

EXHIBIT B

PERVIOUS TASK FORCE (PTF)
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
GENERAL SUBCOMMITTEE

PALM BEACH COUNTY COMPREHENSIVE PLAN
SUMMARY OF GOALS, POLICIES AND OBJECTIVES REFERENCING:
OPEN SPACE, PERVIOUS, IMPERVIOUS, AND RELATED TOPICS

KEY: **Open Space**
Pervious Surface Area
General

FUTURE LAND USE ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Future Land Use Element is to delineate Palm Beach County’s vision of how the communities within it are created, enhanced and maintained. The Future Land Use Element is the nucleus of County’s Comprehensive Plan. It defines the components of the community and the interrelationship among them, integrating the complex relationships between land use and all of the other elements of the Plan that address the physical, social, and economic needs of the people who live, work, and visit Palm Beach County.

The Future Land Use Element (FLUE) institutes the framework for growth management and land planning in unincorporated Palm Beach County, as authorized by Chapter 163, Florida Statutes, the “Local Government Comprehensive Planning and Land Development Act.” This act requires the FLUE to be consistent with State and regional plans. The Element was prepared to satisfy all the requirements of Chapter 163, F.S., and Rule 9J-5, F.A.C.

Six broad principles guide sustainable land use planning and development: (1) Conserve and protect natural and man-made resources, and restore and maintain key ecosystems to provide adequate supplies of clean and safe water for natural, human and economic systems; (2) Prevent urban sprawl through establishment of urban development areas, and encourage urban revitalization and redevelopment; (3) Provide for sufficient open space to protect wildlife, and provide natural and recreational areas for public use. (4) Create quality livable communities by balancing, distributing and integrating the relationship among land uses to meet the needs of the diverse communities and their associated lifestyle choices, and improve the quality of life through better housing, recreational, and cultural opportunities for all; (5) Manage the development of land and service delivery, so that its use is appropriate, orderly, timely and cost effective; and, (6) Promote sustainable economic development initiatives in the County with the purpose of diversifying its economic base and enhancing the quality of life and well being of current and future County generations.

Decisions on the appropriate use of land and delivery of services require a unified approach while respecting the character of the diverse communities throughout the County. The Future Land Use Element is intended to guide the location, type, intensity and form of various types of development patterns that respect the characteristics of a particular geographical area. This is needed to ensure development and maintenance of sustainable communities through smart

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1 growth practices which protect *natural resources*; prevent urban sprawl so that land, facilities
2 and services are used most efficiently; provide for the appropriate distribution and arrangement
3 of land uses; and, support the creation of research and development communities. These
4 factors will facilitate balancing the physical, social, educational, cultural, environmental and
5 economic needs, as well as economic growth opportunities of both current residents and future
6 citizens of the County, and *create and maintain liveable communities*.

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8

9 **County Directions.** The County Directions have been created with input from the public
10 and other agencies through citizen advisory committees, public meetings,
11 interdepartmental reviews, and the Board of County Commissioners (BCC). All
12 contributed to the generation of the long-term planning directions. These directions
13 provide the basis for preparation of the Goals, Objectives and Policies of the Future
14 Land Use Element. These directions reflect the kind of community the residents of Palm
15 Beach County desire.

16
17 **Goals, Objectives and Policies.** The goals, objectives and policies provide the
18 framework for decisions that direct the location, pattern, character, interrelationship and
19 timing of development, which ultimately affects the distribution of facilities and services
20 to support it. The location of natural resources and resource management areas, the
21 development pattern and the design of residential and nonresidential development and
22 open space, the location and type of employment centers, and the transportation
23 network, provide the framework that establishes the form of the region. The relationship
24 among these elements ultimately dictates the capacity of a community to accommodate
25 growth and its ability to sustain a high quality of life for the citizens.

26
27 **The Tier Map.** The Managed Growth Tier Map defines distinct geographical areas within
28 the County that currently either support or are anticipated to accommodate various types
29 of development patterns and service delivery provisions that, together, allow for a
30 diverse range of lifestyle choices, and livable, sustainable communities.

31
32 **The Future Land Use Atlas.** The Future Land Use Atlas graphically depicts the future
33 land use designations for all parcels of land in unincorporated Palm Beach County. The
34 Atlas is based on the amount of land required to accommodate the projected growth,
35 based on past population trends and future population projections, while allowing for a
36 diversity of lifestyle choices and ensuring protection of the County's natural resources.

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39
40 The updated 1989 Land Use Element addresses actions to correct unforeseen problems and
41 opportunities of development, ensures consistency with State and regional plans and
42 implements the direction provided by the Board of County Commissioners to:

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- 1. maintain lifestyle choices;
- 2. create new land use designations to more closely reflect development patterns in the rural residential areas;
- 3. strengthen and facilitate revitalization and redevelopment and Infill development programs;
- 4. protect agricultural land and equestrian based industries;
- 5. balance growth throughout the County;
- 6. support opportunities for economic growth to enhance the quality of life and well being of current and future County generations;
- 7. increase the integration between land use planning, natural resource protection, *water resource management*, transportation planning, and economic planning;
- 8. provide incentives for mixed-use and new town developments and urban design;
- 9. establish a timing and phasing program to provide for orderly growth;
- 10. address the needs of developed urban areas that lack basic services;
- 11. coordinate growth with the provision of infrastructure;
- 12. define how growth/services will be managed in rural residential areas;
- 13. define service areas and the type of services to be provided within each service area;
- 14. provide criteria for expanding the Urban/Suburban Tier.

To respond to these Board directives, the Future Land Use Element has been amended to apply specific strategies to distinct geographical areas. This is necessary to provide the flexibility to permit the articulation of different, and even contrasting, strategies while maintaining a comprehensive approach to planning. Five distinct areas have been defined and are summarized below:

1. Urban/Suburban Tier. This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form in the unincorporated area is suburban in character. The older, communities are primarily in municipalities, within approximately 2 miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. However, due to the period in which many of the coastal communities were built and the County’s efforts to keep pace with rapid growth in its western areas, some of the eastern areas did not receive a full complement of urban services.

If the County is to meet its primary goal to create and maintain liveable communities, balance growth throughout the County, *protect natural resources* and provide a variety of lifestyle choices beyond the long term planning horizon, it is imperative that land, services and facilities be used efficiently and effectively. In addition to maintaining many of the current strategies, new strategies have been applied to the Urban/Suburban Tier to ensure it can accommodate growth in viable, sustainable communities into the future.

2. Exurban Tier. The Exurban Tier lies between the Urban and Rural Tiers and supports residential subdivisions, created prior to 1970 before the adoption of the Comprehensive Plan and its regulations. *Historically, these areas have been considered rural due to a sparse development pattern, large heavily treed lots*, presence of small agricultural operations including equestrian uses, and a desire for minimal services and regulation. However, growth has marked a change in the character from rural to more suburban and semi-rural, or exurban, as the existing and vested 1.25 acre lots develop with single family homes. The corresponding increase in population, which is anticipated in the Plan

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1 and its population projections, has caused an escalating increase in the demand for
2 services. A recognition of the existing development pattern, demand for services and
3 *desire to maintain the rural character, warrants a specific set of strategies.*
4

5 **3. Rural Tier.** The Rural Tier includes agricultural land and rural settlements that range in
6 density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres. These
7 areas support large agricultural operations as well as single-family homes with small
8 family -owned agricultural businesses, including equestrian related uses. Due to the
9 declining availability of land and the increase in population in the Urban and Exurban
10 Tiers, the Rural Tier is beginning to experience pressure for urban densities and
11 nonresidential intensities normally associated with a more urban area. The strategies in
12 the Rural Tier are established *to protect and enhance rural settlements* that support
13 agricultural uses and equestrian uses.
14

15 **4. Agricultural Reserve Tier.** The Agricultural Reserve area is a portion of the County
16 that encompasses unique farmland and wetlands. Based on policy direction adopted by
17 the Board of County Commissioners in 1995, it is to be preserved primarily for
18 agricultural use if possible. However, if not, it may be developed only at low residential
19 densities. To preserve the area for agricultural use, several programs are offered,
20 including unique development options targeted to achieve the goal of farmland
21 protection and agricultural perpetuation. It is through this combination of public action
22 and private development that a viable program for the protection of farmlands and the
23 perpetuation of agriculture will occur.
24

25 **5. Glades Tier.** The Glades Tier is generally located west of the Conservation Areas and
26 Twenty Mile Bend, and includes the Glades Communities. This area is designated
27 primarily for specialized agricultural operations.
28

29 Communities within the Glades Tier are engaged in their own efforts with regard to
30 planning and development. This effort is mainly in the form of economic development
31 programming. The geographical distance and the nature of the issues faced by the
32 Glades communities differ from the challenges faced by the coastal communities to
33 manage growth. These factors warrant a separate initiative to further develop the Glades
34 Tier, in conjunction with the Glades municipalities, business community and area
35 residents.
36

37 The following goals of the Element work in conjunction with the Tiers to guide the location and
38 form of development as well as the type of service and facilities to be provided.
39

40 **Balanced Growth and Land Planning.** Balanced Growth is one of the key elements for good
41 land use planning. Balanced growth refers to the amount, distribution and inter-relationships of
42 appropriate land uses, which provide for the physical, social, cultural, and economic needs of a
43 community within the constraints of environmental conditions and the resources existing in a
44 particular tier of development.
45

46 **Service Areas and Provision of Services.** Cost effective and efficient provision of adequate
47 services is a key component of providing for and maintaining sustainable communities. To meet
48 this goal on a Countywide basis requires coordinated land use planning and service delivery.
49 The Future Land Use Element sets the framework for coordinating these planning efforts.
50

51 **Community Planning and Design.** Community planning is a critical component to foster
52 livable communities; ensure the most efficient and effective use of land, services and *natural*

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1 **resources**; and, meet the balanced growth objective. Community Planning will allow for the
2 identification and evaluation of smaller geographic areas within a tier to create opportunities to
3 improve the balance of land uses and address the specific needs within a definable area. In
4 conjunction with neighborhood planning, good design standards and preservation of historic and
5 cultural resources, this approach will allow for the creation, enhancement, and sustainability of
6 liveable communities, diverse in character, that have a strong sense of place and identity.
7

8 **Natural Resource Protection.** To achieve sustainable communities for both existing residents
9 and future citizens of Palm Beach County, resources must be conserved and natural systems
10 and functions maintained. To ensure that the County's resources are protected and managed
11 appropriately, it is imperative that the appropriate State, regional and local land planning
12 agencies, environmental agencies and service providers coordinate and provide accurate
13 information and recommendations to decision makers so that full consideration is given to
14 environmental issues when making land use decisions.
15

16 In summary, tier specific policies guide the location and form of development as well as the type
17 of services and facilities to be provided in each tier, while maintaining the general character and
18 quality of life in each tier. This system and the Goals, Objectives and Policies supporting its
19 implementation will assist the County in planning for future growth beyond the current planning
20 horizon, protecting and managing its natural resources, preventing the proliferation of urban
21 sprawl, providing for its economic vitality, and accommodating the lifestyle choices for its
22 residents. These choices include urban, suburban, exurban and rural communities.
23

24 **C. County Directions**

25
26 The Future Land Use Element was originally created and has been updated based on input
27 from the public and other agencies through citizen advisory committees, public meetings,
28 interdepartmental reviews, and the Board of County Commissioners. All contributed to the
29 generation of the long-term planning directions, which provide the basis for the Goals,
30 Objectives and Policies of the Land Use Element. These directions reflect the kind of community
31 the residents of Palm Beach County desire.
32

- 33 **1. Livable Communities.** Promote the enhancement, creation, and maintenance of livable
34 communities throughout Palm Beach County, recognizing the unique and diverse
35 characteristics of each community. Important elements for a livable community include a
36 balance of land uses and **organized open space, preservation of natural features,**
37 **incorporation of distinct community design elements unique to a given region,** personal
38 security, provision of services at levels appropriate to the character of the community,
39 and opportunities for education, employment, active and passive recreation, and cultural
40 enrichment.
41
- 42 **2. Growth Management.** Provide for sustainable urban, suburban, exurban and rural
43 communities and lifestyle choices by: (a) **directing the location, type, intensity and form**
44 **of development that respects the characteristics of a particular geographical area;** (b)
45 ensuring smart growth, **by protecting natural resources,** preventing urban sprawl,
46 providing for the efficient use of land, balancing land uses; and, (c) providing for facilities
47 and services in a cost efficient timely manner.
48
- 49 **3. Infill Development.** Encourage infill development in urban areas to increase efficient
50 use of land, and existing public facilities and services.
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- 1 **4. Land Use Compatibility.** Ensure that the densities and intensities of land uses are not
2 in conflict with those of surrounding areas, whether incorporated or unincorporated.
3
- 4 **5. Neighborhood Integrity.** Respect the integrity of neighborhoods, including their
5 geographic boundaries and social fabric.
6
- 7 **6. Economic Diversity and Prosperity.** Promote the growth of industries that have
8 relatively high wages and that can diversify the economic base.
9
- 10 **7. Housing Opportunity.** Ensure that housing opportunities are compatible with the
11 County's economic opportunities by providing an adequate distribution of very-low and
12 low-income housing, Countywide.
13
- 14 **8. Economic Activity Centers.** Encourage the development of Planned Industrial
15 Developments primarily designed to accommodate and promote manufacturing industry
16 and other value-added activities.
17
- 18 **9. Research and Development Communities.** Support the location of regional economic
19 development activities in the County, which promote science and/or technology uses
20 and other significant employment opportunities and educational initiatives resulting in
21 new technologies and manufacturing activities.
22
- 23 **10. Level of Service Standards.** Establish specific, public facility level of service standards
24 that are directly linked to the Capital Improvement Program, to accommodate an
25 optimum level of public facility and service improvements needed as a result of growth.
26
- 27 **11. Linear Open Space and Park Systems.** Enhance the appearance of the County by
28 providing an **open space network** that will become a visual and functional organizer of
29 recreational activities, *natural resources and other open space areas*. This should
30 include public lands, passive as well as active recreation areas, beaches and
31 conservation areas.
32
- 33 **12. Environmental Integrity.** Encourage restoration and protection of viable, native
34 ecosystems and endangered and threatened wildlife by limiting the impacts of growth on
35 those systems; direct incompatible growth away from them; encourage environmentally
36 sound land use planning and development and recognize the carrying capacity and/or
37 limits of stress upon these fragile areas.
38
- 39 **13. Design.** Promote the concept of design to direct development, in rural and urban areas.
40 *Design is used to prepare and implement policies and plans that guide the physical*
41 *development of the built environment and make such development functional, orderly,*
42 *efficient, visually pleasing, environmentally sound, economically viable and supportive of*
43 *generally accepted community goals.*
44
- 45 **14. A Strong Sense of Community.** Encourage neighborhood spirit, local pride in the
46 County and a commitment to working constructively on community problems.
47
- 48 **15. Externalities.** Recognize major negative externalities and attempt when economically
49 feasible to place economic negative externalities away from neighborhoods.
50
- 51 **II. GOALS, OBJECTIVES AND POLICIES**
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1
2 **GOAL 1 TIER SYSTEM**
3

4 It is the GOAL of Palm Beach County to establish a Managed Growth Tier System, which
5 recognizes the diverse communities that share common characteristics within the County. Each
6 of these communities requires specific policies to create and maintain quality livable
7 communities respecting the lifestyle choices for current residents, future generations, and
8 visitors. The purpose of the Managed Growth Tier System is to provide strategies to protect
9 viable existing neighborhoods and communities and promote the enhancement of areas in need
10 of assistance. In addition, these strategies are intended to direct the location and timing of future
11 development to:

- 12
- 13 1. Ensure sufficient land, facilities and services are available to maintain a variety of
14 housing and lifestyle choices, including urban, suburban, exurban, and rural living;
 - 15
 - 16 2. *Preserve, protect, and improve the quality of natural resources, environmentally*
17 *sensitive lands and systems by guiding the location, type, intensity, and form of*
18 *development;*
 - 19
 - 20 3. *Accommodate future growth but prohibit further urban sprawl by requiring the use of*
21 *compact forms of sustainable development;*
 - 22
 - 23 4. Enhance existing communities to improve or maintain livability, character, mobility, and
24 identity;

25
26

27
28 **OBJECTIVE 1.2 Urban/Suburban Tier**
29

30 Palm Beach County shall plan to accommodate approximately 90% of the County’s population
31 including, both existing and projected residents through the long-range planning horizon within
32 the designated Urban/ Suburban Tier. Within this area, Palm Beach County shall protect the
33 character of its urban and suburban communities by:

- 34
- 35 1. Allowing services and facilities consistent with the needs of urban and suburban
36 development;
 - 37 2. Providing for affordable housing and employment opportunities;
 - 38 3. Providing for **open space** and recreational opportunities;
 - 39 4. Protecting historic, and cultural resources;
 - 40 5. Preserving and enhancing natural resources and environmental systems; and,
 - 41 6. Ensuring development is compatible with the scale, mass, intensity of use, height, and
42 character of urban or suburban communities.

43
44

45
46 **Policy 1.2-I:** The Unified Land Development Code shall be amended to require that new
47 development or redevelopment of non-residential uses within the Urban/Suburban Tier
48 strengthen the relationship among buildings and their relationship to the street, where
49 appropriate. This shall be accomplished to increase transit accessibility, pedestrian
50 orientation, and *promote creation of community spaces through consideration of the*
51 *elements listed below.*
52

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- 1. Utilize building mass, placement, and orientation, build-to lines and setbacks to increase walkability, provide spatial definition along streets, and create squares or greens at a human scale;
- 2. Create a distinct sense of identity and delineate the pedestrian system within and along public spaces and streets thereby encouraging pedestrians to walk between stores and other uses. This may be accomplished by placing human-scaled elements, such as light fixtures, casual seating, gathering spaces, water features, statuary, and landscaping;

SUB-OBJECTIVE 1.2.1 Planned Development District

Traditional Neighborhood Development (TND)

Policy 1.2.1-e: Traditional Neighborhood Development may be allowed in all urban residential future land use categories. It shall include an interspersed mix of uses integrated with a recreation and pedestrian oriented open space system. The uses shall include an appropriate mix of residential housing types at a range of densities, commercial, and institutional uses. At a minimum, 51% of the development shall be residential and a minimum of 5% of the development shall be usable, organized open space, in addition to the minimum park and recreation requirements established in the Recreation and Open Space Element.

Policy 1.2.1-f: The Planning, Zoning and Building Department shall update the Unified Land Development Code and graphically depict the tenets and land development regulations to:

- 2. Encourage the location of TND's throughout the Urban/Suburban Tier, including areas defined as infill. The TND may include a mix of residential and commercial uses designed in a compact form, planned in accordance with the following principles:

- d) A minimum of 5% of the land area in a TND shall be devoted to an organized open space system, inclusive of greens or squares, located within 1/4 mile of residences. This open space shall be provided in the form of passive open space, and gathering space throughout the neighborhood. These lands are exclusive of the minimum park and recreation requirements set forth in the Recreation and Open Space Element;

- g) Preservation of existing native vegetation and other natural features shall be incorporated into the layout of the neighborhood.

Mixed-use Planned Development (MXPDP)

Policy 1.2.1-i: A Mixed-use Planned Development shall include an integrated mix of residential uses, open space, high intensity commercial uses, and institutional uses.....

Policy 1.2.1-j: The standards for an MXPDP shall establish the character and promote design to achieve compatibility, and a pedestrian oriented livable community, with an integrated mix of uses. Compatibility with adjacent land uses and ability to fit into the community shall be given primary consideration in the design of the development. Site

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development standards for an MXPD shall be reviewed to ensure that, at a minimum, the following general design guidelines are addressed:

- 1. Utilization of building mass, placement, orientation and build-to lines/setbacks, where feasible and appropriate, to provide spatial definition along streets and to create *squares and greens*;
-
- 3. Creation of strong pedestrian and *open space systems*. This shall be accomplished by designing for pedestrian comfort and by placing human-scaled elements along these spaces which include, but are not limited to, light fixtures, seating, gathering spaces, water features, statuary, landscaping;
-

OBJECTIVE 1.3 Exurban Tier

Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area in antiquated subdivisions created prior to the adoption of the 1989 Comprehensive Plan with platted densities greater than 1 dwelling unit per 5 acres. The County shall protect and maintain these semi-rural residential, equestrian, and agricultural communities by:

- 1. *Preserving and enhancing the rural landscape*, including historic, cultural, recreational, agricultural, and *open space resources*;
- 2. Allowing services and facilities consistent with the character of the area;
- 3. *Preserving and enhancing natural resources*; and,
- 4. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the exurban community.*

....
Policy 1.3-h: *Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards to ensure protection of the character of the Tier and to minimize impacts on surrounding uses. Standards for Traditional Marketplace Development shall also be developed to reflect the scale and character of the Exurban Tier.*

Policy 1.3-i: Where feasible considering the existing development pattern, the County shall promote the development of central community places by clustering and co-locating neighborhood commercial uses, day care, places of worship, and public community-serving uses which may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Within these central community places, buildings should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, *and landscaping of non-residential development should reflect the character of a rural community.*

Policy 1.3-j: The County shall continue to maintain the rural zoning regulations for areas designated Rural Residential in order to protect and preserve the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

-
- 5. *Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and provide for locational criteria, which will prohibit the scattering of such uses throughout the Exurban Tier;*

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- 1
- 2 9. Include provisions that: *encourage maximizing the preservation of open space*
- 3 *and protection of native vegetation and tree canopy in front, rear, and side yards;*
- 4 *preserve environmental systems; protect wildlife; and, retain the rural character*
- 5 *of the Exurban Tier;* and,
- 6

8 **OBJECTIVE 1.4 Rural Tier**

9
10 Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area,
11 recognizing the existence of both large undeveloped tracts as well as areas containing densities
12 equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989
13 Comprehensive Plan located in proximity to environmentally sensitive natural areas. The County
14 shall protect and maintain these rural residential, equestrian and agricultural areas by:

- 15
- 16 1. *Preserving and enhancing the rural landscape, including historic, cultural, recreational,*
- 17 *agricultural, and open space resources;*
- 18 2. Providing facilities and services consistent with the character of the area;
- 19 3. *Preserving and enhancing natural resources;* and,
- 20 4. *Ensuring development is compatible with the scale, mass, intensity of use, height, and*
- 21 *character of the rural community.*

22

23 **Policy 1.4-h:** *Non-residential development shall be designed in the form of a Traditional*

24 *Marketplace, or the development shall comply with rural design standards in the ULDC*

25 *to ensure protection of the character of the Tier and to minimize impacts on adjacent*

26 *neighborhoods. Standards for Traditional Marketplace Development shall also reflect*

27 *the scale and character of the Rural Tier.*

28

29 **Policy 1.4-i:** Where feasible considering the existing development pattern, the County

30 shall promote the development of central community places by clustering and co-

31 locating neighborhood commercial uses, day care, places of worship, and public

32 community-serving uses which may include, but are not limited to, a mix of government

33 satellite offices, meeting space, schools, parks and recreation facilities, and libraries.

34 Within these central community places, buildings should be sited to form a public

35 common or green space for community use. Site planning, building orientation,

36 architectural treatment, and *landscaping of non-residential development should reflect*

37 *the character of a rural community.*

38

39 **Policy 1.4-j:** *Future development in the Rural Tier shall be consistent with native*

40 *ecosystem preservation and natural system restoration, regional water resource*

41 *management protection, and incorporation of greenway/linked open space initiatives.*

42

43 **Policy 1.4-l:** *As an incentive to preserve wetlands, the County shall continue to assign*

44 *areas with a RR20 Future Land Use designation as sending areas, consistent with the*

45 *TDR program described in Objective 2.6.*

46

47 **Policy 1.4-m:** *The County shall continue to provide the rural zoning regulations for*

48 *areas designated Rural Residential in order to protect and maintain the rural*

49 *communities of present and future residents of these areas. The regulations shall, at a*

50 *minimum:*

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- 5. *Maintain specific regulations to restrict the types of non-residential and non-agricultural uses allowed and promote the rural character through design, and provide for locational criteria, which will prohibit the scattering of such uses throughout the Rural Tier;*
- 9. *Include provisions that restrict clear-cutting for residential purposes to encourage: preservation of open space and protection of native vegetation and tree canopy in front, rear and side yards: preservation of environmental systems, protection of wildlife and retention of the rural character of the Rural Tier.*

....

OBJECTIVE 1.5 The Agricultural Reserve Tier

Palm Beach County shall preserve the unique farmland and wetlands which lie outside the Urban Suburban Tier between Hypoluxo Road (extended) on the north, Clint Moore Road on the south, the Ronald Reagan Turnpike on the east, and the Arthur R. Marshall Loxahatchee National Wildlife Refuge on the west *in order to preserve and enhance agricultural activity, environmental and water resources, and open space.* This shall be accomplished by limiting uses to agriculture and *conservation* with residential development restricted to low densities and non-residential development limited to uses, which serve the needs of farmworkers and residents of the Tier.

....

SUB-OBJECTIVE 1.5.1 Planned Developments

To achieve the goal of farmland protection and agricultural perpetuation, unique planned development options, which ensure the *preservation of significant open space* may be permitted and may be developed at a density of one dwelling unit per acre.

Policy 1.5.1-b: An AgR-PDD shall require the following:

....

- 2. that the development area of any AgR-PDD be situated adjacent to other existing, planned, or projected development areas. *The protected areas shall be situated so as to provide for a common boundary with other agricultural lands, fallow land, or land which is projected to otherwise be in an open space land use;*

....

- 5. that AgR-PDD preserve areas be used only for agriculture or *open space uses;*

....

80/20 Planned Development Option

Policy 1.5.1-h: An 80/20 AgR-PDD shall require the following

....

- 3. that the remainder of the gross acreage be maintained in agriculture, passive recreation or other open space use, except that water features may only be considered within the preserve area if the feature is designated by the South Florida Water Management District as a Water Preserve Area (WPA). *No other open space or recreational use that is intensive in nature, such as a golf course; or, which would interfere with the future practice of agriculture on the subject property; or continued practice of agriculture on adjacent properties shall be permitted;* and

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60/40 Planned Development Option

Policy 1.5.1-i: A 60/40 AgR-PDD shall require the following:

2. that the development area be contained in one compact area and not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with a PDD such as the street system, water retention areas, water amenity areas, active recreational areas (including golf courses), open space, which is integral to the PDD, and civic center sites;

6. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map and be maintained in agriculture, passive recreation or other open space use. The preserve area shall:

b) shall have a common boundary with other lands that aggregate to a total of 150 acres and 1) have a future land use designation of Conservation; and/or 2) that are designated as an Agricultural Reserve Preserve; and/or 3) that have had the development rights removed and remain in some type of open space; and

Traditional Marketplace Development

Policy 1.5.1-m: An Agricultural Reserve Traditional Marketplace Development (AgR-TMD) shall require the following:

2. that the development area be contained in one compact area, except as otherwise specified below, and shall not exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map. The development area shall contain uses normally associated with commercial development such as the street system, parking and water retention areas;
4. that the preserve area shall consist of, at least, 60 percent of the gross acreage less right-of-way identified on the Thoroughfare Identification Map. Up to 10 percent of the preserve area may be located within the development area for use as open space or public greenspace. Any portion of the preserve area not located within the development area:

OBJECTIVE 1.6 Glades Tier

Palm Beach County shall work with the communities in the western areas to preserve and enhance the unique characteristics of the Glades and protect the economically viable agricultural base in this area.

Policy 1.6-b: Within the Urban Service Area boundary within the Glades Tier the provisions of the Urban/ Suburban Tier shall apply.

SUB-OBJECTIVE 1.6.1 Glades Area Economic Development Overlay

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1 Palm Beach County shall use existing mechanisms or develop new strategies to assist Glades
2 communities, residents and organizations to promote economic diversification, cultural
3 preservation, **greenways planning**, local revitalization and redevelopment, area beautification
4 and coordinated future land use planning while complying with all applicable environmental
5 regulations and constraints by applying the provisions of the Glades Area Economic
6 Development Overlay.

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EXHIBIT B

GOAL 2 LAND PLANNING

It is the GOAL of Palm Beach County *to create and maintain livable communities*, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that *protects and improves the quality of the natural* and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

OBJECTIVE 2.2 Future Land Use Provisions General

Policy 2.2-d: The County shall ensure its Unified Land Development Code is consistent with the appropriate elements of the Comprehensive Plan. This consistency shall, at a minimum:

1. Ensure that no development permits will be issued to a development whose impact may degrade adopted levels of service, pursuant to the Concurrency Management Program contained in the Capital Improvement Element;
6. Protect areas subject to seasonal or periodic flooding, as provided in the Utility and Conservation Elements;
7. Regulate stormwater management and drainage;
8. *Protect potable water wellfields and aquifer recharge areas;*
9. *Protect open spaces and natural resources;*
10. Protect historically significant properties, as provided in the Historic Preservation Element;
11. Provide efficient service delivery systems;
12. *Regulate landscaping;*
13. Regulate lighting; and,
14. *Incorporate the Principles of Livable Communities listed in the County Directions.*

2.2.2 Commercial

Policy 2.2.2-h: To ensure the compatibility of Commercial properties which abut Residential areas, the County may restrict the use of portions of property given a Commercial land use designation to *water retention, landscaping*, and/or at-grade parking. Such areas shall be depicted on the FLUA with cross-hatched lines. Long term storage, including vehicular storage, shall not be allowed in these restricted areas.

Table 2.2.2-1 Additional Criteria for Determining the Depth, Width, and Use for Commercial and Industrial Designations	
IF:	THEN:
<p>A. 1.A lot extends beyond the commercial or industrial land use designation line on the FLUA; and 2.the land area beyond the line on the FLUA totals less than one acre.</p>	<p>The County may rezone the area beyond the line to commercial with cross-hatching or industrial, provided: 1. the entire lot is developed as a unified site plan; and 2. the amended lot area on the FLUA is only be used for <i>water retention, landscaping</i>, and/or at-grade parking.</p>

EXHIBIT B

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2.2.7 Conservation

Policy 2.2.7-a: The County shall apply the following range of Conservation future land use categories at appropriate locations.

- 1. Natural Areas Conservation (CON): The County shall apply a CON category to natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The County shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
2. Water Resource Area (WRA): The County shall apply a WRA category to areas being used for regional/local water management purposes. Such purposes include but are not limited to: water supply development, flood protection, stormwater attenuation, seepage management, wetland enhancement and mitigation, water quality treatment (either passive or alternative technologies as provided in Chapter 373, F.S.), and recharge areas. These areas may include site improvements to support uses as deemed appropriate and consistent with the function of the designated area.

2.2.10 Traditional Town Development

Policy 2.2.10-a: The County shall apply the "Traditional Town Development" (TTD) future land use designation to provide for innovative and alternative development patterns that are residentially based, provide for employment centers, and require the integration of residential uses with:

- 3. Recreation and Open Space systems; and,

2.2.11 Multiple Land Use

Policy 2.2.11-b: The following minimum standards shall apply to proposed MLU designations during the amendment review process and will be affixed to the approved MLU project in the adopting ordinance:

- 2. Conceptual Master Plan: The project shall include a conceptual master plan, which depicts (in a generalized or conceptual map format) the location of the various land uses, specifically including the location of open spaces and linkages

EXHIBIT B

which functionally integrate the different land use categories. The conceptual master plan shall comply with the following criteria:

-
- b) Open Space: At a minimum, 10% of the property must be committed to usable open space (as defined by the Introduction and Administration Element). Open space must functionally integrate the project's land uses and may not be applied to the recreation and/or parks requirements or any other required dedication of land during the development review/re-zoning process. Water retention, lakes, drainage, and canals shall not be considered usable open space.
- c) Pedestrian Oriented/Non-vehicular Pathways: The master plan must include a pedestrian/non-vehicular circulation system that integrates the project's land uses and open spaces. All rights-of-way or parking access drives must have shaded pedestrian pathways.
- d) Mass Transit: The project and master plan must provide for mass transit and/or public transportation facilities.
- e) Pedestrian-Oriented Zone: The conceptual master plan must include a pedestrian-oriented zone (POZ). The POZ is an area specifically designed to be an attractive, and active, pedestrian-oriented environment, fronted by buildings, that incorporates and integrates portions of all the various land uses, in the form of "streets", "plazas" and "squares". At a minimum, the POZ must incorporate all of the following:
 - i) There shall be only one POZ for each MLU.
 - ii) The POZ must be primarily organized around at least one area of Usable Open Space, and should enhance functional integration and improve pedestrian connectivity for the entire project.
-
- g) Illustrative Plans: MLU projects shall include an illustrative plan. An illustrative plan is used to show the potential locations and configurations of all the proposed elements, such as parking, buildings, open space, public amenities, etc., in order to verify they can all be accommodated on site.

Policy 2.2.11-c: The County may impose mitigation measures on a proposed MLU during the amendment review process. Mitigation measures may include, but are not limited to, the following:

-
- 3. Conditions may be imposed to ensure that environmentally sensitive portions of the property are protected and/or to ensure preservation of existing native vegetation.

OBJECTIVE 2.4 Mixed-Use Development

Palm Beach County shall encourage the development of a variety of innovative types of mixed-use projects.

....
Policy 2.4-c: The County may allow a Traditional Marketplace Development (TMD) which shall provide an alternative commercial development pattern in the form of a "Traditional Main Street".

EXHIBIT B

The ULDC shall be amended to establish development standards for the Traditional Marketplace. Such standards shall incorporate the following design guidelines:

- 4. *Public space amenities, including, but not limited to; wide sidewalks, lighting, seating, signage, gathering space, water features, and landscaping;*
- 5. *Community open space shall be provided and shall be used to preserve and incorporate natural features into the site design to enhance identity;*
- 6. Strong pedestrian systems that link building and **community open space** and encourage pedestrians to walk between land uses. A pedestrian system shall also include significant landscape treatment, including trees, plants and hardscape to delineate the pedestrian system;

Policy 2.4-d: The County shall encourage Transit Oriented Development (TOD) that shall provide an alternative mixed-use development pattern within a ¼ mile radius of rail or light rail transit nodes. Transit Oriented Development ...

B. TOD Projects shall be designed utilizing the principles of traditional urban design addressing Streets and Blocks, Parking, Buildings, Mix of Uses, and a TOD Station Area Master Plan as described below:

b. Provide for efficient connections between buildings and the public realm. Said connections shall be accomplished by using the following: lighting for pedestrians/bicycles, weather protection at transit stops, sidewalks, covered corridors, raised pavers through parking lots, bollards, architectural elements, pocket parks/**open space**, and the like;

f. *Provide for public and private landscaping in order to create microclimates that further encourage pedestrian activity within transit areas and nodes;*

d. While Floor-Area Ratios (FAR) and lot coverage percentages are not specified in this section, buildings are encouraged to be compact in footprint and shall contain no fewer than two (2) stories in order to provide room for future expansion or new construction on the same site. Minimum FARs, where applicable, shall be defined within the respective municipality’s Land Development Regulations.

5. TOD Station Area TOD Master Plan. A transit-oriented development shall meet the requirements contained in Policy 2.4-d, ...

d. The TOD Station Area Master Plan shall indicate a mix of residential, commercial, retail, office, flex space, public and civic spaces. *Examples of public spaces shall include parks, plazas, and greens*, Examples of civic spaces shall include police stations, and all other areas, enclosed or exterior, that provide public services to residents and visitors alike.

EXHIBIT B

f. No less than 5% of the total developable square footage of the TOD shall be dedicated to *usable public space such as parks, plazas, greens*, etc.

h. The TOD Station Area Master Plan shall graphically demonstrate an interconnected transportation network that efficiently and effectively links rail stations, bus stops, bike paths, sidewalks, buildings and *open spaces* in a cohesive manner.

OBJECTIVE 2.5 *Greenways* and the *Linked Open Space System* (GLOSS)

Palm Beach County shall encourage the creation of a *Greenways* and *Linked Open Space System* (GLOSS) network linking *natural areas, conservation areas, parks*, and cultural, civic and educational facilities through strategies, which will:

1. Support the preservation of *Conservation areas* while helping to define the overall future land use pattern of the County;
2. Support County Directive #11 regarding *open space* and park systems through the creation of *linear open spaces*, which will enhance the appearance of the County by providing a visual organizer of recreational resources, *natural resources* and *other open space areas*, *including public and private lands and water; passive as well as active recreational areas, beaches, and conservation areas*;
4. *Increase recreational access opportunities that support "eco-tourism," and reduce the need to develop land for parking; and,*
5. *Encourage alternatives to the automobile to conserve scarce resources, comply with Federal Air Quality standards, and provide for "bikeable, walkable, and equestrian friendly" communities, consistent with Florida Pedestrian System goals.*
6. *Support the provision of bicycle, pedestrian and equestrian trail access linking to GLOSS network components.*
7. *Support the identification and development of regional trails and scenic drives with neighboring counties and municipalities.*

Policy 2.5-a: The County shall coordinate with other local governments and private citizens to *develop a continuous network of greenways linking viable natural systems and Conservation designated lands throughout the County*. The components of this network shall be designated as the GLOSS.

Policy 2.5-b: The County shall develop and maintain the GLOSS using the following techniques:

1. Continued acquisition of lands;
2. Continued identification and designation of existing publicly owned road or drainage canal rights-of-way and expand rights-of-way when achievable, and any road rights-of-way abandonment, for links; and,
3. Continue the consideration of connections between upland set-aside areas, pursuant to Conservation Element Objective 5.2 and Unified Land Development

EXHIBIT B

Code (ULDC) Article 14.C.11.B.4. *Establishing Native Upland Preserves; or use of overlay districts to allow development with design features which will create and preserve a connection between the open spaces to be linked.*

Policy 2.5-c: *The Planning Division shall rely on the GLOSS components when considering the potential for open space linkages* in the evaluation of land use amendments. Additionally, the GLOSS components shall be considered in neighborhood and community planning efforts.

Policy 2.5-d: Palm Beach County shall continue to identify the potential for using road rights-of-way, publicly-owned canal maintenance rights-of-way and other public land identified on the map entitled *"Greenways and Linked Open Space System"*, as amended, and "Future 2020 Bicycle Facilities Map", as amended, and located within the Palm Beach County Comprehensive Plan Map Series, as well as the Bicycle Suitability Map adopted and amended by the Metropolitan Planning Organization. When determined feasible by the Board of County Commissioners, these areas shall be acquired, or easements obtained, for multi-purpose open space links and/or recreational greenways, where such linear rights-of-way connect conservation areas, preserves, parks and/or residential areas.

Policy 2.5-e: The County shall pursue grant funds to acquire, design or retrofit the GLOSS components. The County shall continue to implement the strategies contained within the Comprehensive Plan to achieve a GLOSS components and identify possible funding sources for land acquisition to *link conservation areas, and to encourage the creation of environmental systems, and recreational areas.*

Policy 2.5-f: The County shall pursue interlocal agreements, maintenance agreements and easements with third parties, to *acquire, implement and develop recreational greenways.*

Policy 2.5-g: Palm Beach County shall continue to require that:

1. Whenever feasible, all new subdivisions and residential developments meet the current *open space requirements by providing "usable" open space, including safe and accessible bicycle and pedestrian circulation systems within the development;* and
2. *Site planning considerations allow for the preservation of open space corridors,* without removing permitted density as depicted on the Future Land Use Atlas or intensity of land to be developed, in instances where land cannot be acquired in corridors identified on the *"Greenways and Linked Open Space System"* map.

Policy 2.5-h: Palm Beach County shall amend its Unified Land Development Code to require that:

1. *All new subdivisions and residential developments allow the continuation of any greenway/path located adjacent to the new subdivision or development, when feasible, and when such continuation does not result in a taking of private property or an inordinate burden to private property, pursuant to the Bert J. Harris, Jr., Private Property Rights Protection Act. New developments shall allow the continuation of an adjacent greenway by avoiding the obstruction of external greenways with barriers;* and,

EXHIBIT B

....

Policy 2.5-h: *Palm Beach County shall continue to enable existing residential developments within Residential Districts and Planned Development Districts that wish to establish greenways between the development and other destinations to work with the Zoning Division and Land Development Division to incorporate the proposed connections within site plans or subdivisions in accordance with ULDC Article 4.B.1.93. Passive Park.*

Policy 2.5-j: *The County shall participate in the planning of a “trail network plan” to accommodate equestrian, pedestrian and bicycle trails within a community upon initiation by residents and the appropriate Special District. The plan should include provisions to connect to both the existing and the proposed State Greenway System and the County’s Greenways and Linked Open Space System components.*

Policy 2.5-k: *Palm Beach County incorporates the Northeast Everglades Natural Area (NENA) as part of the County’s Greenways and Linked Open Space System. The County’s Department of Environmental Resources Management shall be responsible for the oversight and implementation of NENA.*

OBJECTIVE 2.6 Transfer of Development Rights

Palm Beach County shall implement a Transfer of Development Rights (TDR) program. The TDR program is designed to protect Environmentally Sensitive Lands and the Agricultural Reserve and to contribute to the County’s attainable, workforce housing inventory.

....

Policy 2.6-c: The County shall designate the following as sending areas:

....

- 2. lands designated as priority acquisition sites by the Conservation Land Acquisition Selection Committee (CLASC) that meet the criteria listed below:
 - a) *rarity in Palm Beach County of the native ecosystems present on the environmentally sensitive lands site;*
 - b) *diversity of the native ecosystems present on the environmentally sensitive lands site;*
 - c) *presence of species listed as endangered, threatened, rare, or of special concern by the U.S. Fish and Wildlife Service, the Florida Game and Fresh Water Fish Commission, the Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture.*

....

Policy 2.6-e: PZ&B shall prepare an annual report that describes all TDR program activities during the previous year. The annual report shall be provided to the Board of County Commissioners. In addition the annual report shall evaluate the TDR Program to assess the need for additional sending areas. Should a need exist, the County shall investigate and designate, if warranted, the following as sending areas: school sites, historic and archaeological resources, and **linked open space sites**. Need shall be

EXHIBIT B

1 based upon at least a fifty (50) percent reduction in the number of TDR units in the
2 County's TDR Bank or available in the private market.

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5 **OBJECTIVE 2.7 United Technologies Corporation (Pratt-Whitney) Protection Area**
6 **Overlay**

7
8 Palm Beach County shall protect critical industrial, manufacturing and research and
9 development activities, from encroachment of incompatible uses

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12 **Policy 2.7-b:** The following future land use designations shall be allowed in the United
13 Technologies Corporation (Pratt-Whitney) Protection Area Overlay:

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16 2. *Conservation, including the Water Resources Area category.*
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20 **OBJECTIVE 2.8 Glades Area Protection Overlay**

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22 The Purpose of the Glades Area Protection Overlay (GAPO) shall be to protect the Agricultural
23 Production Area in the Glades also known as the Everglades Agricultural Area (EAA) from
24 encroachment by urban and other uses that will be detrimental to the viability and continuity of
25 agricultural activities, *existing and future conservation areas*, and Everglades restoration
26 programs and projects. This overlay complements existing provisions in the Comprehensive
27 Plan by creating a barrier to the expansion of urban and suburban activities into the Agricultural
28 Production areas in the Glades Tier, beyond the western limits of this overlay, while providing
29 the opportunity to recognize existing uses and new uses within the overlay.

30
31 **Policy 2.8-b:** The County shall limit permitted uses within the Glades Area Protection
32 Overlay to those uses that are compatible with the purpose of this overlay. No
33 residential uses shall be allowed west of the L-8 Canal.

- 34 a. West of the L-8 Canal: Future Land Use Designation: Rural Residential
35 10 (RR-10). Specific Existing Uses: Mining, excavation and other related
36 uses consistent with the Overlay, and for *Everglades restoration and*
37 *water management purposes; Conservation, including wildlife corridors:*
38 Florida Power and Light (FPL) proposed Power Plant and related cooling
39 areas.

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EXHIBIT B

GOAL 3 SERVICE AREAS AND PROVISION OF SERVICES

It is the GOAL of Palm Beach County to define graduated service areas for directing services to the County’s diverse neighborhoods and communities in a timely and cost-effective manner, reflective of the quality of life associated with each respective Tier.

OBJECTIVE 3.1 Service Areas - General

Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.

Policy 3.1-a: The County shall establish the Urban, Limited Urban, and Rural Service Areas, described in Table 3.1-1, considering the following factors:

- 3. *The necessity to protect natural resources*; and,

OBJECTIVE 3.2 Urban Service Area

Palm Beach County shall require urban levels of service within the designated Urban Service Area.

**TABLE 3.1-1
Service Provision by Service Area**

Service/ Facility	Unit of Measure	Rural Service Area	Limited Urban Service Area	Urban Service Area
Storm Water	Storm Return Frequency		Countywide	
		While there is a Countywide LOS, the standard as applied to development will vary, based upon the type of development and capacity of individual drainage basins.		

EXHIBIT B

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2 **OBJECTIVE 3.5 Levels of Service Required for Development**

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4 *Palm Beach County shall require the availability of services concurrent with the impacts of*
5 *development, as provided by Section 163.3177(10)(h), F.S.* Decisions regarding the location,
6 extent and intensity of future land use in Palm Beach County, particularly urban-type expansion,
7 shall ensure consistency with the type of uses and development established within each Tier.
8 Future land use decisions shall also be based on the physical constraints and financial
9 feasibility of providing areas with services at levels of service (LOS) that meet or exceed the
10 minimum standards adopted in the Comprehensive Plan.

11
12 **Policy 3.5-a:** As specified in the Concurrency Management System adopted in the
13 Capital Improvement Element, development orders and permits shall not be issued
14 unless services and facilities meet or exceed minimum LOS standards specified in the
15 various elements of this Plan as follows:

Element	Location of LOS Reference
Transportation (traffic & mass transit), Utilities Potable Water & Sanitary Sewer	Objectives 1.1 and 1.2 Policies 1.2-a, 1.2-b, 1.2-f, 1.2-g, 1.3-a, 1.3-b, 1.3-d, 1.3-e.
<u>Stormwater Management (drainage)</u>	<u>Policies 1.1-a, 1.1-b, 1.1-c</u>
Solid Waste	Objective 1.2
Recreation/Open Space	Objective 1.2
Fire/Rescue	Policy 1.2-a

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28 **GOAL 4 COMMUNITY PLANNING AND DESIGN**

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30 It is the GOAL of Palm Beach County to develop and implement strategies that will
31 enhance the quality of life within its neighborhoods and communities by ensuring that
32 these areas are well-planned, visually pleasing, safe, devoid of substandard housing and
33 blight, and coordinated with County historic preservation efforts. Neighborhoods and
34 communities shall also be accessible to all of the residents of Palm Beach County
35 through an emphasis on the provision of a variety of housing opportunities through the
36 continuous development of affordable housing.

37
38 **OBJECTIVE 4.1 Planning**

39
40 Palm Beach County shall develop and implement a Community Planning and Neighborhood
41 Planning program to allow consideration of Community and Neighborhood Plans and strategic
42 actions to create, enhance, and *maintain more livable communities*, which provide a strong
43 sense of place and identity for the various regions within the County.

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EXHIBIT B

1 **OBJECTIVE 4.3 Community Design**

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3 Palm Beach County shall develop and implement strategies to improve the visual appearance of
4 the County in order to maintain and enhance its various identities and attractive characteristics.
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7 **Policy 4.3-d:** By December 2002, the Planning Division shall complete a study to
8 identify potential Scenic Highways, Roadways, and Corridors, including commercial
9 corridors, in both urban and rural areas of the County, in conjunction with
10 implementation of the **Greenways and Linked Open Space Program**. The study shall
11 include criteria for streetscaping standards and prioritizing and designating Scenic
12 Highways, Roadways, and Corridors, as well as designation of entryways to the County
13 and communities within the County.
14

15 **Policy 4.3-i:** *The Unified Land Development Code, based on County Directives and the*
16 *Livable Communities Principles, shall promote sustainable design and future land use*
17 *compatibility by:*
18

- 19 1. Requiring setbacks that reduce adverse impacts on adjacent future land uses,
20 and requiring build-to-lines, where appropriate, to improve pedestrian scale and
21 access to transit facilities;
- 22 2. **Specifying placement of open space;**
- 23 3. Requiring landscaping;

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26 The Development Review process shall also consider the compatibility of the density or
27 intensity of proposed development with adjacent future land uses. The ULDC
28 requirements for landscape buffers and **open space** shall be reviewed and amended as
29 needed.
30

31 **Policy 4.3-j:** The County shall amend the Unified Land Development Code to create
32 rural design standards and development regulations for non-residential development in
33 the Exurban and Rural Tiers. The rural design standards shall address intensity, scale,
34 and **character of these tiers**, and shall:
35

- 36
37 2. provide for increased setbacks (except for roads designated as Rural Parkways);
38 lesser lot coverage and floor area ratios; increased landscape buffers,
39 incorporation of **open space** and **pervious area**; and, additional screening of
40 parking areas.
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43 **GOAL 5 NATURAL RESOURCE PROTECTION**

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45 It is the **GOAL** of Palm Beach County to provide for the continual protection, preservation, and
46 enhancement of the County’s various high quality environmental communities for the benefit of
47 its current and future residents and visitors.
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50 **OBJECTIVE 5.1 Protection of Natural Resources and Systems**

EXHIBIT B

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2 Palm Beach County shall ensure the protection of natural resources and systems by enforcing
3 and monitoring existing environmentally related ordinances and developing ordinances, as
4 needed, pursuant to the goals and policies of the Conservation Element.
5

6 **Policy 5.1-a:** Palm Beach County shall ensure the protection and stewardship of natural
7 resources and systems, including quality uplands and *wetlands, environmentally*
8 *sensitive lands, wildlife habitats and regional water management areas*. The County
9 shall request review and comments from the South Florida Water Management District,
10 Department of Environmental Protection, Florida Fish and Wildlife Conservation
11 Commission, and other governmental/ environmental agencies, during the Plan
12 amendment process.
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16 **OBJECTIVE 5.2 Native Ecosystem Overlay**

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18 Palm Beach County shall protect high quality native ecosystems within the unincorporated area
19 of the County through establishment and maintenance of a Native Ecosystem Overlay.
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EXHIBIT B

1 III. IMPLEMENTATION

2
3 A. Introduction

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5 The Directions, Goals, Objectives and Polices in the Future Land Use Element reflect the long
6 term planning directions of the Board of County of Commissioners. This section of the Land
7 Use Element includes the requirements for approving developments in accordance with the
8 Land Use Element and requirements for amending and adopting the Unified Land Development
9 Code. This section also identifies those general uses permitted in the future land use
10 designations established within this Element. All land use decisions must be consistent with all
11 elements of the Comprehensive Plan.

12
13 B. County Directions

14
15 The Characteristics of a Livable Community, as contained in the County Directions, outline the
16 components necessary to provide for sustainable communities with a high quality of life. The
17 primary characteristics include:

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20 Public space, within the Urban /Suburban Tier, which includes;

- 21
22 1. Organized open space, landscaping, plazas, squares, greens, parks, gardens
23 and appealing vistas;

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25
26 Public spaces, within the Exurban and Rural Tiers, which provide:

- 27
28 1. Open space, squares, parks with landscaping, walkways, seating, appropriate
29 recreational facilities and appealing vistas;

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32 Land Development Regulations

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36 Greenways and Linked Open Space Program

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38 Three types of open space links or greenways are included in the Greenways and Linked Open
39 Space Program. These are: "Ecological/Conservation Greenways" or "Wildlife Corridors", which
40 connect conservation areas to allow animal migration (and primitive hiking where feasible);
41 "Small Ecological Greenways" which allow connection of upland areas to preserve high quality
42 native vegetation within urban areas; "Passive Recreational Greenways" which connect
43 residential areas to parks, beaches, urban preserves and other open space features and which
44 may use drainage canal maintenance areas and/or right-of-way, and road rights-of-way for
45 these connections.

46
47 "Linked Open Space" is not a land use designation within the Palm Beach County
48 Comprehensive Plan, but is a program which enables connections consisting of lands
49 designated as "Conservation", "Agricultural Production" or other land categories between lands
50 identified as "Conservation," "Parks and Recreation," and "Residential." The Greenways and

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1 **Linked Open Space Program** includes areas within both incorporated and unincorporated Palm
2 Beach County, and is depicted on the map included within the Map Series, entitled "Greenways
3 and Linked Open Space Program".
4

5 For additional information about the **Linked Open Space Program**, refer to the
6 Introduction/Administration, Transportation, Conservation, **Recreation & Open Space**,
7 Intergovernmental Coordination and Capital Improvements elements.
8

9 **United Technologies Corp (Pratt-Whitney) Protection Area Overlay**

10
11 The purpose of the Overlay is to provide for the protection of a critical manufacturing and
12 research and development employer from encroachment by incompatible uses and activities; as
13 well as to provide opportunities to locate accessory, auxiliary, and supporting industrial uses in
14 close proximity to the existing facilities. Locations of such uses may ultimately lead to the
15 continuation and future development of the Pratt-Whitney facilities. In order to enhance the
16 operation of Pratt-Whitney, it is necessary to provide compatible adjacent land uses and
17 activities in the Overlay area, which complement the operations and/or are related to the
18 continuation and future development of the facility.
19

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21
22 **Turnpike Aquifer Protection Overlay (TAPO) District**

23
24 *The surficial aquifer is the primary source of freshwater for eastern Palm Beach County. The
25 northern extension of the Biscayne Aquifer, locally known as the "Turnpike" Aquifer,
26 encompasses one of the most extremely productive portions of the surficial aquifer. The
27 "Turnpike" Aquifer also serves as the present and future water supply for many of Palm Beach
28 County's water treatment plants.*

29
30 *In addition, the County shall encourage new uses and developments, which are compatible with
31 the protection of the groundwater, including but are not limited to: residential uses, parks and
32 open spaces, golf courses, campgrounds, and agricultural uses.*

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36 U:\Zoning\CODEREV\Research - Central\Previous Surface Area and Open Space\Previous Task Force Meetings\10-22-08\Exhibit -
37 B 10-21-08 FLUE References 1.doc