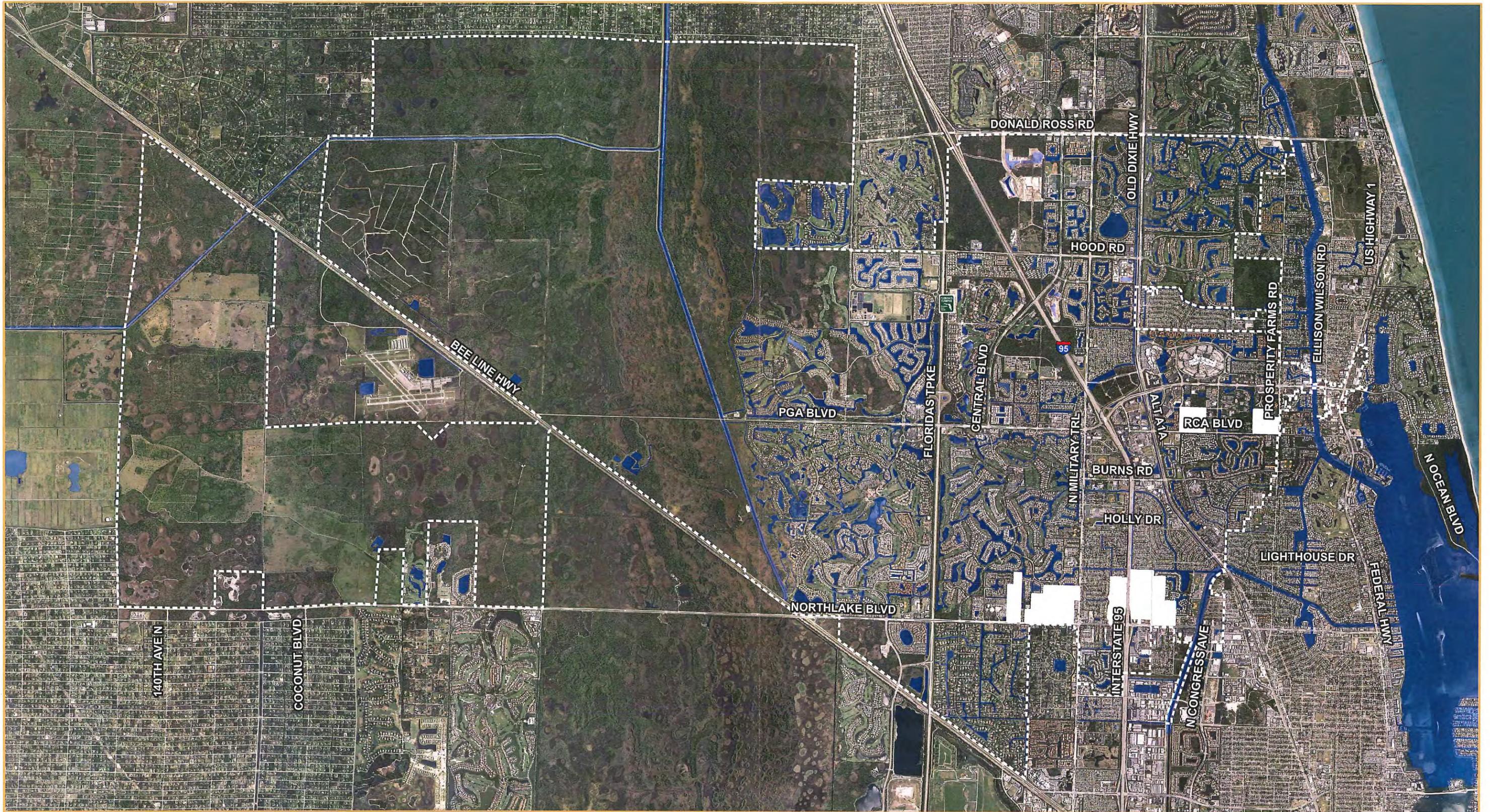
**MAP A.5. TOPOGRAPHY**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



MUNICIPAL BOUNDARY  
 UNINCORPORATED PALM BEACH COUNTY



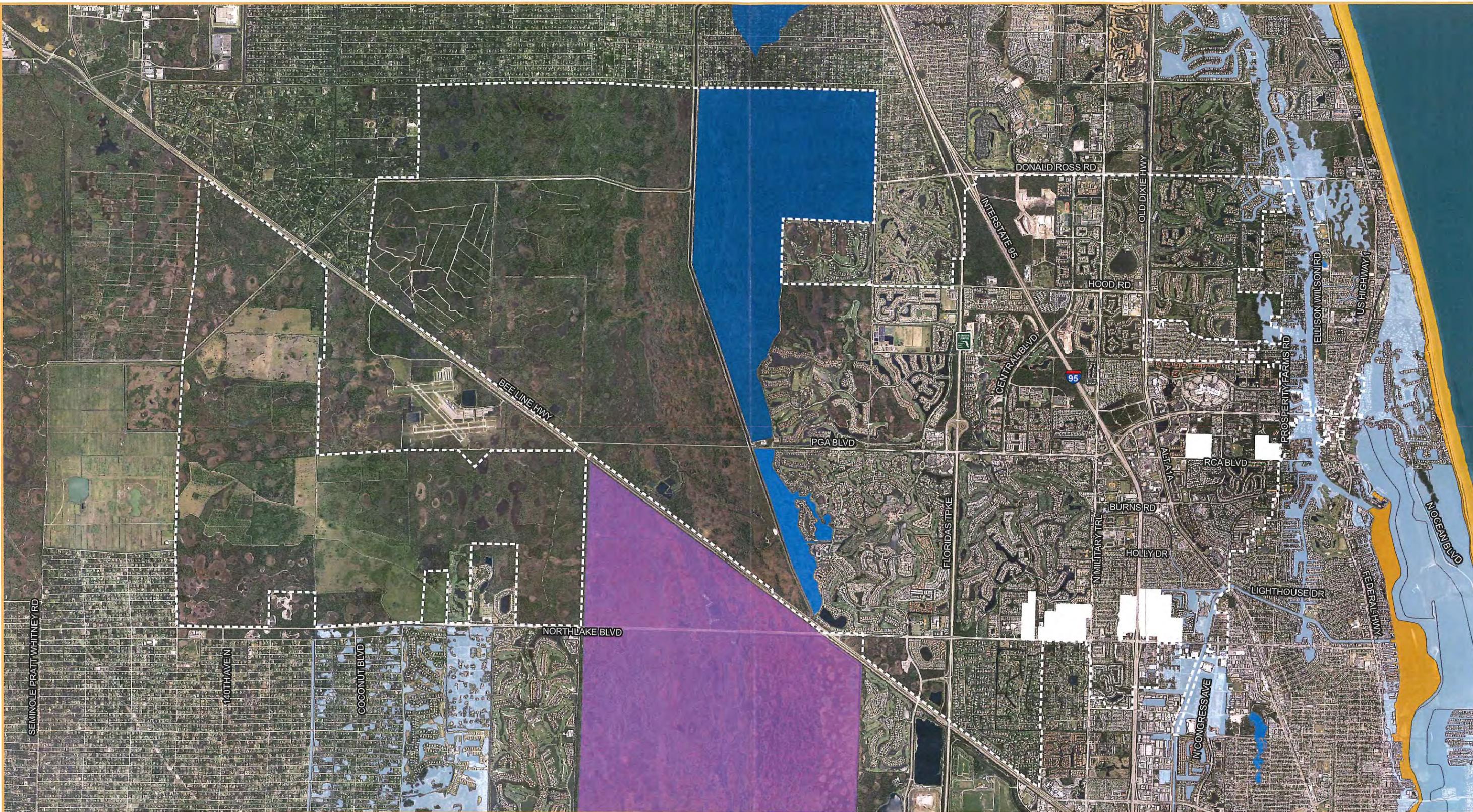
Updated September 21, 2016  
 Source: USGS - NED 10 meter (1/3 arc-second) contours.  
 Published 3-14-16.



**MAP A.6. BODIES OF WATER**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

- BODIES OF WATER
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY





# MAP A.7. FLOOD ZONES

## City of Palm Beach Gardens

### Palm Beach County, Florida

#### Flood Zones

- A - No Base Flood Elevations determined.
- AE - Base Flood Elevations Determined.
- AH - Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

- AO - Flood depths of 1 to 3 feet (Usually sheet flow on sloping terrain); average depths determined. For areas of alluvial flooding, velocities also determined.
- VE - Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

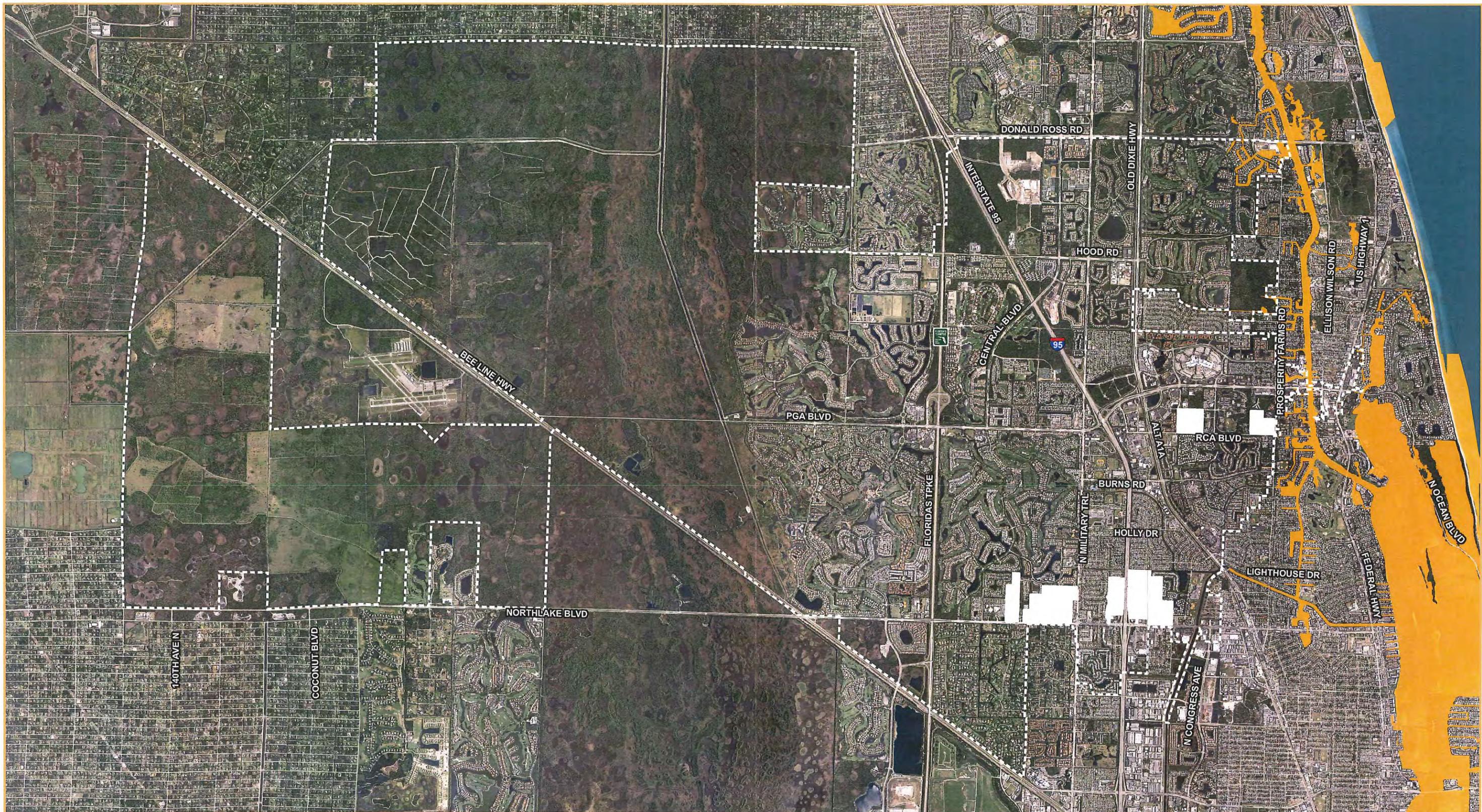
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY



\* - Based on the August 18, 2014 Revised Preliminary FIRM Data slated to become effective late 2017



Updated September 21, 2016  
Source: FEMA



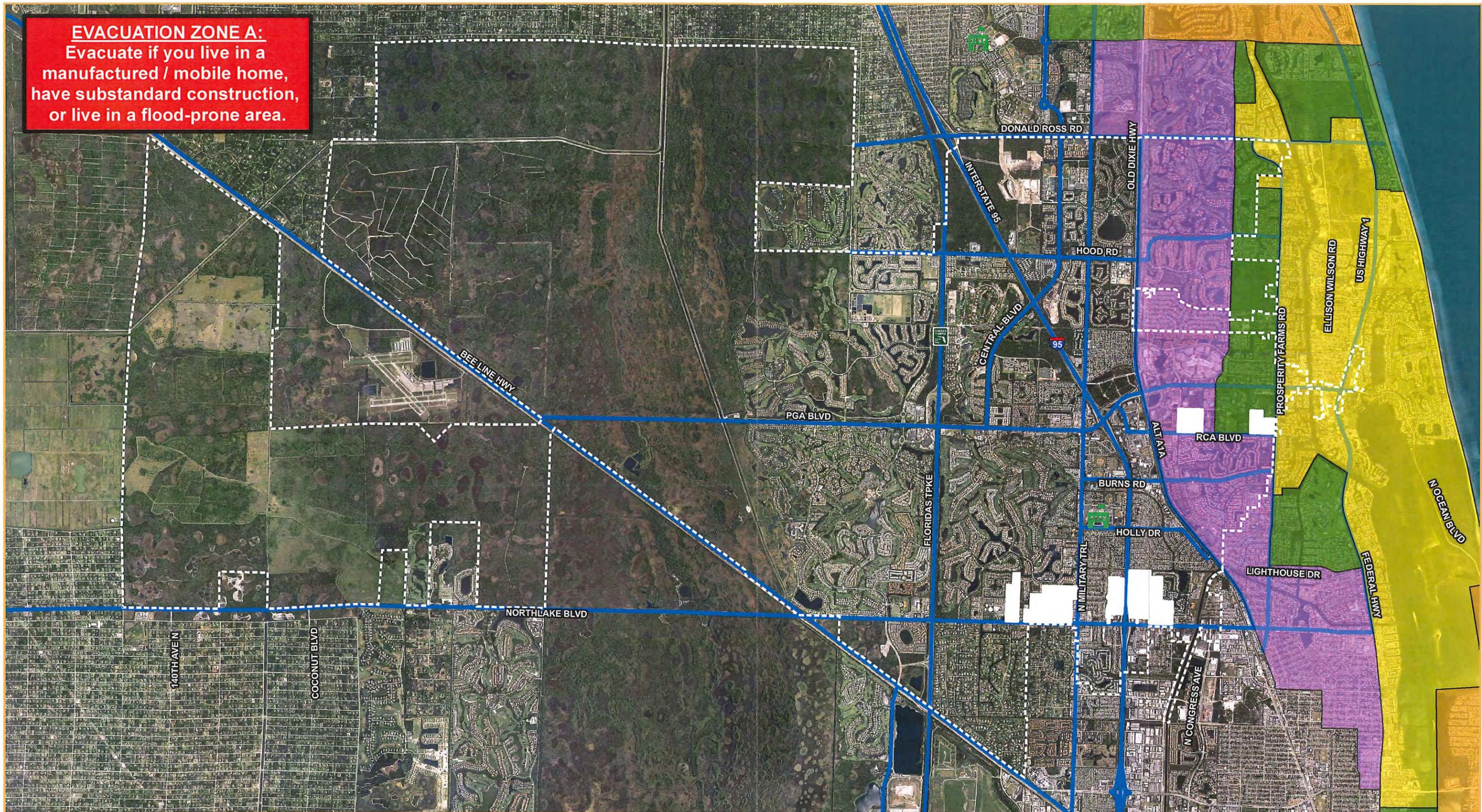
**MAP A.8. COASTAL ZONES**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

-  MUNICIPAL BOUNDARY
-  UNINCORPORATED PALM BEACH COUNTY
-  COASTAL AREA



Updated September 21, 2016  
 Source: Coastal high hazard areas for a Category 1 storm surge within Palm Beach County as adopted by the Board of County Commissioners - 2009 SLOSH Model

**EVACUATION ZONE A:**  
 Evacuate if you live in a  
 manufactured / mobile home,  
 have substandard construction,  
 or live in a flood-prone area.



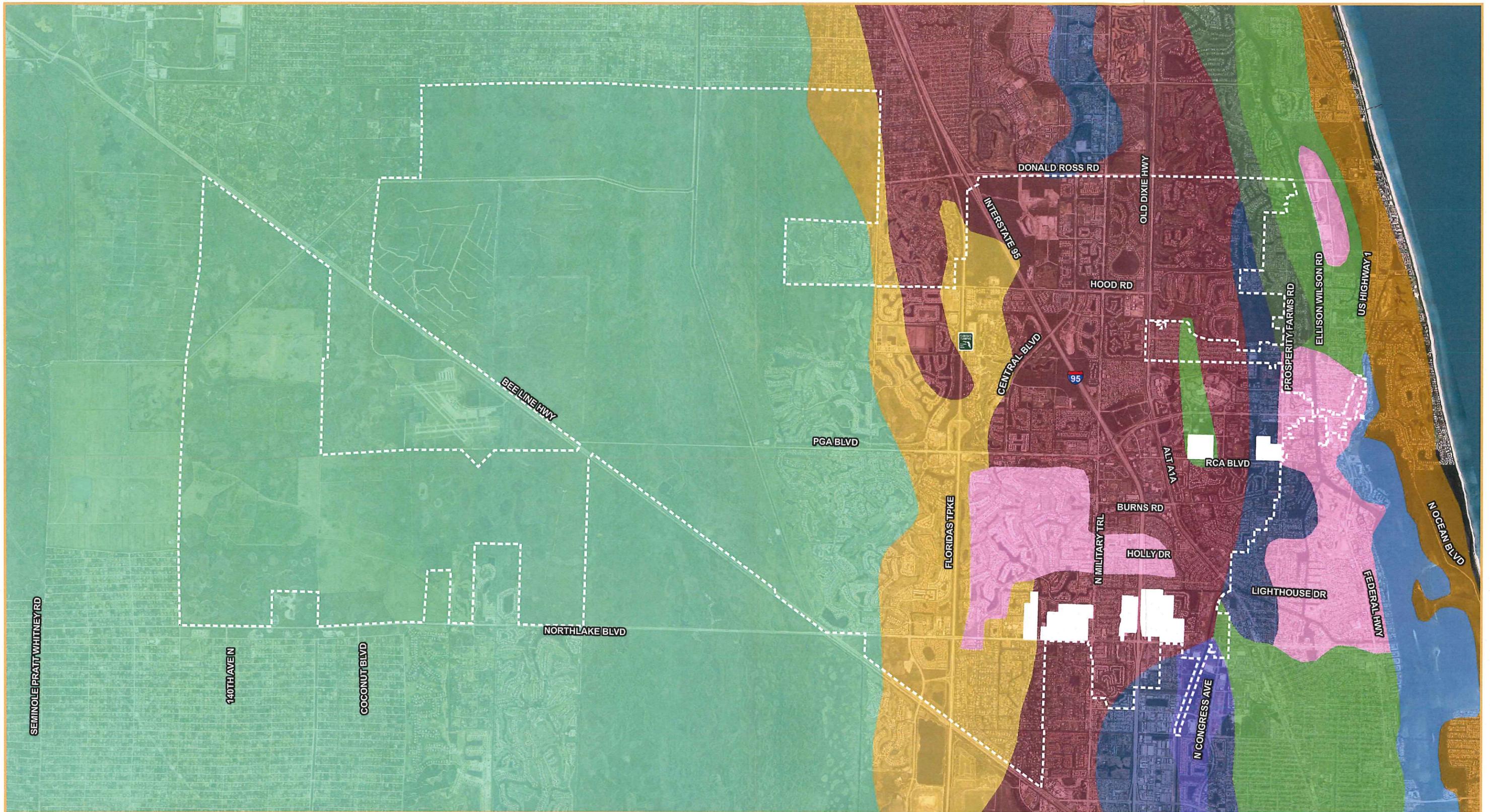
**MAP A.9. COASTAL EVACUATION ZONES & ROUTES**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



- Evacuation Shelters
- Evacuation Routes
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY
- EVACUATION ZONE A (CATEGORY 1 OR HIGHER)
- EVACUATION ZONE B (CATEGORY 2)
- EVACUATION ZONE C (CATEGORY 3)
- EVACUATION ZONE D (CATEGORY 4)
- EVACUATION ZONE E (CATEGORY 5)



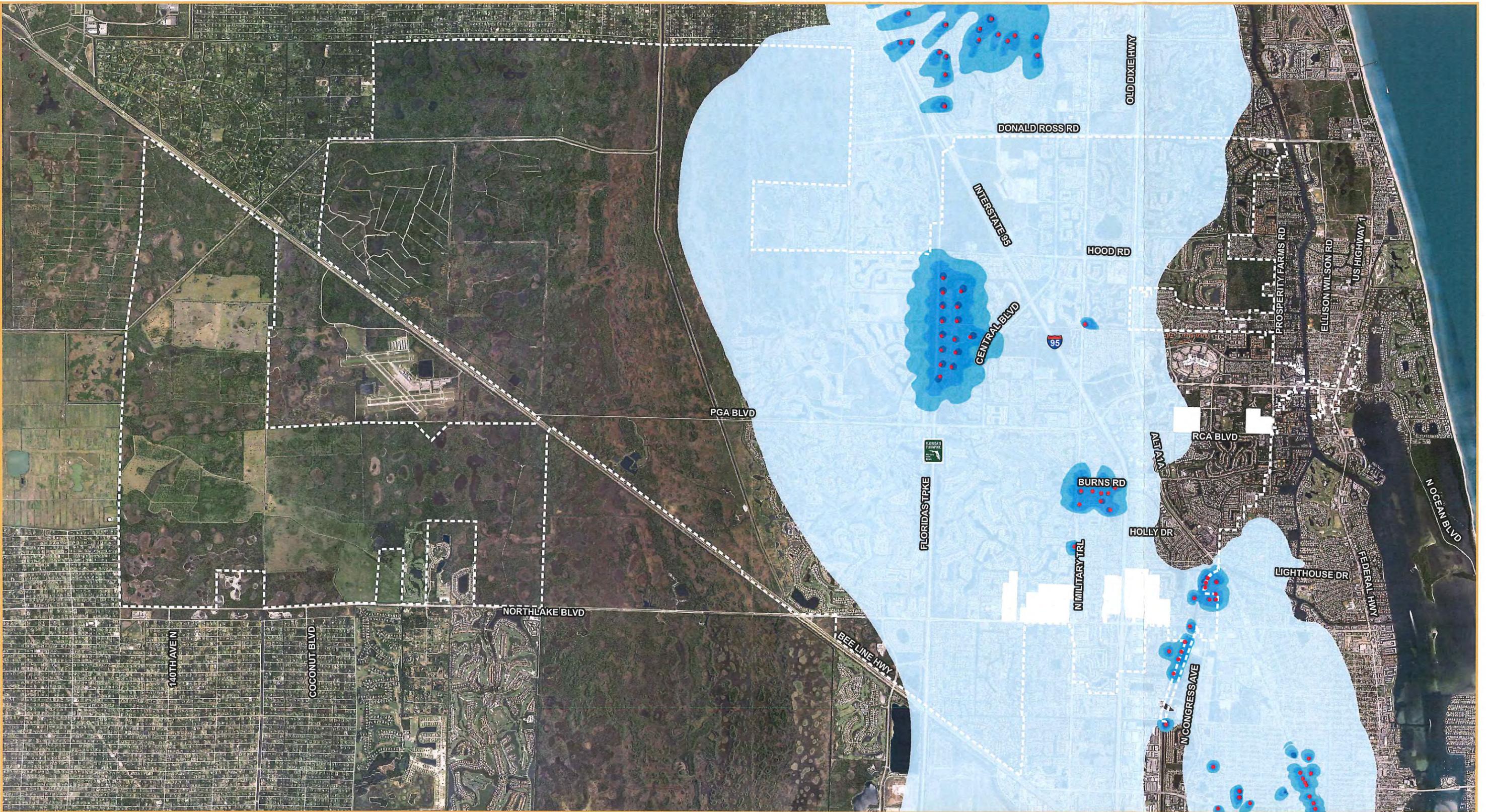
Updated September 21, 2016  
 Source: PBC-EMS; PBG- P&Z



**MAP A.10. SOILS**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

- |  |   |                                  |
|--|---|----------------------------------|
| S1541 - WAVELAND-POMELLO-MYAKKA-IMMOKALEE            | S1547 - SMRYNA-IMMOKALEE-BASINGER             | MUNICIPAL BOUNDARY               |
| S1542 - ZOLFO-TAVARES-PAOLA                          | S1578 - URBAN LAND-BASINGER                   | UNINCORPORATED PALM BEACH COUNTY |
| S1543 - URBAN LAND-ST AUGUSTINE-PALM BEACH-CANAVERAL | S1579 - URBAN LAND-UDORTHENTS-QUARTZIPSAMENTS |                                  |
| S1545 - WINDER-WABASSO-PINEDA-FELDA                  | S1595 - RIVIERA-PINEDA-FELDA                  |                                  |
| S1546 - TERRA CEIA-RIVIERA-FLORIDANA                 | S8369 - WATER                                 |                                  |





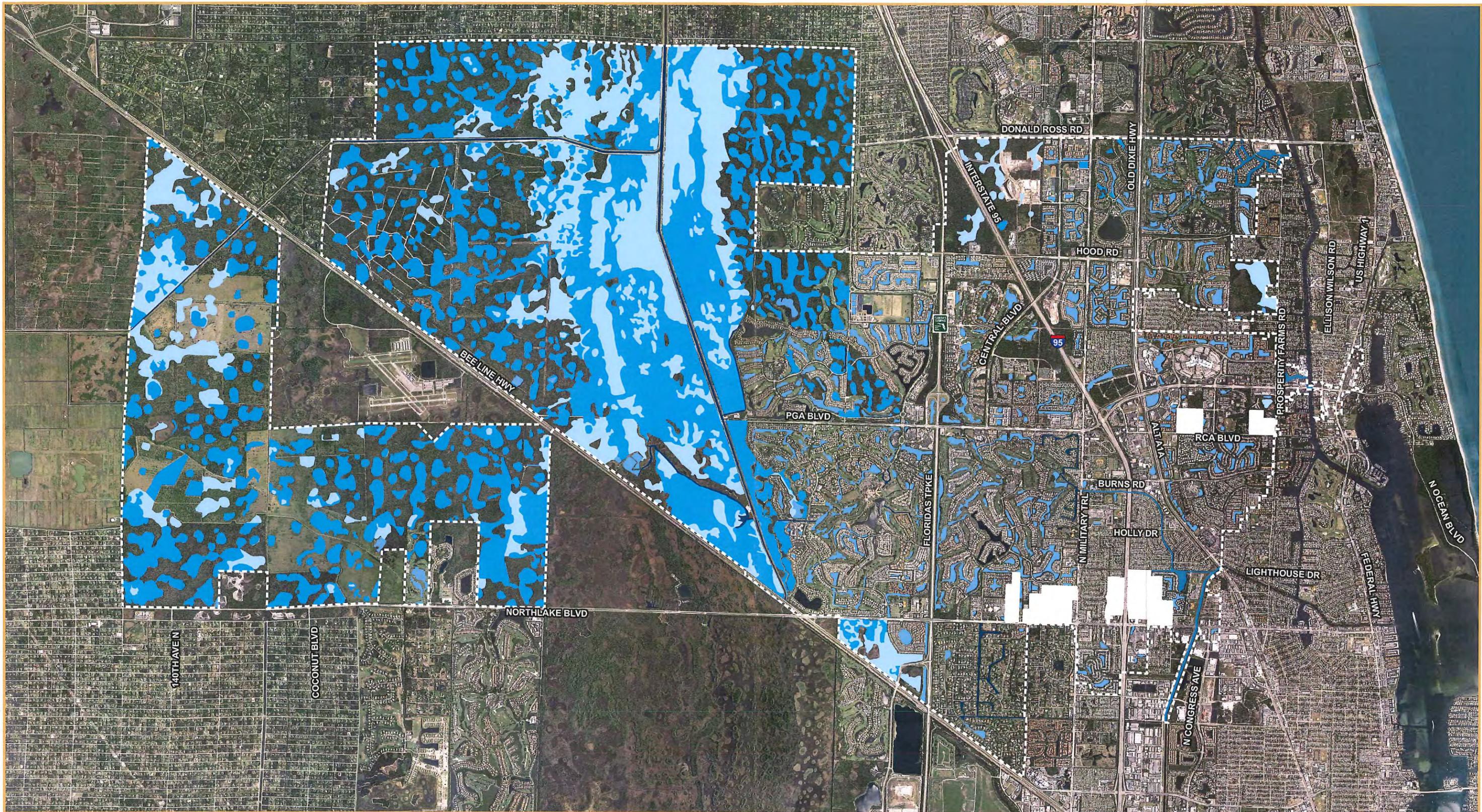
### MAP A.11. WATERWELLS & WELLFIELD ZONES

City of Palm Beach Gardens  
Palm Beach County, Florida



- 2014 WATER WELLS
- 2014 WELLFIELD ZONES
  - 1
  - 2
  - 3
  - 4
- ⋯ MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY

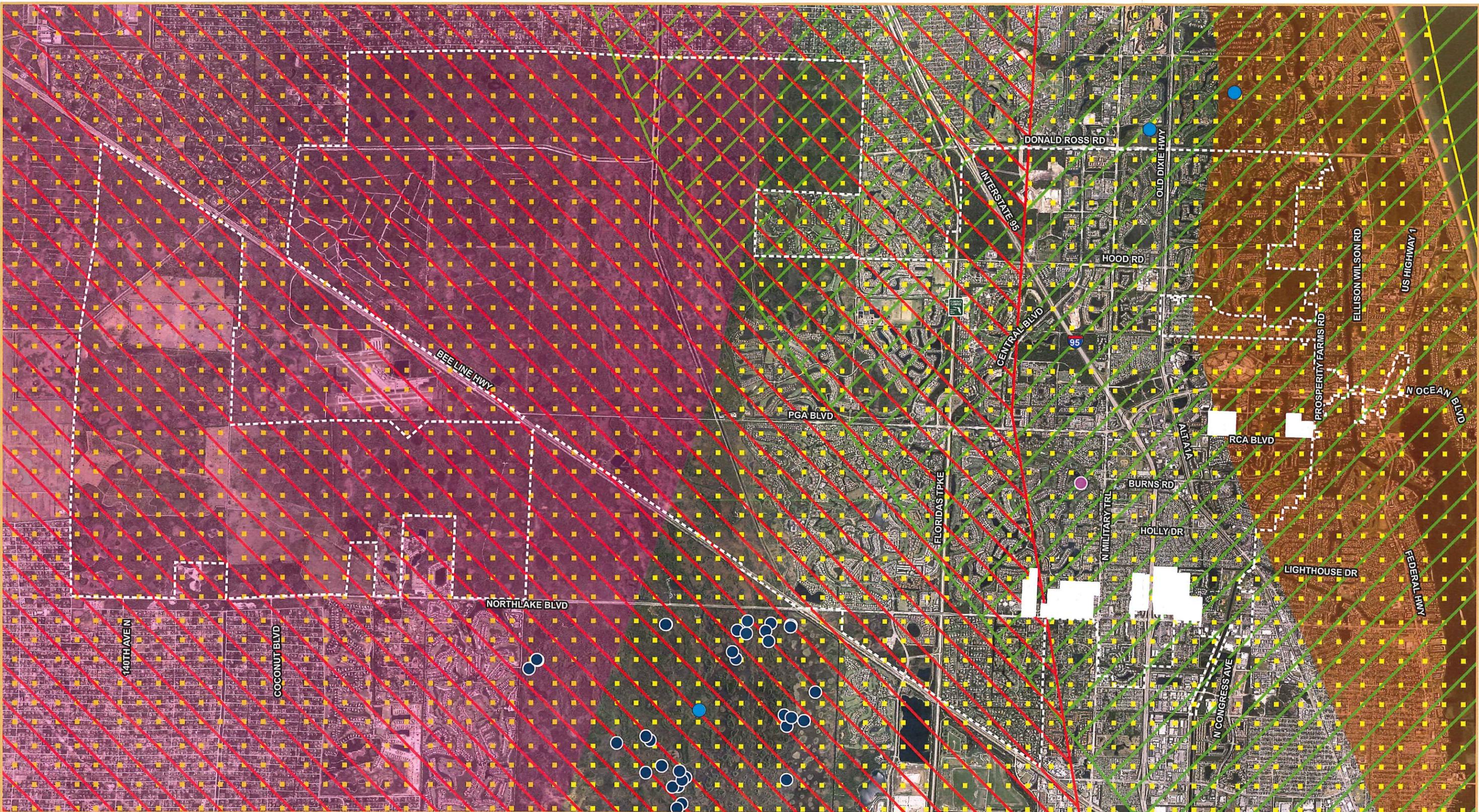




**MAP A.12. WETLANDS**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

-  ESTUARINE AND MARINE DEEPWATER
-  FRESHWATER POND
-  MUNICIPAL BOUNDARY
-  FRESHWATER EMERGENT WETLAND
-  RIVERINE
-  UNINCORPORATED PALM BEACH COUNTY
-  FRESHWATER FORESTED/SHRUB WETLAND



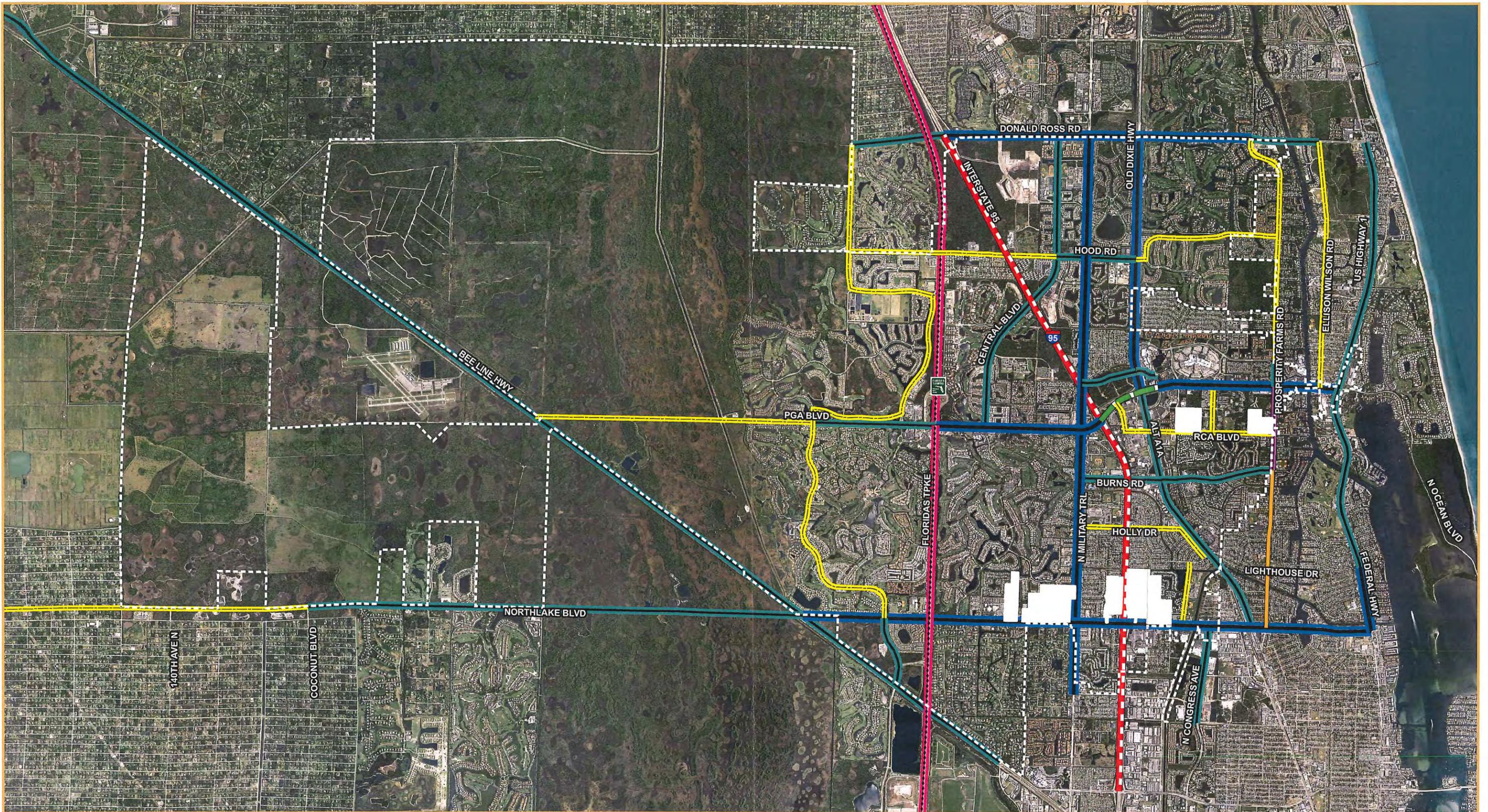


**MAP A.13. WILDLIFE OBSERVATIONS**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY
- EVERGLADE SNAIL KITE NESTS
- WOOD STORK ACTIVE COLONIES
- BALD EAGLE NESTS
- CARACARA CONSULTATION AREA
- SNAIL KITE CONSULTATION AREA
- SCRUB JAY METAPOPULATION AREA
- SCRUB JAY CONSULTATION AREA
- PIPING PLOVER CONSULTATION AREA

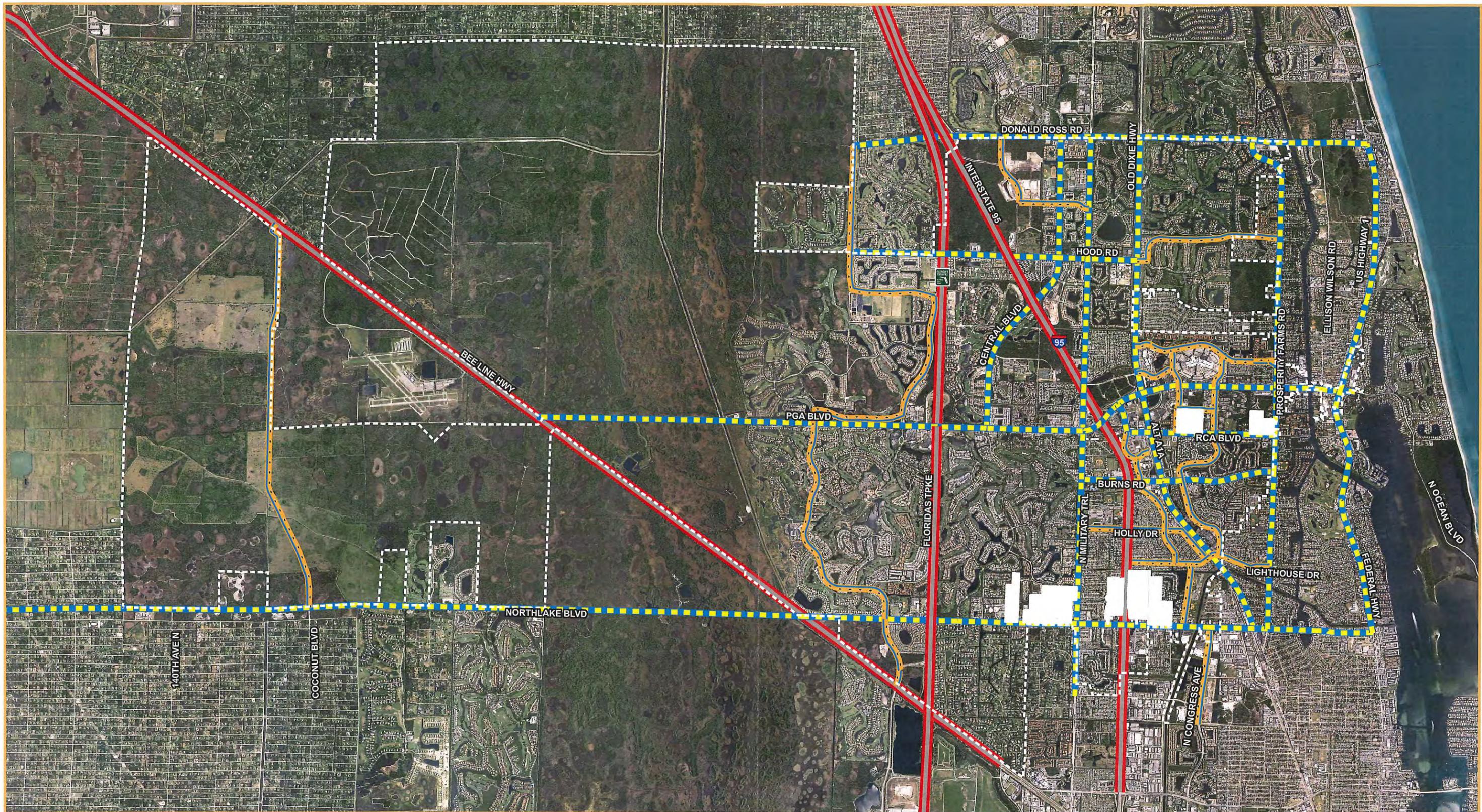




**MAP A.14. EXISTING ROADWAY NETWORK**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

- 2L - TWO LANE
- 3L - THREE LANE
- 4LD - FOUR LANE DIVIDED
- 4LX - FOUR LANE EXPRESSWAY
- 5L - FIVE LANE
- 6LD - SIX LANE DIVIDED
- 8LD - EIGHT LANE DIVIDED
- 10LX - TEN LANE EXPRESSWAY
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY



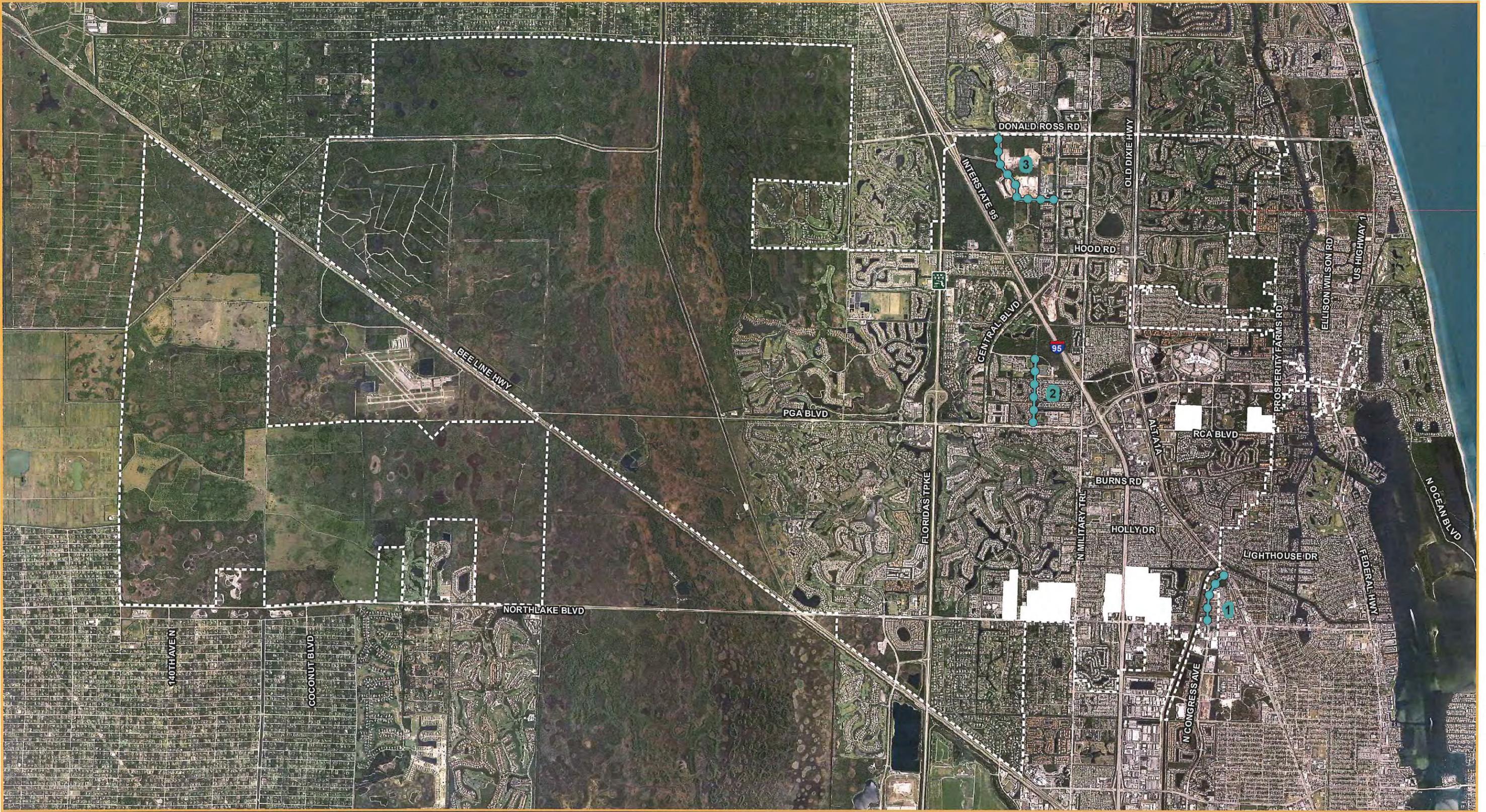


**MAP A.15. FUNCTIONAL CLASSIFICATION**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida



- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY
- EXPRESSWAYS
- ARTERIALS
- COLLECTORS





**MAP A.16. CONCEPTUAL THOROUGHFARE PLAN**

City of Palm Beach Gardens  
Palm Beach County, Florida

●●● CONCEPTUAL THOROUGHFARE ROADS

▭ MUNICIPAL BOUNDARY

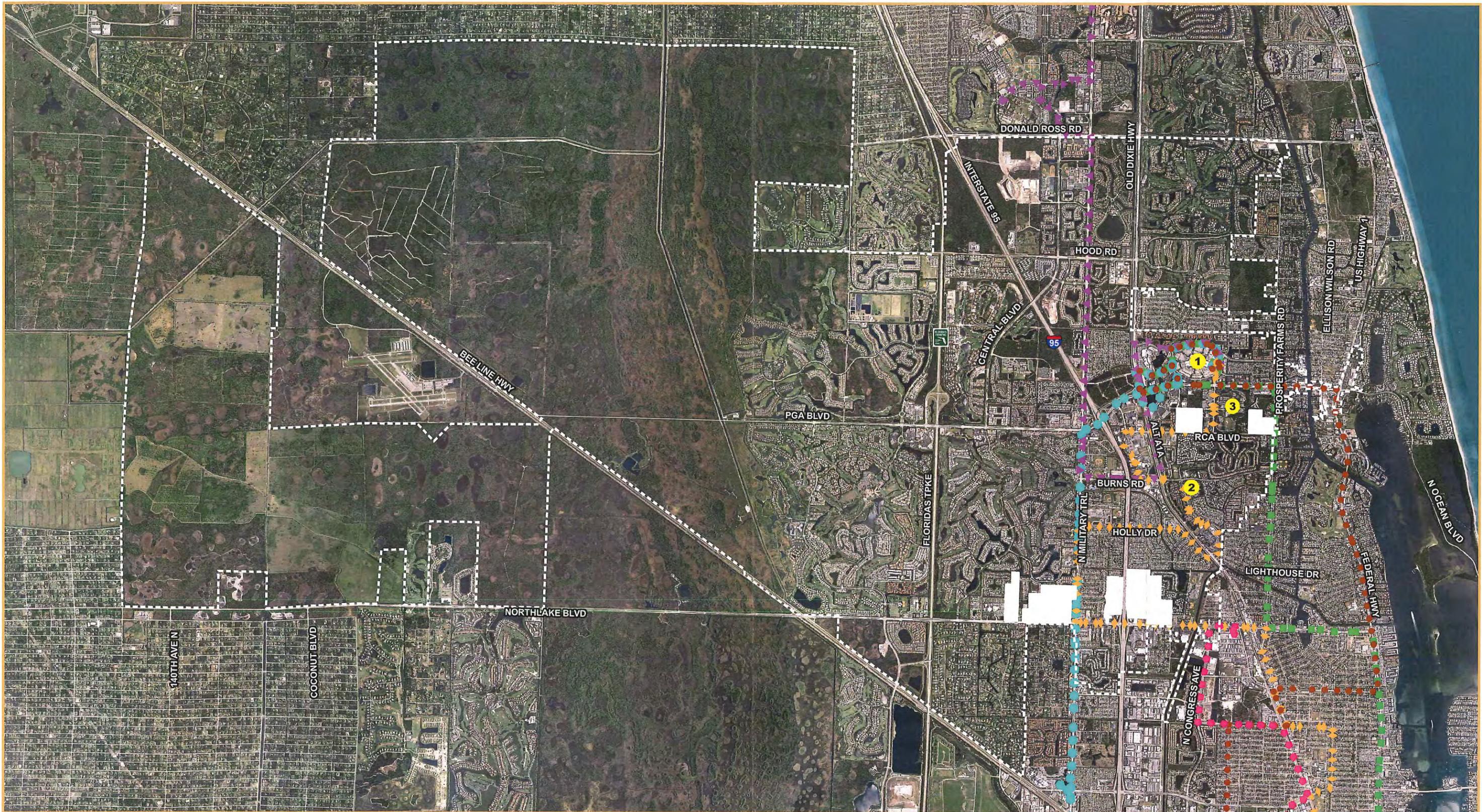
▭ UNINCORPORATED PALM BEACH COUNTY



Updated September 21, 2016  
Source: PBG-Planning & Zoning

**Table 12A. Proposed Thoroughfare Roads**  
**(Key to Map A.19A.16. Conceptual Thoroughfare Plan)**

1. Congress Avenue extension from Northlake Boulevard to Alternate A1A.
2. Shady Lakes Boulevard extension to 117<sup>th</sup> Court North.
3. New facility midpoint of Donald Ross Road and Hood Road from Military Trail to west of Central Boulevard and north to Donald Ross Road (Briger DRI spine road).



# MAP A.17. MASS TRANSIT ROUTES & REGIONAL ATTRACTORS

City of Palm Beach Gardens  
Palm Beach County, Florida



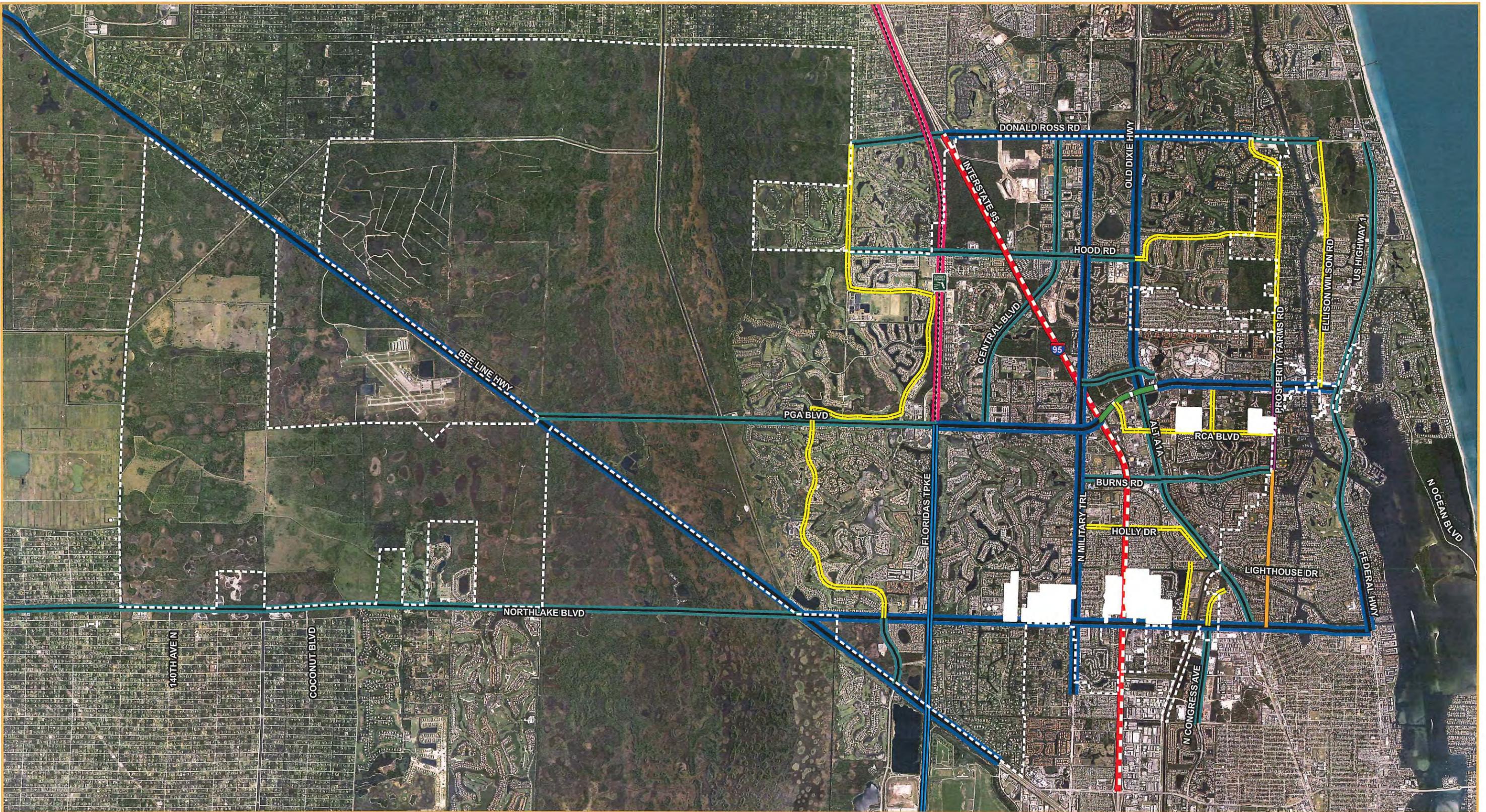
### REGIONAL ATTRACTORS

- 1** REGIONAL CENTER
- 2** PALM BEACH GARDENS MEDICAL CENTER
- 3** PALM BEACH STATE COLLEGE

- ROUTE #1 - PBG TO BOCA RATON VIA US1
- ROUTE #3 - PBG TO BOCA RATON VIA MILITARY TRAIL
- ▲ ROUTE #10 - NORTH COUNTY CROSSTOWN VIA MILITARY TRAIL
- ◆ ROUTE #20 - PBG CROSSTOWN TO MANGONIA PARK TRI-RAIL
- ROUTE #21 - PBG CROSSTOWN TO ST MARY'S HOSPITAL
- ROUTE #33 - LAKE PARK TO WPB VIA AUSTRALIAN & PALM BEACH LAKES

- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY





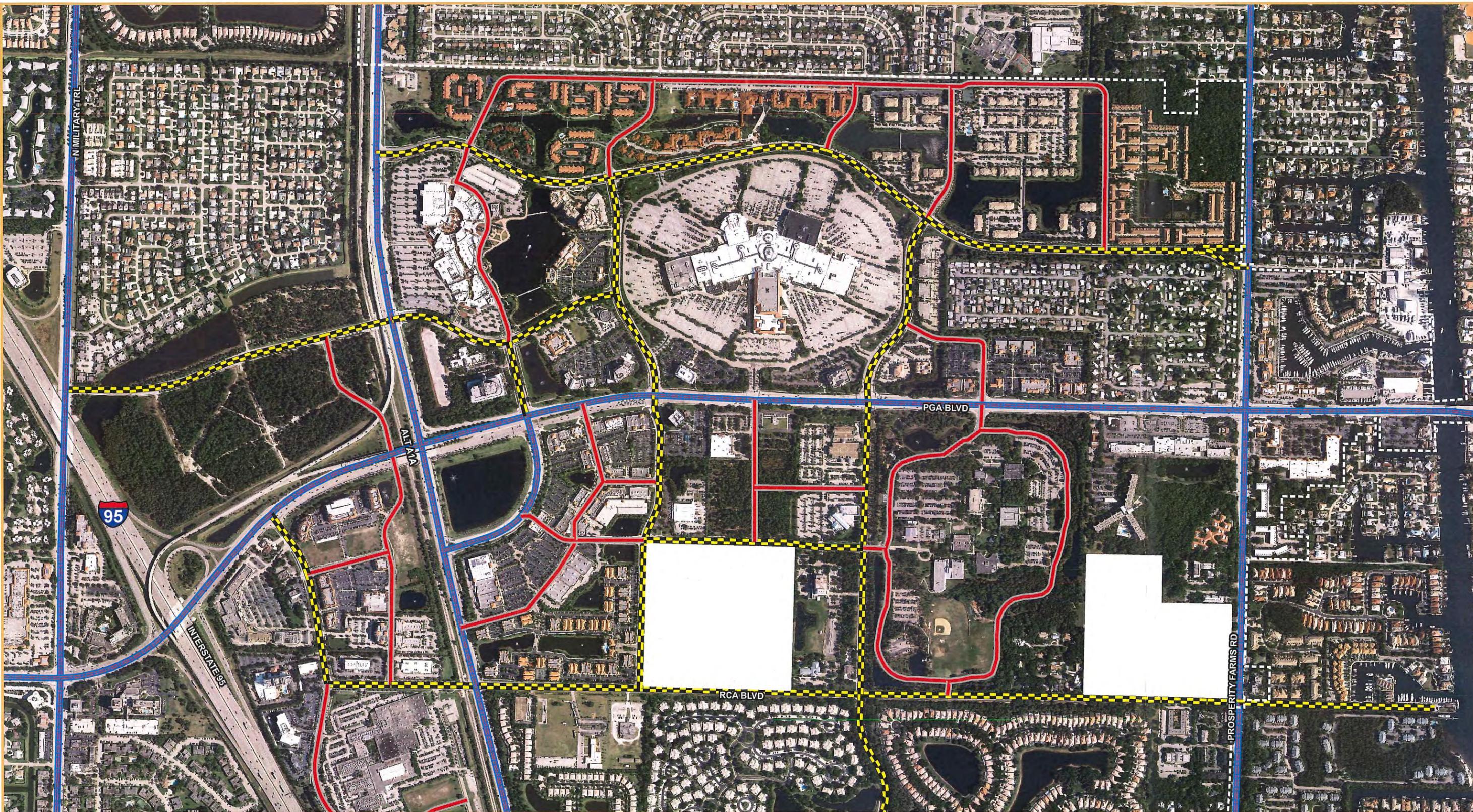
# MAP A.18. FUTURE (2040) ROADWAY NETWORK

City of Palm Beach Gardens  
Palm Beach County, Florida



- |                            |                            |                                  |
|----------------------------|----------------------------|----------------------------------|
| 2L - TWO LANE              | 6LD - SIX LANE DIVIDED     | MUNICIPAL BOUNDARY               |
| 3L - THREE LANE            | 6LX                        | UNINCORPORATED PALM BEACH COUNTY |
| 4LD - FOUR LANE DIVIDED    | 8LD - EIGHT LANE DIVIDED   |                                  |
| 4LX - FOUR LANE EXPRESSWAY | 10LX - TEN LANE EXPRESSWAY |                                  |
| 5L - FIVE LANE             |                            |                                  |





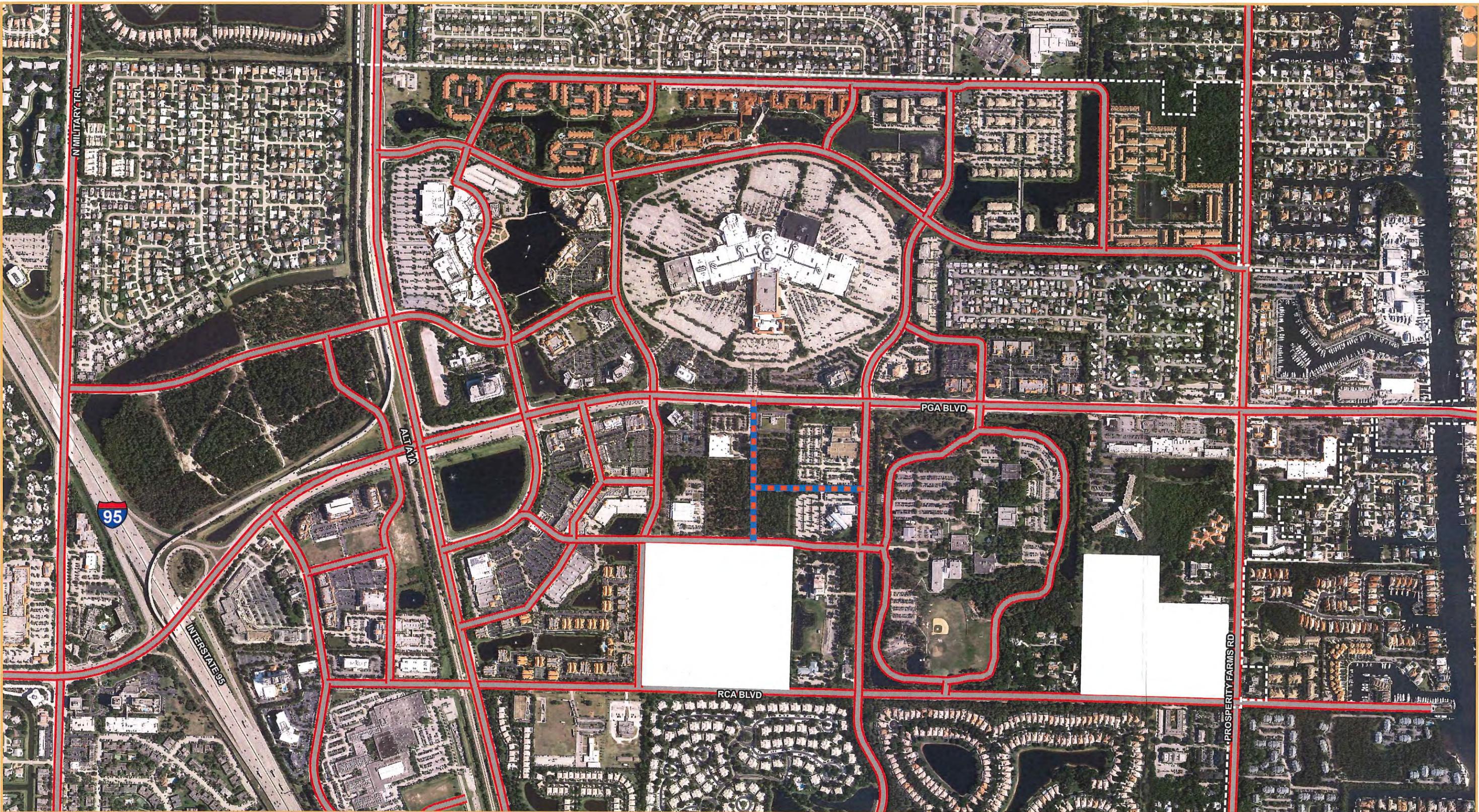
# MAP B.1. VEHICULAR TRAFFIC CONNECTIONS CLASSIFICATIONS

City of Palm Beach Gardens  
Palm Beach County, Florida

-  ARTERIAL / PRIMARY
-  CITY COLLECTOR
-  NEIGHBORHOOD COLLECTOR / LOCAL ROADS

-  MUNICIPAL BOUNDARY
-  UNINCORPORATED PALM BEACH COUNTY

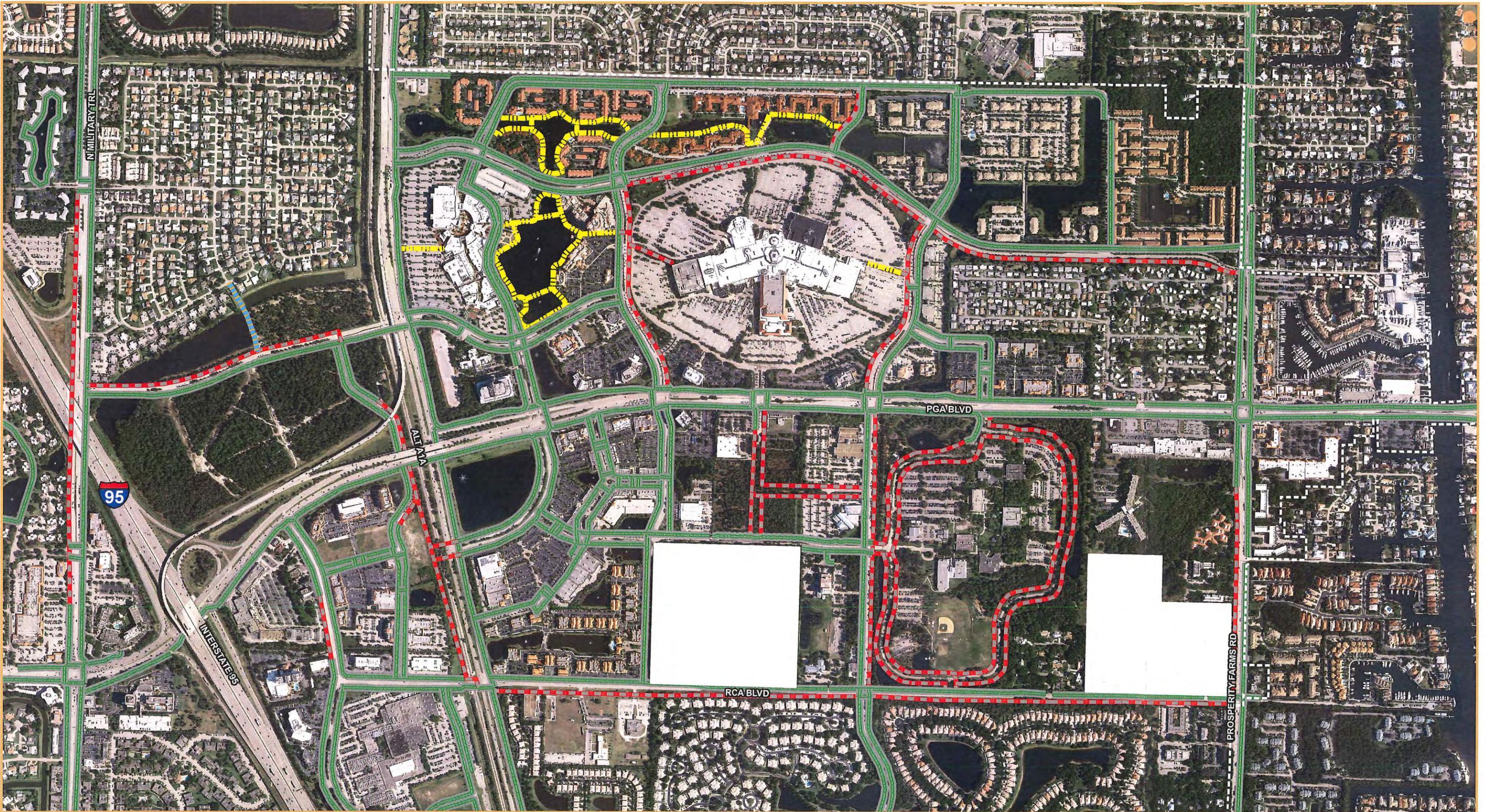




**MAP B.2. EXISTING & PLANNED VEHICULAR TRAFFIC CONNECTIONS**  
 City of Palm Beach Gardens  
 Palm Beach County, Florida

- EXISTING TRAFFIC CONNECTIONS
- PLANNED TRAFFIC CONNECTIONS
- - - MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY





# MAP B.3. PEDESTRIAN AND BICYCLE CONNECTIONS

City of Palm Beach Gardens  
Palm Beach County, Florida



- - - REGIONAL CENTER'S MAJOR PEDESTRIAN SYSTEM
- EXISTING PEDESTRIAN FACILITIES ALONG ROADWAYS
- - - PROPOSED SIDEWALK / BICYCLE FACILITIES ALONG ROADWAYS
- - - POTENTIAL FUTURE PEDESTRIAN / BICYCLE FACILITIES

- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY

