

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL PROMOTE APPROPRIATE LAND USES AND DEVELOPMENT PATTERNS CONSISTENT WITH SUSTAINABLE COMMUNITY/SMART GROWTH PRINCIPLES, AND SHALL IMPLEMENT STRATEGIES THAT MAXIMIZE THE NATURAL, SOCIOECONOMIC AND GOVERNMENTAL RESOURCES WHILE PRESERVING, PROMOTING AND IMPROVING THE HEALTH, SAFETY AND WELFARE OF ITS RESIDENTS AND VISITORS.

Objective 1.1: The City shall continue to regulate future growth and development through the administration of the City Comprehensive Plan, Zoning and Land Development Regulations, City Code and, Building Code.

Policy 1.1.1: The City shall continue to administer land development regulations that address and regulate the following:

- a) All land uses identified on the Future Land Use Map.
- b) The subdivision of land.
- c) Signage.
- d) Areas subject to seasonal or periodic flooding and provisions for drainage and storm water management.
- e) The protection of environmentally-sensitive lands including the Water Catchment Area, water wellfields and aquifer recharge areas.
- f) Compatibility with adjacent land uses.
- g) The provision of open space.
- h) The safe use of vehicles and vehicle parking needs.
- i) A concurrency management system to ensure that development orders and permits are issued concurrent with the provision of the facilities and services required by the adopted level of service standards established in this Plan.
- j) The City shall continue Development of Regional Impact reviews and evaluations of the effects of significant developments within the City's jurisdiction including the DRI process and the utilization of Development Agreements for major developments.
- k) The City hereby designates the Central Business District ("CBD") as an "Urban Central Business District" (UCBD) pursuant to 93-206 of the Laws of Florida. The boundaries of the UCBD shall be Palm Beach Lakes Boulevard to the north; Lake Worth (Intracoastal Waterway) to the east; Okeechobee Boulevard between Lake Worth and Interstate 95 to the south, including the CityPlace Development of Regional Impact (DRI); the shore of Clear Lake shall be the western boundary of the UCBD. These boundaries are similar to those found in the City's Downtown Master Plan. These boundaries shall be used to create DRI guidelines and standards, consistent with the criteria found in the Florida Administrative Code (F.A.C.), Section 28-24.014(10)(a).

Policy 1.1.2: The City shall require an environmental assessment, where appropriate, for any land use development as a part of the Development Application process, which include identification of vegetation associations, soils, elevations and flooding levels, and an aerial photography map. The Site Plan Review process will regulate land uses and development to protect natural drainage features and groundwater aquifer recharge areas.

Policy 1.1.3: The following Future Land Use Designations, and their associated densities and intensities shall be utilized to guide the future growth and development in the City:

FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Single Family Low Density (SFLD)	1 TO 3	-
Single Family Medium Density (SFMD)	3 TO 5	-
Single Family (SF)	7.26 TO 13.40	-
Multifamily Medium Density (MFMD)	7 TO 20	-
Multifamily (MF)	14.52 TO 32.27	**
Commercial (C)	-	0.75
Commercial East (CE) (East of I-95)	1 TO 32.27	1.50
Commercial DRI (C-DRI) (within an approved Development of Regional Impact (DRI))	As regulated by the DRI Master Plan	As regulated by the DRI Master Plan
Industrial (I)	-	0.75
Conservation (CON)	-	.01
Utility (UT)	-	.75 (with 70% lot coverage)
Community Service (CS)	-	1.00
Office Residential (OR)***	1 to 14	.75
Planned Community (PC) Residential Non-Residential (5% of PC project land area)	1 to 10	0.50
Mixed Use District* (MU)	See Policies 1.7.2 through 1.7.2.4.	See Policies 1.7.2 through 1.7.2.4.
Urban Central Business District (UCBD)	See Downtown Master Plan Element Policies 3.1.1 and 3.1.3	

* The Mixed Use District (MU) shall permit both residential development and commercial land uses. The commercial land uses may include those typically associated with neighborhood retail and/or professional offices, including art merchandising; art and drafting supplies; beauty salons; book and stationary stores; personal and convenience sales; day care facilities, florists; food stores; mail services; newspaper and magazine shops; medical offices; professional service offices; restaurants; etc. which could service those living in the proposed residential neighborhoods.

** For the Multi-Family (MF) future land use designation, limited commercial uses that do not occupy more than 5% of the total project square footage may be permitted if they: a) are located within a Planned Development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses.

*** For the Office Residential (OR) Future Land Use designation, a project may utilize up to 100% of the allowable residential density, 100 % of the allowable office intensity, or a portion of the allowable residential and a portion of the allowable office uses. For example: if developing with both residential and office uses, an owner chooses to develop 60% of the allowable residential density then they may also develop up to 40% of the allowable office intensity. For a one (1) acre parcel, developing at 60% residential yields 8 units leaving a total allowable office development at 40% or 13,068 sf. If both office and residential uses are proposed on a site, they shall be located in the same building.

Note: Special Impact Zone (SIZ) notations on the Future Land Use Map do not reflect or change densities or intensities but are to ensure heightened site plan review and compatibility analysis. SIZ noted areas can be subject to more restrictive site plan requirements (see Future Land Use policies 1.7.4 and 1.7.5).

Note: A hyphen (-) under the Density or FAR columns denotes that no residential uses/densities or nonresidential uses/intensities (FAR) are allowed for those specific designations.

FUTURE LAND USE DESIGNATIONS: DESCRIPTIONS AND ALLOWED USES

CONSERVATION (CON): The Conservation (CON) designation is intended to designate publically and privately held lands of environmental importance set aside primarily for conservation purposes of conserving or protecting natural resources or environmental quality.

Permitted uses such as: wildlife management; passive recreation; environmental restoration/mitigation/preservation; waterbodies; wetlands; open space; passive parks; educational uses limited to those which utilize the natural amenities found on the site. Structures that support or are associated with the conservation uses shall be permitted but limited to a .01 FAR provided the uses are consistent with the Comprehensive Plan and the Zoning and Land Development regulations.

OFFICE RESIDENTIAL (OR): The Office Residential (OR) designation is intended to provide residential or office use, or a mixture of office and residential land uses that are complementary to each other, and occur in areas conducive to office uses that are not intrusive to the residential fabric of a community.

Permitted uses such as: residential, office, or a mixture of residential and office uses. Limited retail on a neighborhood scale is permitted if it is accessory to and complementary of the office use.

A. Residential Designations:

Certain Neighborhood or Community serving Institutional/Community Service uses shall be allowed in residential designations provided the uses are consistent with the Comprehensive Plan and the Zoning and Land Development regulations. Such uses may include: schools; day care facilities; adult day care facilities; group homes; public safety facilities operated by a public entity; religious uses; and community centers, provided the uses are of a residential scale compatible with the surrounding areas and are consistent with the Comprehensive Plan and the Zoning and Land Development regulations.

Light Utility uses are permitted in all residential designations provided the uses are consistent with the Comprehensive Plan and the Zoning and Land Development regulations.

The following depict the City's residential Future Land Use Designations:

SINGLE FAMILY LOW DENSITY (SFLD): The Single Family Low Density (SFLD) designation is intended for parcels that are best suited for suburban residential uses (Single family residential attached and detached) ranging in density from 1 to 3 dwelling units per acre.

SINGLE FAMILY MEDIUM DENSITY (SFMD): The Single Family Medium Density (SFMD) designation is intended for parcels that are best suited for suburban residential uses (single family residential attached and detached, and multifamily within a planned development) ranging in density from 3 to 5 dwelling units per acre.

SINGLE FAMILY (SF): The Single Family (SF) designation is intended for parcels that are best suited for urban residential uses (single family residential attached and detached, multifamily within a planned development) ranging in density from 7.26 to 13.4 dwelling units per acre.

MULTI FAMILY MEDIUM DENSITY (MFMD): The Multi Family Medium Density (MFMD) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 7 to 20 dwelling units per acre.

MULTI FAMILY (MF): The Multi Family (MF) designation is intended for parcels best suited for multifamily residential use ranging in density from 14.52 to 32.27 dwelling units per acre. Limited commercial uses that do not occupy more than 5% of the total project square footage may be permitted if they: a) are located within a Planned Development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses.

PLANNED COMMUNITY (PC): The Planned Community (PC) designation is intended for areas developed as or that are best suited for development as a planned community with residential uses from 1 to 10 dwelling units per acre. Neighborhood scale commercial, office and institutional uses are also permitted provided such uses do not occupy more than 5% of the PC land area with an FAR of .5 for the non-residential parcel, and shall provide for vertical or horizontal integration with the PC uses.

B. Non -Residential Designations:

The following depicts the City's non-residential Future Land Use Designations:

COMMUNITY SERVICE (CS): The Community Service (CS) designation is intended to designate parcels with institutional or governmental related uses that benefit and serve the public with a maximum FAR of 1.0.

Permitted uses such as: government offices; schools; hospitals, medical clinics, medical centers, and medical offices; community centers; recreation services and facilities; low impact utilities; transportation services; solid waste management facilities, public safety facilities; child care facilities; adult day care facilities; group homes, nursing homes, and congregate living facilities; religious uses; and cemeteries.

COMMERCIAL (C): The Commercial (C) designation is for parcels suitable for commercial, office, institutional, hotels/motels and light industrial uses at a maximum FAR of .75. This classification is applied to areas located west of I-95.

Permitted uses such as: retail uses; commercial services; offices; hotels/ motels; automotive services; light industrial uses with low external impact; institutional; parks and recreation; recreation services and facilities; light utilities; and public safety facilities.

COMMERCIAL EAST (CE): The Commercial East (CE) designation is for parcels suitable for commercial, office, institutional, hotels/motels and light industrial uses at a maximum FAR of 1.5. Residential uses are also permitted at densities up to 32.27 dwelling units per acre. This classification is applied to areas located east of I-95.

Permitted uses such as: retail uses; commercial services; offices; hotels/ motels; automotive services; light industrial uses with low external impact: residential single family attached; multi family; institutional; parks and recreation; recreation services and facilities; low impact utilities; and public safety facilities.

COMMERCIAL DEVELOPMENT OF REGIONAL IMPACT (C-DRI): The Development of Regional Impact (DRI) designation depicts areas subject to Development of Regional Impact (DRI) provisions. Uses and intensity of use are regulated by the underlying DRI Master Plan.

INDUSTRIAL (IND): The Industrial (IND) designation is intended for parcels suitable for industrial development at a maximum FAR of .75. The industrial development's normal operation may have the potential for significant external impacts such as noise, glare, vibration, dust and other potentially objectionable effects but which are reasonably controlled through the application of performance standards and land development regulations.

Permitted uses such as: processing, manufacturing and assembly of materials; indoor storage including warehousing; distribution centers; outdoor storage; and transportation related facilities such as rail switching yards, truck terminals. Additionally, in the Corporate Way Overlay area (Palm Beach Business Park), areas with an industrial park-like setting, and in industrial areas

where flex space is appropriate and desired, uses permitted may include retail and commercial services; offices; and wholesale commercial if they are complimentary to or related to the primary industrial use.

MIXED USE (MU): The Mixed Use (MU) designation is intended to promote a mixture of residential and nonresidential land uses that are complimentary to each other, and are functionally integrated.

Permitted uses such as: residential; office; institutional complimentary to the mixed use environment; commercial / retail complimentary to the mixed use environment; low impact assembly or manufacturing activities complimentary to the mixed use environment. The commercial land uses may include those typically associated with neighborhood retail and/or professional offices, including art merchandising; art and drafting supplies; beauty salons; book and stationary stores; personal and convenience sales; day care facilities, florists; food stores; mail services; newspaper and magazine shops; medical offices; professional service offices; restaurants; etc. which could service those living in the proposed residential neighborhoods.

URBAN CENTRAL BUSINESS DISTRICT (UCBD): The Urban Central Business District (UCBD) designation is intended to depict the Central Business District in Downtown West Palm Beach.

Permitted uses are prescribed by the Downtown Master Plan Element. Regulations pertaining to this designation shall be applied in conformance with the Downtown Master Plan Element.

UTILITY (UT): The Utility (UT) designation is intended to accommodate lands for essential utility or renewable energy related infrastructure or facilities that may require specific locations and land character, or which may require locations that minimize impact on the environment and on surrounding properties at a maximum .75 FAR and a 70% lot coverage. Such lands may be designated because the location and character are critical to the specific utility, the location offers significant efficiencies of operation, or the location reduces impact on the environment and surrounding development.

Permitted uses such as: facilities associated with water treatment and distribution; wastewater treatment and disposal; power generation and renewable energy facilities; and solid waste facilities.

Policy 1.1.4: The zoning and land development regulations shall identify zoning districts that are consistent with future land use designations, and their associated densities and intensities.

Policy 1.1.5: The City shall require any property owner who wishes to use the Mixed Use District to apply for a Future Land Use Plan Amendment and a Rezoning to a Planned Development District, if such a zoning district does not already exist for that property.

Policy 1.1.6: Should a property owner wish to change the Land Use designation on its property to a Mixed Use District, the City shall evaluate a proposed development by

determining if it meets the standards and goals of Smart Growth and Sustainable Development; whether it permits the internalization of vehicle trips; and if the site plan, mix of land uses and urban design of the development fosters an urban community or village. Urban community shall be defined as one which: encourages dramatically increased pedestrian and bicycling activity; reduces vehicle trips generated by development; allows complementary land uses to locate in close proximity to each other; provides recreational activities and useable open space, such as pocket parks, etc.

Policy 1.1.7: One or more of the following standards shall be considered in the evaluation of proposed amendments to the Future Land Use Map:

- A. Changed Projections - Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;
- B. Changed Assumptions - Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
- C. Data Errors and or Updates - Data errors, including errors in mapping and natural features in the Comprehensive Plan;
- D. New Issues - New issues that have arisen since the adoption of the Comprehensive Plan; and
- E. Additional Detail or Comprehensiveness - Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan.

Policy 1.1.8: The following conditions shall apply to any Comprehensive Plan amendment:

1. The process for Amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Florida Administrative Code (FAC) rules implementing it, and in accordance with the provisions of the Comprehensive Plan.
2. Amendments to the text, tables, charts, and maps of the Comprehensive Plan shall be initiated only by the City or the Local Planning Agency (Planning Board).
3. Amendments to the Future Land Use Map (FLUM) shall be initiated only by the owner of the parcel(s) or the City.

Policy 1.1.9: The City shall coordinate activities pertaining to land use and development with the Interlocal Plan Amendment Review Committee as well as adjacent municipalities concerning potential annexations and other multi-jurisdictional matters.

Policy 1.1.10: The City shall ensure that land use development within its boundaries is consistent with and furthers the Transportation Vision cited in the Transportation Element.

Policy 1.1.11: The Western Northlake Corridor Land Use Study Area shall be delineated on the Comprehensive Plan's Map Series. 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, Palm Beach County and the cities of West Palm Beach and Palm Beach Gardens shall provide for a means of intergovernmental cooperation in implementing the recommendation of the Western Northlake Corridor Land Use Study dated June 8, 1998. The provisions of the Interlocal Agreement include a procedure for “heightened review” of local land use change petitions and development permit applications.

Objective 1.2: The City shall continue facilitation of renewal programs within blighted and declining areas. In addition, the City shall continue incorporating redevelopment projects in the West Palm Beach Capital Improvement Program and in the Community Redevelopment Agency CRA Strategic Finance Plan and for the CRA Districts.

Policy 1.2.1: The City shall update, on an as needed basis, the Strategic Finance Plan for the Downtown/City Center CRA District, which is designed to eliminate slum and blight conditions within the Central Business District and adjacent neighborhood areas.

Policy 1.2.2: All proposed residential and commercial developments within the Northwest Neighborhood shall be consistent with the Northwest Neighborhood Redevelopment Plan and the Downtown Master Plan.

Policy 1.2.3: The City shall continue to utilize Community Development Block Grant funds, the Enterprise Zone and non-profit agencies as a means of ameliorating any blighted conditions or declared brownfield sites which may exist within the City.

Policy 1.2.4: To encourage residential and commercial redevelopment within the City’s designated CDBG Service Areas, the City shall work cooperatively with the Community Development Corporations to:

- Assist with obtaining bank financing;
- Assist with land acquisition for the development of affordable housing;
- Utilize Tax Increment Financing from the Community Redevelopment Agency for affordable housing projects;
- Promulgate the Areas of Chronic Economic Distress (ACED) designations to support affordable housing; and
- Continue to support the proposed affordable housing developments.

Policy 1.2.5: The City shall continue to work closely with West Palm Beach’s neighborhood associations in their revitalization efforts.

Policy 1.2.6: The City shall continue the renovation and rehabilitation of existing older commercial and industrial developments through site specific redevelopment plans for public and private sector implementation. The City’s Zoning and Land Development Regulations, as adopted, shall be maintained and include the following items:

- a) The City shall utilize flexible parking requirements for the adaptive reuse and/or rehabilitation of older structures.
- b) The City shall work with the Downtown Development Authority to ensure a successful marketing strategy to promote and encourage the rehabilitation of existing, older commercial and industrial developments.
- c) The City shall continue to administer the Historic Preservation Ordinance which was adopted in November 1990, and amended on February 13, 1995 and July 22, 2002. The Ordinance enables the City to designate local historic sites and districts, and provide procedures for protecting designated historic sites and districts.
- d) The City shall continue to administer the Ad Valorem Tax Exemption Ordinance which was adopted on January 24, 1994. The Ordinance enables the City to defer ad valorem property tax for the increases in property assessments due to the restoration, renovation and/or improvements of historic structures.
- e) The City shall work to ensure the successful strategy to promote and encourage the rehabilitation and redevelopment of existing neighborhoods adjacent to the Downtown using the principles of “New Urbanism.” The development shall further the goals of sustainable communities/smart growth principles and the preservation of the City’s natural resources.

Policy 1.2.7: The City shall continue redevelopment and revitalization efforts within the Coleman Park Urban Infill and Redevelopment Area (UIRA), consistent with Section 163.251(3)(a) through (e) of the Florida Statutes, for the purpose of targeting economic development and the construction of affordable housing. The UIRA boundaries are from Palm Beach Lakes Blvd to 23rd Street, and from the FEC Railway to the CSX Railway.

Policy 1.2.8: The City shall continue to support and promote community revitalization efforts within the West Palm Beach Front Porch designated area of Northwood, Pleasant City, and the Northwest Neighborhood.

Objective 1.3: The City’s Zoning Code shall on a continual basis be reviewed and amended to prohibit any uses deemed or considered inconsistent with the provisions outlined in this Element.

Policy 1.3.1: The City shall continue to enforce its zoning and land development regulations which prohibit uses which are deemed inconsistent with the provisions outlined in this element.

Objective 1.4: The City shall ensure the protection of its natural resources and historic resources.

Policy 1.4.1: Areas designated as “Conservation” on the City’s Future Land Use Map shall be restricted to the uses identified in the Comprehensive Plan and the City’s Zoning and Land Development Regulations to ensure that the natural resources of West Palm Beach are preserved.

Policy 1.4.2: The City shall adhere to the policies outlined in the Conservation and Recreation and Open Space Elements to preserve the Loxahatchee Slough/River Corridor.

Policy 1.4.3: The City shall prohibit any development within the Water Catchment Area that is not deemed a water-related use or may harm the City's source of potable water.

Policy 1.4.4: Development of any wetland areas should conform to the regulations outlined by the South Florida Water Management District and other state and federal agencies.

Policy 1.4.5: Any plans for proposed development located contiguous to the Water Catchment Area shall include an environmental assessment prior to City Commission approval, to demonstrate the project will not be a detriment to the City's source of potable water.

Policy 1.4.6: The City shall support the following initiatives: the Florida Department of Environmental Protection's Ecosystem Management Initiative for protecting and sustaining Florida's natural resources; the Loxahatchee River Ecosystem Management Area; and the Lake Worth Lagoon Ecosystem Management Area.

Policy 1.4.7: The City shall continue to support programs and efforts to protect the Everglades ecosystem by doing the following in a manner which is practical to the City: transforming urban sprawl into quality development patterns; reducing reliance from the Everglades; accommodating future development in the existing urban corridor; etc.

Policy 1.4.8: The City shall update, on a continuous basis, the inventory of historically-significant structures within West Palm Beach. The City shall encourage nomination of those structures eligible to the National Register of Historic Places.

Policy 1.4.9: The City shall continue to administer its Historic Preservation Ordinance which enables the City to designate local historic sites and districts, and provide procedures for protecting designated historic sites and districts.

Policy 1.4.10: The City shall continue its programmatic agreement with Florida State Historic Preservation Office which ensures that all City rehab and adaptive use projects assisted with federal and/or state funds shall comply with the Secretary of the Interior's Standards for Rehabilitation.

Policy 1.4.11: The City shall prohibit any development within designated protected potable water wellfields, and their respective cones of influence, if that development proves to adversely affect an identified source of potable water in accordance with the Palm Beach County Wellfield Protection Ordinance.

Policy 1.4.12: Development within the City's 100-year flood hazard area shall conform to the specifications of the National Flood Insurance Program and West Palm Beach Building Code.

Objective 1.5: The City shall coordinate with the Palm Beach County Emergency Management Division and the American Red Cross to identify additional hurricane shelters so

as to accommodate increased population in the Central Palm Beach County hurricane evacuation zones.

Policy 1.5.1: The City shall continue to annually evaluate the Local Mitigation Strategy, Comprehensive Emergency Management Plan, and the Flood Plain Management Plan and update as necessary to ensure the health, safety and welfare of its residents and visitors.

Policy 1.5.2: The City shall continue to coordinate with the Palm Beach County Emergency Management Division in the updating the Countywide Hurricane Evacuation Plan.

Policy 1.5.3: The City shall continue to operate the Emergency Operation Center for conducting emergency services during hurricanes and other natural or human-caused disasters.

Objective 1.6: All development orders and permits shall be issued only if the necessary public facilities and services needed to maintain the level of service standards adopted in this Plan are available or will be in place when the impacts of development occur.

Policy 1.6.1: All future developments shall be permitted if the necessary facilities are; (a) available or will be in place when the impacts of development occur; or (b) the subject of a binding contract executed for the construction of the facilities or the provision of services at the time the development permit is issued; or (c) included in the City's annual budget and identified in the City's five-year Capital Improvements Program.

Policy 1.6.2: As determined by the City, property owners wishing to annex into West Palm Beach shall be required to provide the necessary facilities or services to meet the established level of service standards.

Policy 1.6.3: The City shall be solely responsible for establishing and adopting its level of service standards for City thoroughfare roads, utilities and park facilities while being consistent with policies established within the Treasure Coast Strategic Regional Policy Plan and State of Florida Comprehensive Plan.

Policy 1.6.4: The City shall continue to coordinate with the County to ensure that the countywide traffic performance standards, which were adopted December 1990, as amended, are realistic and serve to promote quality development within the City.

Policy 1.6.5: All development orders and permits shall be issued in conjunction with the Concurrency Management System outlined in the Capital Improvement Element of this Plan.

Objective 1.7: Upon the adoption of this Plan, all future development and redevelopment in the City shall be directed in accordance with the Goals, Objectives and Policies outlined in this Element, consistent with the City's Future Land Use Map, and with the option of utilizing innovative planned development regulations and with incentives to encourage the use of such regulations.

Policy 1.7.1: The City shall continue to allow for innovative designs and the efficient use of land, such as the practice of permitting Planned Developments (PDs) and zero lot line developments. Incentives for PDs shall include:

- a) Relaxing of height, setback or other dimensional requirements.
- b) Allowing an increase in density and/or floor area ratio.
- c) Permitting uses or a mixture of uses not normally permitted in the underlying zoning district.

Policy 1.7.2: Mixed-use developments shall be permitted in those areas identified for such in the City’s Zoning Code and Future Land Use Map.

Policy 1.7.2.1: A neighborhood master plan, including specific standards for the density or intensity of use, must be created and approved by the City Commission prior to the adoption of a Mixed Use future land use designation. The neighborhood master plan will specify building height, building placement and building use in the form of the building type model utilized in the Downtown Master Plan Area.

Policy 1.7.2.1a: The City may accomplish the goals and objectives of a neighborhood master plan through the use of incentive programs such as additional stories, additional density, additional Floor Area Ratios, air rights easements over arcades on public rights-of-way, public-private partnerships, shared parking agreements for mixed uses, encouraging the Community Redevelopment Authority (CRA) to use its powers, and similar incentives. “Limited Duration” means up to four (4) years or such longer period which is determined by the City Commission to be necessary to further the goals of the neighborhood master plan. Such incentive programs shall be consistent with the spirit and intent of the specific neighborhood master plan. City shall adopt effective enabling land development regulations to effectuate such residential incentive programs.

Policy 1.7.2.2: The Northwood Mixed Use District (NMUD) Development Regulations shall be accommodated in the Zoning Code by the following regulatory framework:

The Regulating Plan: a graphic document that maps the location of the Building Types, as defined in the NMUD Development Regulations.

The NMUD Development Regulations: define the Building Types and regulate their uses, placement on the lot, parking requirements, and heights. The following building types are envisioned in the NMUD area:

NMUD Building Type I: a two-story mixed-use building type limited to thirty-eight (38) feet in overall height, incorporating sidewalk level storefronts. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building type may be allowed:

NMUD Building Type Ia: one (1) additional story may be added, for a total of three (3) stories above grade, provided the overall building height does not exceed thirty-eight (38)

feet. The building shall be restricted residential uses above the first floor.

NMUD Building Type II: a two-story mixed-use building type with dual frontage. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building type may be allowed:

NMUD Building Type IIa: one (1) additional story may be added, for a total of three (3) stories above grade. The building shall be restricted residential uses above the first floor.

NMUD Building Type III: a two-story mixed-use building type incorporating sidewalk level storefronts. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building types may be allowed (Ord. 4034-07, adopted 8/27/07):

NMUD Building Type IIIa: one (1) additional story may be added, for a total of three (3) stories above grade, provided that the third floor is utilized for residential or live/work uses only.

NMUD Building Type IIIb: two (2) additional stories may be added, for a total of four (4) stories above grade, provided that the third floor is utilized for residential or live/work uses, and the fourth floor is restricted to residential uses.

NMUD Building Type IIIc: three (3) additional stories may be added, for a total of five (5) stories above grade, provided that the third floor is utilized for residential or live/work uses, and the fourth and fifth floors are restricted to residential uses.

Per the regulatory framework above and the available land area in the district, the build-out of the NMUD will not exceed a maximum of 850,000 square feet of retail/commercial use and 650 residential units, under the base zoning. Under the limited duration residential incentive zoning, the maximum number of residential units increases to 2,200 based upon an average unit size of 1,000 square feet.

Policy 1.7.2.3: The Currie Corridor Mixed Use District (CMUD) Development Regulations shall be accommodated in the Zoning Code by the following regulatory framework:

The Regulating Plan: a graphic document that maps the location of the Building Types and the public green, as defined in the CMUD Development Regulations.

The CMUD Development Regulations: define the Building Types and regulate their uses, placement on the lot, parking requirements, and heights. The following building types are envisioned in the CMUD area:

CMUD Building Type I: a two to four-story mixed use building. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a, a limited duration residential incentive affecting properties with a frontage line on Flagler Drive

and on the public green allowing properties to build to a maximum of six stories extending from the frontage line to 100 feet in depth or to the alley, whichever is less.

CMUD Building Type II: a two to four-story building mixed use building. Properties with a frontage line on Dixie Highway that incorporate a neighborhood scale grocer shall be permitted a building height of one to four stories provided that the scale and use are compatible with the surrounding uses.

CMUD Building Type III: a two to three story mixed use building serving as a transitional type between the adjacent single family homes and the CMUD.

Public Green: an open space designation only allowing park related uses serving the general public.

Locations of Civic Importance: Prominent locations identified on the Regulating Plan, that shall provide buildings that respond appropriately to terminate vistas and provide architectural features of enhanced character and visibility. Such sites are eligible for additional height with approval by the City Commission and shall adhere to all Building Type regulations.

Per the regulatory framework above and the available land area in the district, the build-out of the CMUD will not exceed a maximum of 2.3 million square feet of retail/commercial use and 4,065 residential units, under the base zoning. Under the limited duration residential incentive zoning, the maximum number of residential units increases to 4,580 based upon an average unit size of 1,000 square feet.

Policy 1.7.2.4: The Broadway Mixed Use District (BMUD) Development Regulations shall be accommodated in the Zoning Code by the following regulatory framework:

The Regulating Plan: a graphic document that maps the location of the Building Types, as defined in the BMUD Development Regulations.

The BMUD Development Regulations: define the Building Types and regulate their uses, placement on the lot, parking requirements, and heights. The following building types are envisioned in the BMUD area:

BMUD Building Type I: a one (1) to three (3) story mixed use, apartment or office building. A minimum of two (2) stories is required at the Primary Intersections, which are denoted on the BMUD Regulating Plan.

BMUD Building Type II: a one (1) to three (3) story mixed use, apartment, commercial or office building. A minimum of two (2) stories is required at the Primary Intersections, which are denoted on the BMUD Regulating Plan.

Per the regulatory framework above and the available land area in the district, the build-out of the BMUD will not exceed a maximum of 830,000 square feet of

retail/commercial use and/or 830 residential units based upon the average unit size of 1000 square feet.

Policy 1.7.4: The City shall utilize the Special Impact Zone (SIZ) notation on the Future Land Use Map to ensure heightened site plan review and compatibility analysis to reduce potential land-use incompatibilities.

Policy 1.7.5: Development proposed for land adjacent to the City's Water Catchment Area poses special circumstances due to the importance of maintaining an adequate supply of clean potable water, the close relationship of surface and groundwaters, the prevalence of wetland areas which provide water storage and cleansing functions, and the nearness of the drawdown zone of another municipality. Accordingly, the City shall utilize the Special Impact Zone to ensure heightened site plan review and compatibility analysis to prohibit land use and environmental incompatibilities for the area bounded by Haverhill Road on the east, the City's Water Catchment Area on the west, the "M" Canal on the south, and a line parallel to and approximately 611 feet south of 45th Street on the north. Any development within this zone must comply with the following standards and requirements.

- a) The City shall require a professionally accepted and applied environmental assessment of any development proposed within the Special Impact Zone as a part of the development application process. The assessment will include an identification of the following: soils and vegetative types, groundwater and surface water elevations and flows, surface water management systems and levels of service, existing water quality standards and an aerial photography map. The environmental assessment will evaluate the impact and include design standards to prevent adverse impacts of the proposed development on surface and groundwater quality and quantity, wetlands and other sensitive environmental habitats, surface and groundwater flows and storage, drainage levels of service, and potable water supplies.
- b) Land uses shall not be approved in the Special Impact Zone that require the use, sale or storage of hazardous materials, wastes or other polluting materials unless requirements as set forth in subsection 5.02 (a), (b), (c), (d), (e), and (h) of the Palm Beach County Wellfield Protection Ordinance No. 88-7 for Zone 2 are met. In addition, any spill of hazardous materials, wastes or other polluting materials shall be reported immediately and by telephone to the Engineering and Public Works Director for the City. Clean-up shall commence immediately upon discovery of the spill.
- c) No development shall be approved in the Special Impact Zone unless the quality and quantity of the supply of groundwater and surface water inflow to the Water Catchment Area, the "M" Canal and existing potable water wellfields are maintained. The level of treatment for stormwater (especially herbicides, pesticides, heavy metals and petroleum hydrocarbons), and waste water, including sanitary sewer effluent as well as other onsite activities, must ensure that the water quality of the "M" Canal, the Water Catchment Area, and potable water wellfields are not degraded. Septic tanks shall not be permitted within the Special Impact Zone.

- d) The Water Catchment Area will be protected by a buffer of natural vegetation of at least 200 feet, and the “M” Canal will be protected by a buffer zone of natural vegetation within the south 450 feet of the Parcels One, Two, and Three described in Chapter 89-479 (Laws of Florida) as amended by Chapter 90-461 (Laws of Florida).
- e) Surface water management systems for developments in the Special Impact Zone must be designed so that hydroperiods and groundwater levels of established wetlands are maintained or enhanced.
- f) Existing wetland areas shall not be altered to decrease the fish, wildlife, and water quality and quantity values in the Special Impact Zone. Wetlands alteration is limited to degraded wetlands which are defined as having been impacted through human activities such as dredging and filling that have caused changes to the wetland hydroperiod, topography, or allowed the intrusion of non-wetland or non-native (e.g. melaleuca) plant species. As a result, the degraded wetlands do not provide fish, wildlife and water quality and quantity values equal to or greater than would be provided if these wetlands were restored on an acre for acre basis as determined by professionally accepted and applied methodologies. There shall be no discharge of surface water off-site which exceeds the historic flow of surface waters from the Special Impact Zone. No development in the Special Impact Zone shall decrease the pre-development flow and quality of water to wetlands within the Special Impact Zone. Any loss of wetland values and functions shall be mitigated on a two-for-one basis so that twice as much of the same wetlands community will be created or restored as is lost through development. Mitigation shall be accomplished on site or within the Water Catchment Area or Special Impact Zone through restoration of degraded wetlands or through the creation of new wetlands.
- g) Review of development proposals and land use changes shall be coordinated with Palm Beach County, the South Florida Water Management District and adjacent municipalities to insure maintenance of the Florida Department of Environmental Regulation Class 1 potable water designations for the Water Catchment Area and to ensure the protection of other municipal wellfields.

Policy 1.7.6: The City’s “Buildable Areas Monitoring Table” (Table 4-18) is a projection of how the Downtown Master Plan will be developed. At least every five years, the City shall evaluate the Table to determine whether an amendment to the Downtown Master Plan and/or the “Buildable Areas Monitoring Table” is required to reflect actual development trends. This amendment shall be consistent with the goals, objectives, and policies of the Downtown Master Plan and Comprehensive Plan.

TABLE 4-18
BUILDABLE AREAS MONITORING TABLE
 Revised January 2003

Nonresidential (Square Feet)	1995 Existing	8,126,945
	Development Gap	6,947,025
	Total 2010 Projection	15,073,970
Residential (Units)	1995 Existing	2,689
	Development Gap	4,566
	Total 2010 Projection	7,255
Hotel (Rooms)	1995 Existing	349
	Development Gap	2,100
	Total 2010 Projection	2,449

Notes:

1. The table has been revised to reflect the final approved CityPlace Development of Regional Impact (DRI).
2. For planning purposes, the Subarea development caps are available in the Downtown Master Plan Element.
3. Residential information is provided for planning purposes only. Residential development is currently exempt from the Palm Beach County Traffic Performance Standards through the Coastal Exception provisions.
4. The revisions to the “Buildable Areas Monitoring Table” do not alter the requirements of the residential to non-residential ratio requirement of the Transportation Concurrency Exception Area. The Table provides the total projected build-out of non-residential square footage in the downtown.

Policy 1.7.7: The City shall encourage neighborhood commercial land uses within the geographic area analyzed within the “Palm Beach Lakes Boulevard/I-95/Congress Avenue Area Study” and “Palm Beach Lakes Boulevard CRALLS.”

Policy 1.7.8: Within one year of the adoption date of this amended Comprehensive Plan, the City shall review all zoning changes required by the implementation of the Northwood Master Plan. Within two years of this amended Comprehensive Plan, the City shall adopt the required land use plan and zoning changes, as well as initiate the appropriate traffic calming and urban regulations, to implement the Northwood Master Plan.

Objective 1.8: The City shall continue to expand its tax base by promoting the expansion of existing and new businesses, redevelopment and revitalization activities, and annexations.

Policy 1.8.1: The City shall continue to work with the county in promoting the development of a performing arts district, while encouraging the creation of new, complementary businesses in the Central Business District area.

Policy 1.8.2: The City shall continue to coordinate with Palm Beach County on the processing of applications for tax benefits within the Enterprise Zone.

Policy 1.8.3: The City shall work closely with the Palm Beach County Economic Council, Palm Beach Business Development Board, Palm Beach County Convention and Visitors Bureau, Downtown Development Authority, Downtown Association, Chamber of Commerce of the Palm Beaches, Suncoast Chamber of Commerce, Hispanic Human Resources, Neighborhood Associations and other public-interest agencies to promote West Palm Beach as an attractive site for business and industry.

Policy 1.8.4: The City shall require a cost/benefit analysis for each proposed new development to be annexed to ensure that the City will realize a net gain in revenues over expenses for each major annexation area.

Objective 1.9: The City shall continue to identify potential sources of funding for capital improvement projects.

Policy 1.9.1: The City shall continue to coordinate with Palm Beach County to ensure that a commensurate amount of funds collected through the Countywide Parks Impact Fees are returned to the City for the development of parks.

Policy 1.9.2: The City shall revise its Capital Improvement Program in conjunction with the annual preparation of the West Palm Beach budget.

Policy 1.9.3: The City shall issue development orders and permits based upon the Concurrency Management System established in the Capital Improvement Element of this Plan.

Objective 1.10: The City, working in conjunction with Beautiful Palm Beach, Inc. and other public and private agencies, shall improve the aesthetic and environmental quality of West Palm Beach.

Policy 1.10.1: The City shall continue coordinating with the Florida Department of Transportation and the Town of Palm Beach to improve the aesthetic appearance of the three bridges that cross the Intracoastal Waterway.

Policy 1.10.2: The City shall continue to ensure that Flagler Drive be preserved for the aesthetic qualities it possesses and discourage the proliferation of residential docks located adjacent to a public right-of-way.

Objective 1.11: The City shall coordinate future land uses with the appropriate topography, soil conditions, and the availability of appropriate facilities and services by Site Plan Review and by review of Developments of Significant Impact, Developments of Regional Impact, and Environmental Assessment Studies with the purpose of regulating development to protect against negative impacts.

Policy 1.11.1: The City shall require an environmental assessment, where appropriate, for any land use development as a part of the Development Application process, which will include identification and analysis of vegetation associations, topography, soils, elevations and flooding levels, and an aerial photography map. The Site Plan review process shall regulate land uses and development to protect natural drainage features and groundwater aquifer recharge areas.

Policy 1.11.2: The City shall continue to enforce its Zoning and Land Development Regulations to restrict inappropriate developments on certain soil conditions.

Objective 1.12: The City shall not increase permitted population densities in the coastal area which will result in an increase in evacuation order times established in the Palm Beach County Emergency Management Plan, as revised on a triennial basis.

Policy 1.12.1: If any triennial update of the hurricane evacuation plan shows an increase in evacuation times, measures shall be undertaken to maintain the existing evacuation period. These measures shall include programming transportation improvements to increase the capacity of evacuation routes, providing public information programs, increasing the number of emergency shelters, or reducing population densities.

Objective 1.13: The City shall ensure the availability of suitable land for utility facilities necessary to support proposed development so that the level of service standards adopted in this plan will be met or will be in place when development occurs.

Policy 1.13.1: Property owners annexing into the City of West Palm Beach shall be required to provide suitable land for necessary utility facilities or services in order to meet the established level of service standards.

Objective 1.14: The City shall develop and implement green and sustainability strategies.

Policy 1.14.1: The City shall continue the existence of a sustainability/green committee to evaluate and provide input regarding the implementation of green principles, practices and programs aimed at improving the sustainability of the City.

Policy 1.14.2: The City shall continue to seek ways and opportunities to implement green and sustainable initiatives regarding, but not limited to, carbon footprint reduction, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, greater operational efficiency, land use and transportation practices, multi-pollutant prevention, and environmental improvements.

Policy 1.14.3: The City shall develop and implement green design and carbon dioxide (CO₂) neutral strategies by 2010 to address global warming.

Policy 1.14.4: The City shall work with Florida Power and Light Company (FPL) when considering any land use patterns to account for existing and future electric power generation and transmission systems. This includes identifying future utility corridors and distribution

substations based on population growth. The location and siting of such corridors and substations shall include mitigating measures that minimizes any visual impacts to adjacent residential and commercial uses, does not impede the interconnectedness between land uses, etc.

Policy 1.14.5: The City shall support the Reclaimed Water Facility (RWF) at the East Central Regional Water Reclamation Facility, which further treats wastewater as coolant water to be used for the FPL's West County Regional Energy Center, located on the north side of US 441 and east of 20-Mile Bend.

Policy 1.14.6: The City shall continue the numerous goals, objectives and policies throughout the Comprehensive Plan that discourages urban sprawl, considers greenhouse gas reduction, and promotes energy efficiency. These actions include, but are not limited to, the following:

1. Promotion of mixed-use development in the Broadway Mixed Use District, Currie Corridor Mixed Use District, Northwood Mixed Use District, and the Downtown Master Plan.
2. Application of the Smart Growth principals.
3. Redevelopment of the City's Community Redevelopment Agency (CRA) area, specifically the downtown and the Northwood areas.
4. Encouragement of infill development by the relaxation of parking requirements.
5. Collaboration with the dozens of neighborhood associations in their efforts to revitalize their neighborhoods, especially the Coleman Park and Pleasant City neighborhoods.
6. Enforcement of the City's Historic Preservation Ordinance.
7. Implementation of the City Ad Valorem Tax Exemption Ordinance.
8. Adherence to the numerous policies outlined in the Conservation and Recreation and Open Space Elements to preserve the Loxahatchee Slough/River Corridor and the Water Catchment Area.
9. Support of the programs and efforts to protect the Everglades ecosystem.
10. Utilization of traffic calming efforts and Complete Streets principals to create safer streets and provide for non-automotive modes of transportation.
11. Implementation of the Coastal Residential Exception Area (CREA) for traffic concurrency exemption for residential projects east of I-95.
12. Planning of public transit facilities, such as the purchase of trolleys for downtown transit.
13. Support for the County's Multimodal Transit Facility located in Downtown.
14. Continuation of the City's Transportation Management Initiative (TMI).
15. Coordination of the South Florida East Coast Corridor Study.
16. Furtherance of transit-friendly land use patterns.
17. Utilization of Transportation System Management (TSM) and Transportation Demand Management (TDM) that encourages ridesharing, trip chaining, etc.
18. Encouragement of bicycle and pedestrian facilities as alternative modes of transportation.
19. Utilization of land use and parking strategies that reduce reliance on automobiles.

20. Continuation of the City's Transportation Concurrency Exemption Area (TCEA) for the Downtown area.

GOAL 2: TO DEVELOP THE CITY CONSISTENT WITH THE PRINCIPLES OF SUSTAINABLE COMMUNITIES AND SMART GROWTH.

Objective 2.1: The City shall facilitate and encourage infill development especially within the areas east of I-95.

Policy 2.1.1: The City shall continue to implement to the maximum extent practicable the recommendations of the North West Master Plan to enhance the existing neighborhoods within the northern urban core of the City.

Policy 2.1.2: The City shall pursue further opportunities to redevelop the north and south of the City bounded by the Intracoastal Waterway (Lake Worth) to the east and Interstate 95 to the west. By the year 2010, the City Planning Department shall prepare a study of potential areas within the Eastern corridor (east of I-95) which may require redevelopment in the form of more urban spaces and which furnish commercial and residential mixed use development opportunities.

Policy 2.1.3: Although the City may review and approve further annexation requests, the City shall make every effort to redirect growth into the areas east of I-95. This shall be done by, but not limited to, creating alternative opportunities for housing, reducing crime in the inner urban core and continuing its redevelopment of the Urban Central Business District (UCBD) and surrounding areas.

Objective 2.2: The City shall encourage the preservation of historic structures in the area which is east of Interstate 95.

Policy 2.2.1: The City will work with private property owners to designate structures which are historic and to advise the correct way to restore these structures.

Policy 2.2.2: The City shall encourage downtown property owners to restore historic structures and to use these structures in accordance with the Downtown Master Plan Urban Code. The City's Historic Preservation Planner shall assist any property owners during this process.

Objective 2.3: The City shall continue work efforts to reduce crime and support the tenets of Crime Prevention Through Environmental Design (CPTED) as a way to reduce crime, improve neighborhood and business environments, and improve the quality of life of its citizens.

Policy 2.3.1: The City shall continue its current policy of Community Oriented Policing.

Policy 2.3.2: The City shall maintain and implement Crime Prevention Through Environmental Design (CPTED) principles in the land development regulations aimed at reducing or eliminating the likelihood of criminal activity through the use of site and building

design principles regarding items such as landscaping, lighting, architecture, building placement and uses.

Objective 2.4: The City shall use traffic calming to create safer streets and provide for non-automobile modes of transportation.

Policy 2.4.1: The City shall implement its Transportation Vision, as defined in the Transportation Element of this Comprehensive Plan.

Policy 2.4.2: The City shall continue its traffic calming program within the City.

Policy 2.4.3: The City shall highly discourage street abandonments or closures in order to preserve the interconnectivity and public ownership of its street network. The City shall not abandon or close City streets without the presentation of a study which addresses the following issues, (not necessarily all inclusive): the surrounding street grid and how the subject street functions within that grid; the current use of the street by motor vehicles, pedestrians and bicyclers, meaning the number of these users on that particular street, their destination and originating points; the City's current and future need to preserve the street for proper traffic management; the need for capital improvement to the street and the ability of the City to spend money and resources to enhance the street; etc.

Objective 2.5: The City shall encourage infill development within the Eastern boundaries (east of I-95).

Policy 2.5.1: The City shall maintain an inventory of vacant lots within the Eastern boundaries (east of I-95).

Policy 2.5.2: The City shall implement plans to attract infill development and redevelopment to the existing urban core of the City. These efforts shall include, but not be limited to, consideration of: the type of development; actions necessary to attract redevelopment; the possible timing of the redevelopment; the potential to incorporate design guidelines to direct the style of architecture and landscaping within these lots; etc.

Objective 2.6: The City shall protect the existing residential properties adjacent to the traditional U.S. 1 Commercial Corridor.

Policy 2.6.1: All requests to expand the Commercial Future Land Use designation adjacent to the U.S. 1 Commercial Corridor (a.k.a. Dixie Highway) require approval through the twice per year Comprehensive Plan Amendment process, regardless of the acreage involved.

Policy 2.6.2: In order to buffer residential areas adjacent to the U.S. 1 Commercial Corridor (a.k.a. Dixie Highway) from the adverse impacts of commercial uses, the Commercial Future Land Use may not expand past an existing adjacent alley or street.

Policy 2.6.3: In locations adjacent to the U.S. 1 Commercial Corridor (a.k.a. Dixie Highway) where the Commercial Future Land Use abuts Single Family or Multifamily Future Land Use without an intervening alley or street, the Commercial Future Land Use may expand under the following conditions:

- a) The Commercial Future Land Use does not expand into a historically designated neighborhood, or onto property with a historically designated residential structure.
- b) The area for which the future land use amendment is requested contains only land that has been vacant for more than two (2) years, a legal non-conforming commercial structure, a vacant residential structure that the Building Official has determined is structurally unsound, or a non-conforming multifamily residential structure.

GOAL 3: THE CITY SHALL STRENGTHEN ITS QUALITY OF LIFE, VISIBILITY AND POSITIVE REPUTATION BY CREATING A HIGHLY VIBRANT AND DIVERSE CULTURAL ENVIRONMENT.

Objective 3.1: The City values the importance of culture in the lives of its citizens and therefore, shall be an active participant in advancing activities and venues that support the on-going growth of culture in the community. The City commits to support, foster and promote:

- Culturally diverse and well designed neighborhoods
- Historic preservation efforts and a sustainable environment
- Culture-oriented programming, events and festivals
- Major cultural organizations so that they may continue to serve growing audiences, offer world-class experiences and contribute to the City’s overall economic development
- Small and mid-sized cultural organizations and individual artists by providing a positive climate for their on-going maturation
- “Cultural hubs” throughout the City that reflect patterns of audience attendance and the locations of existing and planned cultural facilities
- Additional sources of public and private sector funding to improve cultural offerings and venues
- Effective coalitions, collaborations and partnerships between public and private sectors, cultural organizations and artists to raise public awareness of the benefits of culture in the community.

Policy 3.1.1: The City shall encourage the development of an artist-friendly environment by incorporating policies, provisions and procedures within the City Code and Land Development Regulations, as well as, initiating incentive programs to attract and sustain a vibrant artist community. Policies, procedures and incentives shall foster artists’ live/work space, affordable housing for artists and merchandising studios, artists’ management services, reusable resource centers, and grants for individual artists.

Policy 3.1.2: By 2010, the City shall create a “brand” based on its distinctive culture. The brand shall uniquely identify the City, its resources and attractions, and serve as a

useful tool: to attract businesses, visitors, and tourists; for media campaigns; and as a visible symbol of the City.

Policy 3.1.3: The City shall implement Cultural Education Programs focusing on economic impact, arts and education, environment and sustainable practices, communication, and volunteerism.

Policy 3.1.4: The City shall develop collaborations between the public and private sectors, cultural organizations and artists to improve: building architecture and design, public spaces, infrastructure projects, wayfinding systems, alternative transportation ridership and downtown/neighborhood revitalization efforts.

Policy 3.1.5: The City shall continue to set aside sufficient funds for the operation of the Art in Public Places Committee and program. By 2011, the City shall update its Public Art Ordinance with a review of its definitions, polices and procedures, allocation of funds, and maintenance program.

Policy 3.1.6: Through cultural awareness programs, the City shall support an environment of energy conservation and sustainable use of resources.

Policy 3.1.7: The City shall support actions or policies that encourage effective adaptive reuse of older buildings, green architecture and contextual infill housing.

Policy 3.1.8: By 2010, the City shall map its cultural venues and shall seek opportunities for enhanced transportation access to and the clustering of cultural activities.

Policy 3.1.9: The City shall continue to develop its cultural infrastructure by coordinating and fostering the building of cultural venues, and by providing incentives/grants for artist and cultural organizations to provide programming in the public realm.

Policy 3.1.10: The City shall maintain the existence of a Cultural Affairs Committee and staff to further develop and implement strategies that incorporate culture into the daily fabric of City life.

GOAL 4: TO COORDINATE LOCATION OF NEW AND EXPANDED SITES FOR PUBLIC EDUCATION FACILITIES AND TO ENCOURAGE THE CO-LOCATION OF NEW PUBLIC EDUCATION FACILITIES WITH APPROPRIATE CITY PUBLIC FACILITIES, IN ORDER TO ENSURE COMPATIBILITY AND CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN, IN ACCORDANCE WITH CHAPTER 235.1013, F.S. AND TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION AND DEVELOPMENT OF SCHOOL FACILITIES CONCURRENT WITH RESIDENTIAL DEVELOPMENT AND OTHER SERVICES. EDUCATION FACILITIES ARE DEFINED HEREIN AS ELEMENTARY SCHOOLS, SPECIAL EDUCATION FACILITIES, ALTERNATIVE EDUCATION FACILITIES, MIDDLE SCHOOLS, HIGH

SCHOOLS, CHARTER SCHOOLS AND VOCATIONAL TECHNICAL SCHOOLS IN THE SCHOOL DISTRICT OF PALM BEACH COUNTY, (HEREINAFTER “DISTRICT”).

Objective 4.1: The City shall support and facilitate coordination of planning with the District for both the location and development of public educational facilities in accordance with the District’s adopted Educational Plant Survey and Capital Improvement Plan seven-year plan with a funding source.

Policy 4.1.1: The proposed public school facility use shall be compatible with adjacent existing land uses.

Policy 4.1.2: All educational facilities shall be an allowable use within the following future land use categories:

- Community Service
- Urban Central Business District
- Residential Districts as Special Use Permits

Policy 4.1.3: The location and construction of new public educational facilities (Elementary, Middle and High Schools) or the expansion of an existing site shall be allowed upon a determination by the local government that the proposed school development is consistent with the future land use categories as listed above. The City shall also encourage the location of schools in the Downtown in order to serve the City’s major area of employment and cater to the Downtown workforce.

Policy 4.1.4: Planners for the Palm Beach County School Board, the City, Palm Beach County Planners (Library, Parks and Recreation Planners), and the Public shall be included in both the development of the new school location criteria and the school siting process.

Objective 4.2: The City shall coordinate with the School District staff in the siting of school facilities so that their locations are consistent with, and to the degree possible, further the Goals, Objectives and Policies of the City’s Comprehensive Plan. The development of new school location criteria shall be initiated and the location of potential sites for new schools shall be determined as early as possible so that the sites can be acquired well in advance of these new schools.

Policy 4.2.1: In accordance with the adopted Capital Improvement Plan(s) of the District, and the Intergovernmental Coordination and other related elements of the adopted Comprehensive Plan, public services and facilities required to support all public educational facilities shall be facilitated and coordinated in time and place with plans for residential development (235.1013 F.S.).

Policy 4.2.2: For elementary schools, special education facilities, and alternative education facilities, proposed school sites shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the

adjacent properties in accordance with the City's Zoning Code. Playgrounds shall be collocated with elementary schools in areas with densities high enough to support them. Additionally, neighborhood parks, facilities for the elderly, neighborhood recreation centers and a possible library sub-branch may be included.

Policy 4.2.3: For middle schools, the proposed site shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the adjacent properties in accordance with the City's Zoning Code. Community parks and athletic fields shall be appropriate to locate with middle schools. Community centers, if the school will not be used for this purpose, and a library sub-branch may be included depending on the school's location and the population served.

Policy 4.2.4: For high schools, the proposed location shall have direct access to at least a major collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification. Stadiums, outdoor recreational facilities and similar support facilities that are accessory to such high schools shall be located and buffered on the proposed site to minimize impacts on adjacent properties in accordance with the City's Zoning Code. The high school campus shall be large enough to encourage students to remain on-site and to ensure sufficient parking, or parking controls, to avoid disruptive off-site parking.

Policy 4.2.5: Consideration shall be given to making schools and their location the focal point for new developments.

Policy 4.2.6: Ingress and egress shall not create detrimental impacts on roads adjacent to the school site. Approaches to the site shall be safe for pedestrians, bicyclists, car drivers and bus users. A mass transit or bus stop shall be located near the site.

Objective 4.3: Local governments must identify sufficient land in their Future Land Use elements to accommodate Public Educational Facilities as necessary to service their student populations.

Policy 4.3.1: The City shall support and encourage the construction and rehabilitation of schools. Proposed school sites shall be located away from objectionable land uses to avoid noise, odors, dust and traffic and/or hazards. New school sites shall be located within the urban growth boundaries or shall be compatible with compact urban growth patterns. It is the policy of this City to encourage a comprehensive range of design and site planning solutions that will cost effectively meet the capacity needs of the School District and the compatibility requirements of the community. In the existing urbanized areas, recommendations for increased capacity will consider the cost-benefits of expanding existing facilities as well as the provision of new facilities on vacant land that would meet projected capacity needs. This analysis will include factors such as community impact, neighborhood vitality and relocation costs. Innovative and efficient designs that meet the performance requirements of the State Requirements for Educational Facilities will be fully considered.

Policy 4.3.2: The City shall work with the School District to promote alternative development standards based on mutually acceptable performance criteria that would meet the intent of the provision listed above. Schools shall be centrally located within their intended attendance zones, to the extent possible, and shall be consistent with walking and bus travel time standards. High schools may be an exception to this central location, as the large land area they require are usually not available.

Policy 4.3.3: The proposed site shall, at a minimum, meet the State requirements for Educational Facilities (SREF), plus a ten percent (10%) capacity flexibility allowance in conformance with the District's adopted Level of Service (LOS). In addition, the site shall be sized to accommodate all needed utilities, support facilities, and adequate buffering of surrounding land uses.

Policy 4.3.4: There shall be no significant environmental conditions on a proposed site that cannot be mitigated or otherwise preclude development of the site for Public Educational Facility.

Policy 4.3.5: There shall be no adverse impacts on archaeological sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State and local guidelines as significant historical or archaeological resources.

Policy 4.3.6: 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 South Florida Water Management Surface Water Management Plan or any applicable Storm Water Utility or Drainage District plans.

Policy 4.3.7: The proposed site shall be capable of accommodating adequate parking and on-site traffic circulation requirements to satisfy current and projected site generated vehicular demand. The site layout must also be consistent with the City's Transportation Vision. Disrupting influences caused by school yard noise and traffic may require that schools shall be located at sufficient distances from hospitals, adult communities, nursing homes and similar land uses or shall be buffered from these areas.

Policy 4.3.8: The proposed location shall not be in a coastal high hazard area or a floodway.

Policy 4.3.9: There shall be adequate setbacks, landscape buffering and design controls to eliminate or decrease any negative externalities such as noise from affecting neighboring developments, in accordance with the City's Zoning Code.

Policy 4.3.10: The location of the proposed site shall comply with Chapter 333.03(3), Florida Statutes as it relates to the construction of public education facilities in the vicinity of the Palm Beach International Airport.

Policy 4.3.11: New school facilities shall be designed, at a minimum, in accordance with the applicable requirements of SREF and the District's adopted facility list.

Objective 4.4: The City shall work with the District to make every effort to co-locate joint uses and to implement creative school design that provides the opportunity for utilizing smaller sites than current guidelines may allow.

Policy 4.4.1: The City shall make every attempt to cooperate with the District to share new school sites with City public facilities, such as, but not necessarily limited to, libraries (branches), parks and recreational facilities, neighborhood centers, etc.

GOAL 5: TO CREATE AN ECONOMICALLY VIABLE ENVIRONMENT THAT SERVES TO ATTRACT AND RETAIN BUSINESSES AND INDUSTRIES PROVIDING FOR EMPLOYMENT OPPORTUNITIES AND STIMULATE REDEVELOPMENT AND REVITALIZATION.

Objective 5.1: The City shall utilize incentives and programs to foster economic development and redevelopment /revitalization activities as an effort to improve economic conditions.

Policy 5.1.1: The City shall develop and implement economic development strategies to maintain its economic vitality through the following, but not limited to, a Brownfields Redevelopment Program, Small Business Assistance Program, Community Redevelopment Agency Strategic Plan implementation, retention and attraction of desired businesses in targeted sectors, and building public/private partnerships.

Policy 5.1.2: The City shall develop economic development incentive programs that facilitate the attraction, expansion and retention of high wage businesses, affordable and attainable and workforce housing, and incorporate specific programs in economically distressed areas with an emphasis on revitalization, redevelopment, and brownfields conversion.

Policy 5.1.3: The City shall develop a brownfields redevelopment program that provides for job creation, increased tax base, mitigation of hazards or blight, maximizes the use of infrastructure and land use in built out areas, conversion to greenspace/openspace and fosters public/private partnerships.

Policy 5.1.4: The City shall aggressively seek financial, regulatory, and technical assistance regarding brownfields redevelopment and reuse activities.