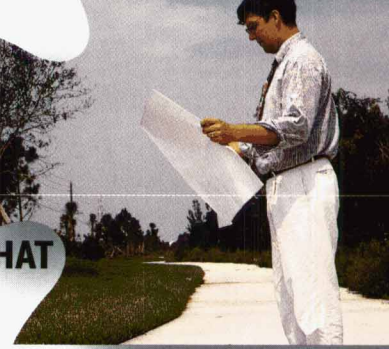


THE LAND USE PUZZLE

GOAL:

TO PRESERVE LAND USE PATTERNS AND TYPES THAT CURRENTLY CHARACTERIZE THE CITY.



Objective 1:

To Control, Limit and Encourage Specific Types of Development and Redevelopment.

The Vision Connection:

The City's vision entails specific images of appropriate land uses that make up and are consistent with the existing development within the City. Well aware of the City's current reputation for strict adherence to consistent, quality development in the City, the vision encompasses a plan for continuation of the City's growth and development while maintaining the requirements that characterize the distinctiveness of the City.

Strategies:

- Restrict development to generally low-densities and intensities (no skyscrapers or continuous rows of apartments), except along I-95 or as needed to provide affordable housing.
- Attract new businesses that enhance and maintain the qualities and characteristics of the City.
- Limit new regional attractors ("Big Box" developments).
- Encourage unique neighborhoods and differing communities which serve different lifestyles and needs.
- Promote cultural centers, such as museums, flower and art shows, and cultural art festivities.
- Continue to promote and require streetscape programs.
- Introduce commercial nodes to new residential neighborhoods to provide services within walking distances.

Objective 2:

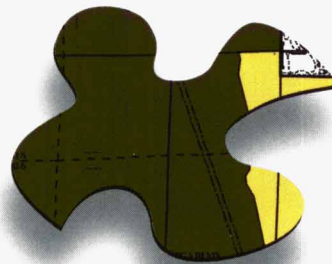
To Encourage Integration of Development into New Neighborhoods and Livable Communities.

The Vision Connection:

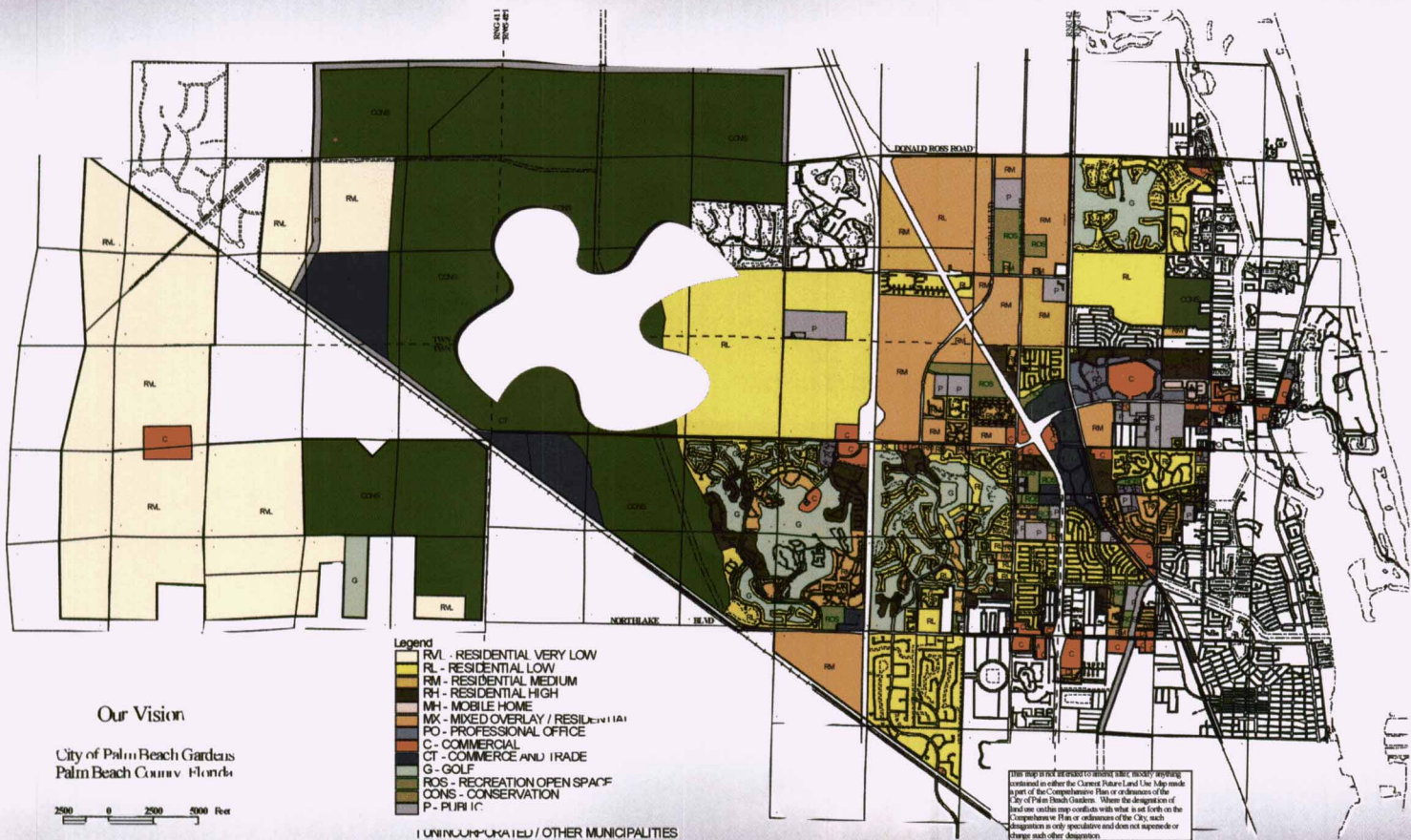
The idea included in the vision is the encouragement of "mixed use" in the development of new neighborhoods. The concept of "mixed use" is entirely consistent with the City's vision of developing a sense of community that promotes people-gathering places, linkages and recreation services in a pedestrian friendly environment. The development of the mixed-use concept also entails planning that encourages the use of the concept of mixed use in future development.

Strategies:

- Develop a concept, such as a mixed-use overlay, to encourage the integration and creation of new neighborhoods, promote a mix of community-serving uses within the neighborhood, and further opportunities for pedestrian/bicycle modes of travel.
- Apply the concept to the large vacant tracts in the City's eastern areas.
- Implement the concept through the comprehensive plan and future land use map; designating subject properties with a residential land use category and zoning overlay.



The City of Palm Beach Gardens is well known for its attention to managing growth and maintaining the beauty of the City as it grows. Pictured here is the MacArthur Regional Center (center building is Good Samaritan and St. Mary's Health Care Pavilion; right is the Medical Mall Building; to the left behind the trees is the Gardens Mall.



Our Vision

City of Palm Beach Gardens
Palm Beach County Florida

0 2500 5000 Feet

- Legend**
- RVL - RESIDENTIAL VERY LOW
 - RL - RESIDENTIAL LOW
 - RM - RESIDENTIAL MEDIUM
 - RH - RESIDENTIAL HIGH
 - MH - MOBILE HOME
 - MK - MIXED OVERLAY / RESIDENTIAL
 - PO - PROFESSIONAL OFFICE
 - C - COMMERCIAL
 - CT - COMMERCE AND TRADE
 - G - GOLF
 - ROS - RECREATION OPEN SPACE
 - CONS - CONSERVATION
 - P - PUBLIC
- UNINCORPORATED / OTHER MUNICIPALITIES

THIS MAP IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CITY OF PALM BEACH GARDENS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PALM BEACH GARDENS DOES NOT ACCEPT RESPONSIBILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF PALM BEACH GARDENS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PALM BEACH GARDENS DOES NOT ACCEPT RESPONSIBILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

