

FUTURE LAND USE ELEMENT

I. 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 the review of existing Development of Regional Impacts in order to evaluate the effects of significant developments within the City's jurisdiction 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) in accordance with 380.06 (2) (e) S.S. 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.

Policy 1.1.2: The City shall require a professionally accepted and applied Environmental Assessment or Environmental Impact Statement, whichever the City deems 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, an aerial photography map and soil testing for hazardous substances. The level of environmental review will be determined based on whether the proposed actions will significantly affect the quality of the human environment as provided in the City’s Land Development Regulations. 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)	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 compatible with the residential project and surrounding neighborhood; 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.

**** For the Community Service (CS) future land use designation, residential uses may be permitted if: a) they are complimentary of and serve an ancillary function to the primary community service use; b) they are compatible with the community service use on the site, and with the surrounding area; c) the square footage of residential use does not exceed 5% of the total land area; and d) the square footage of residential use does not exceed 10% of the total project square footage (residential + non-residential). The square footage allocated toward residential use shall count toward the maximum allowable FAR.

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 compatible with the

residential project and surrounding neighborhood; 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.

In addition, residential uses are allowed provided they are complimentary of and serve an ancillary function to the primary community service uses, and where residential uses are compatible with the community service uses on the site and with the surrounding area.

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.

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 and east of Australian Avenue between Okeechobee Boulevard and Belvedere Road.

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, 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: 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 1.1.6: 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 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 1.1.7: 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 1.1.8: 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 1.1.9: 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, and amended October 25, 2010. The provisions of the Interlocal Agreement include a procedure for “heightened review” and notice requirements upon initial submittal 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 Five Year 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 163.2511 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.

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 for local designation or 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 the Florida State Historic Preservation Office to ensure that all City-based rehabilitation projects assisted with federal and/or state funds are reviewed so adverse effects to historic properties are minimized. The City will encourage proposed work to follow 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 updating the Comprehensive Emergency Management Plan.

Policy 1.5.3: The City shall continue to operate the Emergency Operation Center for conducting emergency services during special events, 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 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, building use, public open space and street and pedestrian connectivity. The development regulations for each district shall include a regulatory framework that may include regulating plans, building placement diagrams, building typologies and other similar types of standards that address building height, building placement, building use, parking standards, street standards and open space requirements.

Policy 1.7.2.1a: Regulatory Framework. In order to support the vision of the neighborhood master plan the development regulations for each mixed-use district shall provide a series of controlling regulating plans and/or diagrams. The regulating plans and/or diagrams demonstrate development standards in both words and images, and include maps designating the locations where the various standards apply. The regulating plans and/or diagrams for each mixed-use district shall include the following when applicable:

1. The Sub-areas Regulating Plan, which divides the mixed use district into Sub-areas. The purpose of the Sub-areas Regulating Plan is to establish a proper transition of intensities particularly where the mixed use district is adjacent to existing single family residential. The highest densities and intensities within the mixed use districts shall be allocated to the sub-areas which are more removed from single family residential uses. The densities and intensities shall then gradually decrease to the sub-areas which are closer to single family residential.

2. The Building Heights Regulating Plan, which establishes the maximum building height within each sub-area. The purpose of the Building Heights Regulating Plan is also to establish a proper transition of intensities particularly where the mixed use district is adjacent to existing single family residential.
3. The Building Typology and Placement Regulating Diagrams, which provide a schematic representation of the various building typologies permitted in each mixed-use district. The purpose of the diagrams is to demonstrate the required lot standards and profiles of structures in order to ensure a pedestrian oriented environment.
4. The Designated Open Spaces and Greenway Systems Regulating Plan, which designates public open spaces and a greenway system within the mixed use district. The purpose of the Designated Open Spaces and Greenway Systems Regulating Plan is to ensure the proper allocation and connectivity of public open spaces and greenways in order to achieve a balance between the built and the natural environment.
5. The Street Network Connectivity Regulating Plan, which shows the location of existing and new streets needed to create the prescribed network of streets within the mixed use districts. This Plan also establishes the hierarchy of the streets.
6. The Street Vistas Regulating Plan, which shows the location of important terminating vistas. The purpose of the Street Vistas Regulating Plan is to denote areas within the mixed-use district that should provide significant architectural features and/or enhancements. The Street Vistas Regulating Plan may also denote areas where additional height is granted.

Policy 1.7.2.1b: Incentive Programs. The City may accomplish the goals and objectives of a Mixed Use District with a Mixed Use Future Land Use 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 Mixed Use District. Such incentive programs shall be consistent with the spirit and intent of the specific neighborhood master plan and shall not exceed the maximum allowable densities and intensities provided in the Mixed Use District policies. City shall adopt effective enabling land development regulations to effectuate such incentive programs.

Policy 1.7.2.1c: Pre-design Workshop: All Applicants with development proposals in the Mixed Use Districts shall be encouraged to attend a pre-design workshop with the CRA and City’s staff prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the

best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified.

Policy 1.7.2.1d: Design Principles and Procedures. The development regulations for each district in the Mixed Use areas shall promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement, enhances the public realm (publicly owned or accessible spaces), protects the existing historic resources and promotes sustainability. The following design principles and procedures shall apply to all development and redevelopment within the boundaries of a Mixed-use district:

Land Use Compatibility:

- Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing, building setbacks, height standards and other design elements that increase compatibility between proposed and existing development.
- Compatibility of adjacent uses by incorporating landscape buffers, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

- A circulation system designed to strengthen vehicular, bicycle and pedestrian connectivity to all areas of the site/district, including recreation areas, parks, adjacent uses, transit facilities and activity nodes.
- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.

Public Realm (publicly owned or accessible spaces):

- Integration of the public realm through open space or urban public plazas and/or recreational areas.
- Promote connectivity of open spaces, pedestrian and other non-motorized networks and landscaped streetscapes.
- Promote accessibility and connectivity for the general public to waterfronts.

Historic Resources:

- Protection of designated historic resources including buildings and historic and specimen trees.

Sustainability:

- Incorporate designs which are environmentally sensitive (i.e. reduction of impervious surfaces, alternative material for spillover parking).

- Vehicle parking strategies which lessen conflicts with bicycles and pedestrians, promote transit usage and help create a sustainable environment. (i.e. parking structures, off-site parking, reduced parking ratios, shared parking facilities and parking which does not front the street).

Policy 1.7.2.2: The Northwood Mixed Use District (NMUD) is a compact, pedestrian oriented, mixed use district that serves Northwood, Pleasant City and other surrounding areas. This mixed-use District is characterized as having historically significant buildings with an eclectic mix of businesses, artist studios and shops. It provides for urban types of development regulations concerning setbacks, parking requirements and location, height limitations, and permitted uses.

Per the Zoning and Land Development Regulations established for the District and the available land area, the build-out of the NMUD will not exceed a maximum of 850,000 square feet of retail/commercial use and 650 residential units.

Policy 1.7.2.3: The Currie Corridor Mixed Use District (CMUD) is a compact, pedestrian-oriented, mixed-use district located between Currie Park (to the east), and the Northwood Business District (to the west). This mixed-use District provides for urban types of development regulations concerning setbacks, parking requirements and location, height limitations, and permitted uses.

The intent of the CMUD is to create a predictable urban neighborhood that adds vitality and additional local users to the adjacent Currie Park and the Northwood Business District. Development Regulations shall be provided in the Zoning and Land Development Regulations consistent with this intent and that encourage a physical and visual connection between Currie Park and the Northwood Business District through specific requirements, such as greenways and/or public open spaces that are interconnected and therefore establish a pedestrian oriented environment.

Per the Zoning and Land Development Regulations established for the District and the available land area, 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. Additionally, in no case shall the maximum allowable height within the CMUD exceed 15 stories.

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 ground waters, 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, hereby referred to as the Water Catchment Area Special Impact Zone (WCA/SIZ), to ensure heightened site plan review and compatibility analysis to prohibit land use and environmental incompatibilities for the area located within the City's municipal boundaries within 450 feet of the Water Catchment Area as defined by Chapter 67-2169 (Laws of Florida) and as amended. 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 or Environmental Impact Statement or other environmental requirement, whichever the City deems appropriate for any development proposed within the WCA/SIZ as a part of the development application process. The level of environmental review will be determined based on whether the proposed actions will significantly affect the quality of the human environment as provided in the City's Land Development Regulations.
- b) Land uses shall not be approved in the WCA/SIZ 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 WCA/SIZ 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 WCA/SIZ.

- d) The WCA/SIZ, excluding parcels One, Two, Three, Four, Five and Six will be protected by a buffer of natural vegetation of at least 200 feet.
- e) Surface water management systems for developments in the WCA/SIZ 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 WCA/SIZ. 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 consistent with FDEP’s environmental resource program permitting rules and consistent with any other applicable state and federal agencies’ rules and regulations regarding wetland mitigation as those rules change over time. There shall be no discharge of surface water off-site which exceeds the historic flow of surface waters from the WCA/SIZ. No development in the WCA/SIZ shall decrease the pre-development flow and quality of water to wetlands within the WCA/SIZ. Any loss of wetland values and functions shall be mitigated consistent with FDEP’s environmental resource program permitting rules and consistent with any other applicable state and federal agencies’ rules and regulations regarding wetland mitigation as those rules change over time.
- g) Review of development proposals and land use changes within the WCA/SIZ 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**

Nonresidential (Square Feet)	1995 Existing	8,126,945
	Development Gap	6,947,025
	Total Projection	15,073,970
Residential (Units)	1995 Existing	2,689
	Development Gap	4,566
	Total Projection	7,255
Hotel (Rooms)	1995 Existing	349
	Development Gap	2,100
	Total 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. There is no upper limit to the amount of residential development within the TCEA area.
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.
5. Hotel is a permitted land use category within the TCEA and the number of rooms projected to be built is shown for informational purposes only. There is no upper limit to the number of Hotel rooms within the TCEA area.

Policy 1.7.7: 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 an Arts and Entertainment District and of the Flagler Financial 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, Discover the Palm Beaches, Downtown Development Authority, Downtown Association, Chamber of Commerce of the Palm Beaches, Suncoast Chamber of Commerce, Hispanic Human Resources, Black and Hispanic Chamber, 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 Keep Palm Beach County Beautiful, 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 is preserved for the aesthetic qualities it possesses.

Objective 1.11: 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 1.11.1: 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 1.12: The City shall continue to develop and implement green and sustainability strategies.

Policy 1.12.1: 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 1.12.2: 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 1.12.3: The City shall continue to develop and implement green design and carbon dioxide (CO₂) neutral strategies to address global warming.

Policy 1.12.4: 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 1.12.5: The City shall continue to 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 1.12.6: The City shall continue to work toward the numerous goals, objectives and policies throughout the Comprehensive Plan to discourage urban sprawl, reduce greenhouse gas emissions and promote energy and water 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 principles.
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 Tri-Rail Coastal Link 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.
21. Furtherance of the Sustainability Action Plan, ongoing evaluation utilizing the Sustainability Tools for Assessing and Rating Communities (STAR) framework and greenhouse gas accounting and reporting, and implementation of applicable components within the Southeast Florida Regional Climate Change Compact Climate Action Plan.

GOAL 2: TO DEVELOP THE CITY CONSISTENT WITH THE PRINCIPLES OF SUSTAINABLE COMMUNITIES AND SMART GROWTH TO ENSURE HEALTHIER, MORE WALKABLE COMMUNITIES FOR ALL AGES AND ABILITIES, TO LIMIT GREENHOUSE GASES, PROMOTE A HIGH MIX OF LAND USES AND IMPLEMENT A WELL INTEGRATED TRANSPORTATION SYSTEM WITH A HIGH LEVEL OF CONNECTIVITY.

Objective 2.1: The City shall facilitate and encourage infill development especially within the eastern portions of the city.

Policy 2.1.1: The City shall continue to implement to the maximum extent practicable the recommendations of the Northwest Five Year Strategic Finance 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 2020, the City's Planning Division shall prepare a study of potential areas within the Eastern corridor (east of I-95) which may require redevelopment and infill 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.

Policy 2.1.4: The City shall maintain an inventory of vacant lots within the eastern portions of the city.

Policy 2.1.5: The City shall implement plans to attract infill development and redevelopment to the existing urban core of the City and potential nodes based off mass transportation projects. 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.

Policy 2.1.6: The City shall continue to evaluate land uses near mass transportation nodes.

Objective 2.2: The City shall encourage the re-use of historic structures to minimize the waste from demolition, and will provide technical assistance to guide property owners in sensitive rehabilitation efforts of historically significant buildings.

Policy 2.2.1: The City will work with private property owners to designate structures that are historically significant and provide design assistance to ensure rehabilitation work maintains character-defining features.

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, which seeks collaboration between the police and the community to identify and solve community problems, thus making the community an active participant in the efforts to enhance the safety and quality of neighborhoods.

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 protect the existing residential properties adjacent to the traditional U.S. 1 Commercial Corridor.

Policy 2.5.1: 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 Comprehensive Plan Amendment process, regardless of the acreage involved.

Policy 2.5.2: 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 2.5.3: 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 by meeting both of 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.

Objective 2.6: The City shall promote the redevelopment and revitalization of communities that enable residents to live active healthy lives by providing convenient access to recreational opportunities, safe active transportation options, access to nutritious food choices and increasing aging in place opportunities.

Policy 2.6.1: The City shall work to create and promote a bicycle masterplan.

Policy 2.6.2: The City shall seek to promote infrastructure within and between neighborhoods that facilitates children walking and biking safety to school in partnership with the Palm Beach County School Board.

Policy 2.6.3: The City shall work with the Metropolitan Planning Organization to develop a Bicycle and Pedestrian Safety Plan.

Policy 2.6.4: The City shall investigate opportunities for permitting of farm to market fruit and vegetable stands in appropriate areas in close proximity to residential neighborhoods.

Policy 2.6.5: The City shall coordinate with the Florida Department of Health to monitor progress toward reducing the rate of obesity, diabetes and heart disease.

Policy 2.6.6: The City shall promote aging in place by increasing mobility options to reduce the reliance of a personal vehicle, promote affordable housing near transit, and the integration of land uses to create supportive community features and services in close proximity to housing.

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 continue to 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: The City shall continue to 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 (AiPP) Committee and program. The City shall continue to review the AiPP program’s definitions, policies and procedures, allocation of funds, and maintenance program, as needed.

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: The City shall continue to 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 1013.33 AND 163.31777, F.S. 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 Five Year Capital Facilities Plan and Five Year Capital Improvements Schedule, as amended.

Policy 4.1.1: The District shall mitigate off-site impacts of a proposed public school or expansion or renovation of a public school by landscaping with canopy trees and groundcover or hedge along all site perimeters adjacent to public roadways and residentially-zoned property.

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
- Planned Community
- Commercial
- Residential

Policy 4.1.3: The location and review of a new public school or the expansion of an existing public school shall be allowed after a collaborative effort and expedited review consistent with the Interlocal Agreement between the City of West Palm Beach and The School District of Palm Beach.

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.

Policy 4.1.5: The School District is responsible for coordinating any public input meetings on school siting with the public and the City of West Palm Beach.

Objective 4.2: The City shall coordinate with the School District staff in the siting and/or expansion 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 in accordance with 1013.36 F.S

Policy 4.2.1: The City, in coordination with the School District, the County and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule by opting into the annual countywide ordinance. This provision is intended to maintain consistency with the School Board’s adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

Policy 4.2.2: For elementary and middle 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.

Policy 4.2.3: 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 4.2.4: Consideration shall be given to making schools and their location the focal point for new developments.

Policy 4.2.5: 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.

Policy 4.2.6: The City shall coordinate when appropriate with the School District in accordance with 1006.23 S.S to eliminate hazardous walking and biking conditions within a two mile radius from each educational facility.

Objective 4.3: 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 4.3.1: 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 green space/open space 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.