

**Village of North Palm Beach
Comprehensive Development Plan
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1.0 GENERAL REQUIREMENTS

Chapter 163.3161 - 163.3197, Florida Statutes (Local Government Comprehensive Planning and Land Development Regulation Act) and Chapter 9J-5, Florida Administrative Code (Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments) establish basic requirements for the format and content of the Village of North Palm Beach Comprehensive Plan.

1.1 FLORIDA STATUTES

Chapter 163.3164(4), Florida Statutes defines comprehensive plan as “. . . a plan that meets the requirements of Sections 163.3177 and 163.3178”.

Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan, including:

1. Written and graphic material necessary to support the principles, guidelines and standards for the orderly and balanced future economic, social, physical, environmental and fiscal development of the area.
2. Elements of the comprehensive plan must be consistent with each other and the plan shall be economically feasible.
3. A capital improvements element, designed to consider the need for and the location of public facilities to encourage the efficient use of such facilities.
4. Coordination of the comprehensive plan with: (1) those of adjacent municipalities; (2) Palm Beach County; (3) Treasure Coast Regional Planning; and (4) the State Comprehensive Plan.
5. Two planning periods, one covering at least the first 5-year period following the plan's adoption and one covering at least a 10-year period.
6. Policy recommendations for the implementation of the various elements of the comprehensive plan.
7. The following elements: Future Land Use; Transportation; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge; Conservation; Recreation and Open Space; Housing; Coastal Management; Intergovernmental Coordination; Capital Improvements; and Public School Concurrency.

Section 163.3.77(7) (k) allows a local government to include other pertinent elements to the comprehensive plan, upon recommendation by the Local Planning Agency.

Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. North Palm Beach is charged with setting levels of service for public facilities in the comprehensive plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in North Palm Beach shall be available concurrent with the impacts of such development.

1.2 FLORIDA ADMINISTRATIVE CODE

Chapter 9J-5.005, Florida Administrative Code establishes the general requirements for a Comprehensive Plan.

1.2.1 Format Requirements

The Village's comprehensive plan must consist of the items listed below. All other documentation may be considered as support documents. Support documents need not be adopted unless the local government desires to include them in the comprehensive plan. Background data, including studies, surveys, and analysis and inventory maps not adopted as part of the comprehensive plan must be available for public inspection while the comprehensive plan is being considered for adoption and while it is in effect. At a minimum, the Village's comprehensive plan must consist of the following minimum components:

1. Goals, objectives, and policies.
2. Requirements for capital improvements implementation.
3. Procedures for monitoring and evaluation of the plan.
4. Required maps showing future conditions.
5. A copy of the local comprehensive plan adoption ordinance.

In addition to the above general content requirements, the Village's comprehensive plan is required to include the following format components:

1. A table of contents.
2. Numbered pages.
3. Element headings.
4. Section headings within elements.
5. A list of included tables, maps, and figures.
6. Titles and sources for all included tables, maps, and figures.
7. A preparation date.
8. The name of the preparer.

1.2.2 Data and Analysis Requirements

All goals, objectives, policies, standards, findings and conclusions within the Village's comprehensive plan and its support documents shall be based upon relevant and appropriate data. All tables, charts, graphs, maps, figures and data sources, and their limitations shall be clearly described.

The Village is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the comprehensive plan data base, as long as methodologies are professionally accepted.

Data used shall be the best available, unless the Village desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The comprehensive plan shall be based upon resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economic and Business Research, those provided by the Executive Office of the Governor, or shall be generated by the Village.

1.2.3 Level of Service Standard Requirements

Level of service standards shall be established by the Village to ensure that adequate facility capacity is provided for future development and for the purposes of issuing development orders or permits. North Palm Beach shall establish a level of service standard for each public facility located within its boundary.

1.2.4 Internal Consistency Requirements

Required comprehensive plan elements shall be consistent with each other. All elements shall follow the same general format. Where data are relevant to several elements, the same data shall be used, including population estimates and projections.

Each map depicting future conditions must reflect goals, objectives, and policies within all elements and each such map must be contained within the comprehensive plan.

1.2.5 Plan Implementation Requirements

Recognizing that the intent of the Legislature is that comprehensive plans are to be implemented, sections containing goals, objectives, and policies shall describe how North Palm Beach's programs, activities, and land development regulations will be initiated, modified or continued to implement the comprehensive plan in a consistent manner.

It is not the intent of Chapter 9J-5 to require the inclusion of implementing regulations in the Village's comprehensive plan, but rather to require the identification of programs, activities, and land development regulations that will be part of the strategy for its implementation.

1.2.6 Monitoring and Evaluation Requirements

For the purpose of evaluating and appraising its implementation, the Village's comprehensive plan shall contain a section identifying the monitoring, updating and evaluation procedures to be followed in preparing the required periodic evaluation and appraisal report (EAR). That section shall address:

1. Citizen participation in the process.
2. Updating appropriate baseline data and measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period.
3. Accomplishments in the first five-year period, describing the degree to which the goals, objectives and policies have been successfully reached.
4. Obstacles or problems which resulted in the underachievement of goals, objectives, or policies.
5. New or modified goals, objectives, or policies needed to correct discovered problems.
6. A means of ensuring continuous monitoring and evaluation of the plan during the ensuing five-year period.

1.2.7 Procedural Requirements

The Village's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3161-.3215, Florida Statutes, including but not limited to the following:

1. The comprehensive plan shall be prepared, and periodically evaluated and amended in accordance with a schedule adopted by the Florida Department of Community Affairs.
2. Comprehensive plans shall be prepared in accordance with Section 163.3174 and Subsection 163.3167(4), Florida Statutes, relating to the Local Planning Agency (LPA). Proposed plans and amendments shall be considered at a public hearing with due public notice by the LPA prior to making its recommendation to the governing body.

3. Comprehensive plan amendments shall be considered and adopted in accordance with the procedures relating to public participation adopted by the Village and the LPA pursuant to Section 163.3181, Florida Statutes, and Section 9J-5.004, Florida Administrative Code. North Palm Beach shall submit with its transmittal, pursuant to Subsections 163.3167(2) and 163.3191, Florida Statutes, a copy of the procedures for public participation that have been adopted by the Village.

4. The comprehensive plan and any amendments shall be transmitted after formal action by the Village in accordance with the provisions of Sections 163.3184 and 163.3187, Florida Statutes, and any procedural rules adopted by the Department of Community Affairs pursuant to Subsection 163.3177(9), Florida Statutes.

5. With the exception of small-scale amendments, which may be submitted at any time, the comprehensive plan shall not be amended more than two times during any calendar year except in the case of amendments directly related to a Development of Regional Impact (DRI) pursuant to Sections 380.05, 380.061, and 163.3187(1) (c), Florida Statutes or in the case of any emergency pursuant to Section 163.3187(1) (a), Florida Statutes. The comprehensive plan and amendments shall be adopted by ordinance and only after the public hearings required by Section 163.3184(15) (b), Florida Statutes, have been conducted after the notice required by Sections 163.3184(15) (b) and (c), Florida Statutes. Upon adoption, North Palm Beach shall transmit to the Department of Community Affairs a copy of the ordinance and the required notices.

6. The comprehensive plan shall be periodically evaluated and updated as required by Section 163.3191, Florida Statutes, and Chapter 9J-5, Florida Administrative Code. A copy of the adopted report required by Section 163.3191, Florida Statutes, shall be transmitted to the Department prior to the time of transmittal of related amendments pursuant to Section 163.3191(4), Florida Statutes.

1.3 COMPONENTS OF THE NORTH PALM BEACH COMPREHENSIVE PLAN

The North Palm Beach Comprehensive Plan is structured to meet all of the statutory and rule requirements as defined in Sections 1.1 and 1.2 above.

1.3.1 Goals, Objectives and Policies

The following sections of this document shall comprise the goals, objectives and policies component of the North Palm Beach Comprehensive Plan:

ELEMENT	SECTION
FUTURE LAND USE	3.0
TRANSPORTATION	4.0
HOUSING	5.0
INFRASTRUCTURE	6.0
COASTAL MANAGEMENT	7.0
CONSERVATION	8.0
RECREATION AND OPEN SPACE	9.0
INTERGOVERNMENTAL COORDINATION	10.0
CAPITAL IMPROVEMENTS	11.0
PUBLIC SCHOOL CONCURRENCY	12.0
ANNEXATION (Optional Element)	13.0

1.3.2 Capital Improvements Implementation

Sections 1.3.5 and 11.4 of this document shall comprise the capital improvements implementation component of the North Palm Beach Comprehensive Plan.

1.3.3 Monitoring and Evaluation

The intent of this section is to meet that portion of the general requirements regarding monitoring and evaluation procedures. Specifically, Chapter 9J-5-005(7), Florida Administrative Code, states: "Each element of the comprehensive plan shall contain procedures for monitoring, evaluating and appraising implementation of the plan. Specific measurable objectives shall be included to provide a basis for evaluating effectiveness as required by Section 163.3191, Florida Statutes."

Section 163.3161, Florida Statutes requires that the Village's planning program be a continuous and ongoing process. In order to institute the ongoing process, Section 163.3161 requires that a formal Evaluation and Appraisal Report (EAR) be prepared and submitted to the state each seven years.

Requirements of the EAR process include a detailed evaluation and assessment of the comprehensive plan, including statements to direct the updating process, as well as the following specifics:

- A brief description of the process used to prepare and adopt the EAR.
- A discussion of changes in population since the plan was adopted, or last amended.
- Identification of the amount and location of vacant land and its suitability for development.
- A discussion of the extent to which the community has been able to meet the demands of growth on its infrastructure, maintenance of level-of-service standards, concurrency management, and financial feasibility of the plan.
- A discussion of whether development has located where it was anticipated in the plan.
- An assessment of the success of coordinating land uses and school facilities planning.
- An evaluation of the plan with respect to the Water Management District's Lower East Coast Water Supply Facilities Plan.
- An assessment of the successes or shortcomings of each element.

1.3.4 Citizen Participation

When the Village begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings, to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 163, Florida Statutes.

Depending upon the detail and need for summaries, the LPA may decide if, and when, to prepare Executive Summaries of comprehensive plan amendments, elements and/or support documentation.

1.3.5 Monitoring and Evaluating Capital Improvements

In addition to the general requirements for monitoring and evaluation procedures identified in Chapter 9J-5.005(7), Florida Administrative Code, it is further required that the Capital Improvements Element, and particularly the 5-Year Schedule of Improvements, be reviewed on an annual basis. Therefore, the Village shall review the Capital Improvements element of the Comprehensive Plan each year to assess the need for amendments thereto. Each defined capital expenditure and/or project will be reviewed to determine its current status. Any capital project that has been completed will be reported as implemented. Those projects that have not been completed or have

been partially accomplished will be reassessed for current applicability. If determined to be a valid current concern, incomplete or unaccomplished capital improvements will be re-prioritized and rescheduled. Those projects that are no longer valid Village concerns will be deleted from the list of projected improvements.

1.3.6 Maps Showing Future Conditions

Required maps showing future conditions are included within the Goal, Objectives and Policies components of the various elements of the North Palm Beach Comprehensive Plan.

1.3.7 Comprehensive Plan Adoption Ordinance

The comprehensive plan adoption ordinance is included herein as Exhibit 1-1. Copies of legal notices, published pursuant to Chapter 163, Florida Statutes are on file with the North Palm Beach Village Clerk.

1.4 SUPPORT DOCUMENTATION

The balance of the statutory requirements not specifically cited in Sections 1.3.1 through 1.3.7 shall be considered as support documentation. These requirements are addressed in the 1989 Village of North Palm Comprehensive Development Plan document, and updated by the North Palm Beach Evaluation and Appraisal Report (EAR), dated May 1996 and 2007, the Water Supply Facilities Plan, dated July 2008, the U.S. Highway 1 Corridor Study, dated 2008, the 2009 Support Documentation for the Capital Improvements Element update, and the 2009 Comprehensive Plan Support Documentation report. Support documentation that forms the basis for the Comprehensive Plan should be updated, as necessary, during the preparation of the annual review and update of the Capital Improvements Element and 5-Year Schedule of Improvements, the EAR, special studies commissioned by the Village, or as part of the EAR-based comprehensive plan amendments.

1.5 PLANNING PERIOD

According to Chapter 9J-5.005(4), Florida Administrative Code, the Village's comprehensive plan must include at least two planning periods; one for at least the first five-year period subsequent to the adoption and one for an overall ten-year period. On this basis, the following two required planning periods are utilized in the North Palm Beach Comprehensive Plan: Short-range – FY 2010 - 2014; and Long-term – FY 2015 – FY 2020.

The Village is projected to be fully developed, with no remaining vacant land, during the short-range planning period, with the exceptions of future redevelopment or annexation activities. As a result, buildout impacts upon infrastructure and services, as projected in the Evaluation and Appraisal Report (EAR) are fully accounted for in the short-range

planning period. This conclusion will be reassessed at the time each subsequent Evaluation and Appraisal Report is prepared, and in the event of any Future Land Use Map amendments or annexation activity.

1.6 POPULATION PROJECTIONS

Population projections for North Palm Beach were prepared during the 2006 EAR process. It was projected that buildout of the Village will occur during the FY 2010 – FY 2014 period. Based upon analysis in the EAR, it is projected that North Palm Beach will reach its buildout population potential of 13,091 permanent residents and 1,535 peak seasonal residents during the Short-range planning period (FY 2010 – FY 2014) of this Comprehensive Plan.

EXHIBIT 1-1

(Adoption Ordinance)

Ordinance will be included herein upon second reading

2.0 VILLAGE CHARACTER STATEMENT

The Village of North Palm Beach, located in Northeastern Palm Beach County (Ref: Figures 2-1 and 2-2), is a water-oriented residential community providing a full-range of social, cultural and recreational opportunities to its residents. Incorporated in 1956, the Village's five square miles of incorporated area (Ref: Table 3-5; Future Land Use element) presently supports a resident population of approximately 12,600 and a peak-day seasonal population of an additional 1,500 residents, many of whom live along Lake Worth and the series of inland waterways that provide direct access to the Intracoastal Waterway and the Atlantic Ocean.

The North Palm Beach Country Club and associated facilities, located in the heart of the Village, provides a variety of recreational activities to Village and area residents, including golf, tennis and swimming. This 150-acre facility also serves as a Village focal point by providing social and dining facilities to area businesses, organizations and residents necessary to promote a spirit of community involvement and interaction. Similarly, the North Palm Beach Community Center, a 12.5-acre campus located in the northern portion of the Village, provides added cultural and athletic opportunities to area residents.

The 1.5-mile stretch of Atlantic beach that forms the eastern boundary of the Village is located entirely within John D. MacArthur Beach State Park and represents one of the most spectacular unspoiled coastal areas in all of South Florida. This 385-acre park site is continually being developed in a cooperative effort among the Village, Palm Beach County and the State of Florida to insure the protection of its sensitive coastal habitats while permitting public access and enjoyment of this magnificent coastal and estuarine area. The Village of North Palm Beach is one of only a few coastal communities that does not permit development along the barrier island within its corporate limits.

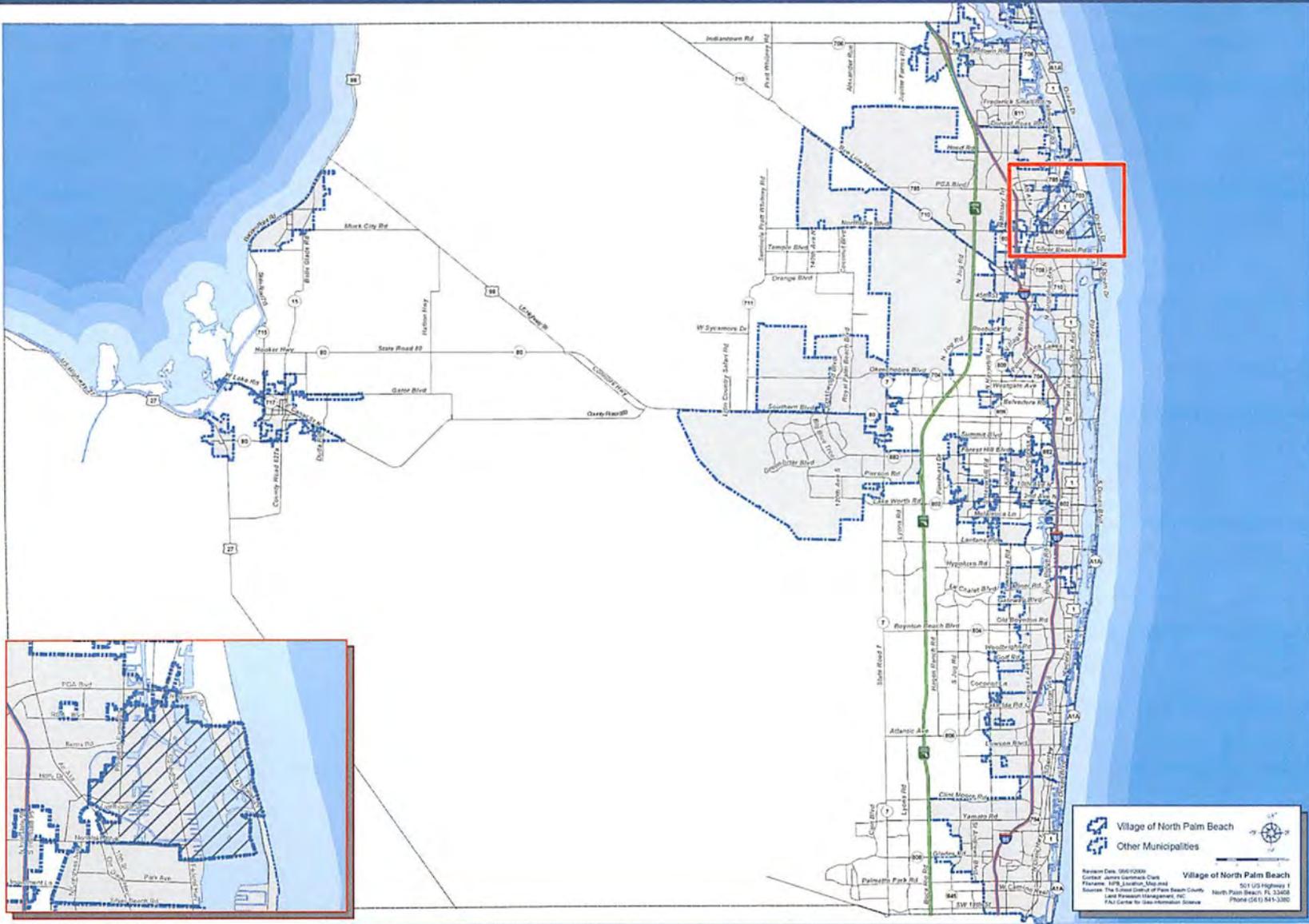
The Village's several marinas and waterfront parks provide boating and fishing opportunities for small crafts as well as luxury and sport fishing boats. Hundreds of docks line the waterways within the Village, providing a haven for a variety of boats and providing direct access to productive fishing areas, with local catches that include snook, snapper and other game fish. Youngsters, families and avid fishermen are often seen along the bulkheads and banks of inland waterways that traverse the Village.

Besides the myriad of recreational, cultural and social commitments the Village has made to its residents, the business and financial interests in the area have found the Village to be an ideal area to locate. By generally restricting commercial development to Northlake Boulevard and U.S. Highway One, and Alternate A-1-A, and by prohibiting industrial development, the Village has achieved a balance of land uses so often absent in developing coastal areas.



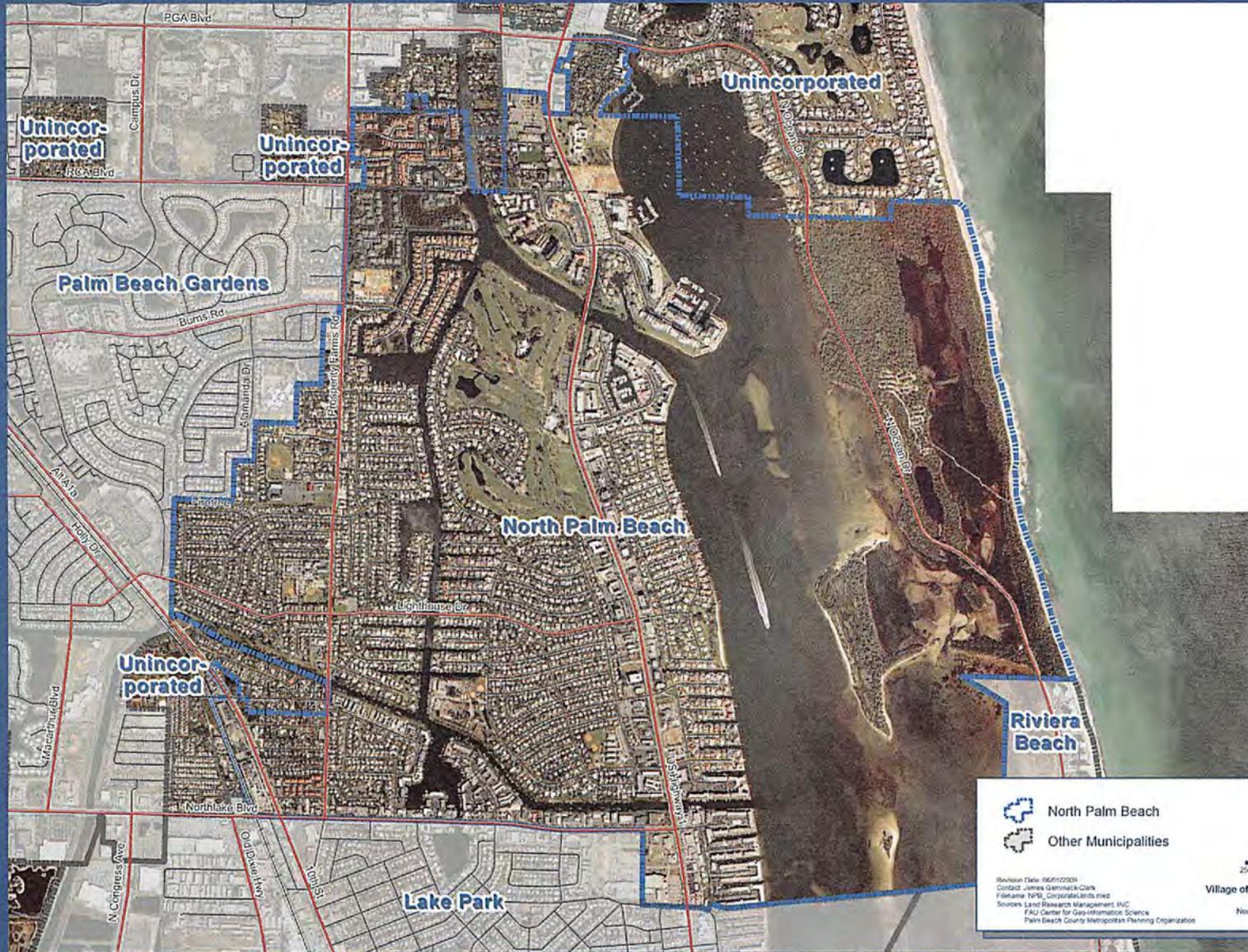
The Village of North Palm Beach

Fig 2-1 Location Map



The Village of North Palm Beach

Fig 2-2 Corporate Limits



 North Palm Beach
 Other Municipalities

Revision Date: 06/11/2009
 Contact: James Giamacca-Clark
 Filename: NPB_CorporateLimits.mxd
 Source: Land Research Management, Inc.
 FAU Center for Geo-Information Science
 Palm Beach County Metropolitan Planning Organization


 250 0 250 500 750 1000 Feet
Village of North Palm Beach
 601 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3390

The Village operates under a Council/Manager form of government, consisting of five elected officials and an appointed Village Manager. A group of appointed boards whose duties include advisory and plan review functions, meet regularly to insure careful consideration of matters relating to development, planning, recreation and administrative affairs. These board meetings, often well-attended by Village residents, provide a vital means of assuring public input into the Village decision-making process. Figure 2-3 illustrates the organizational functions of these various boards and committees.

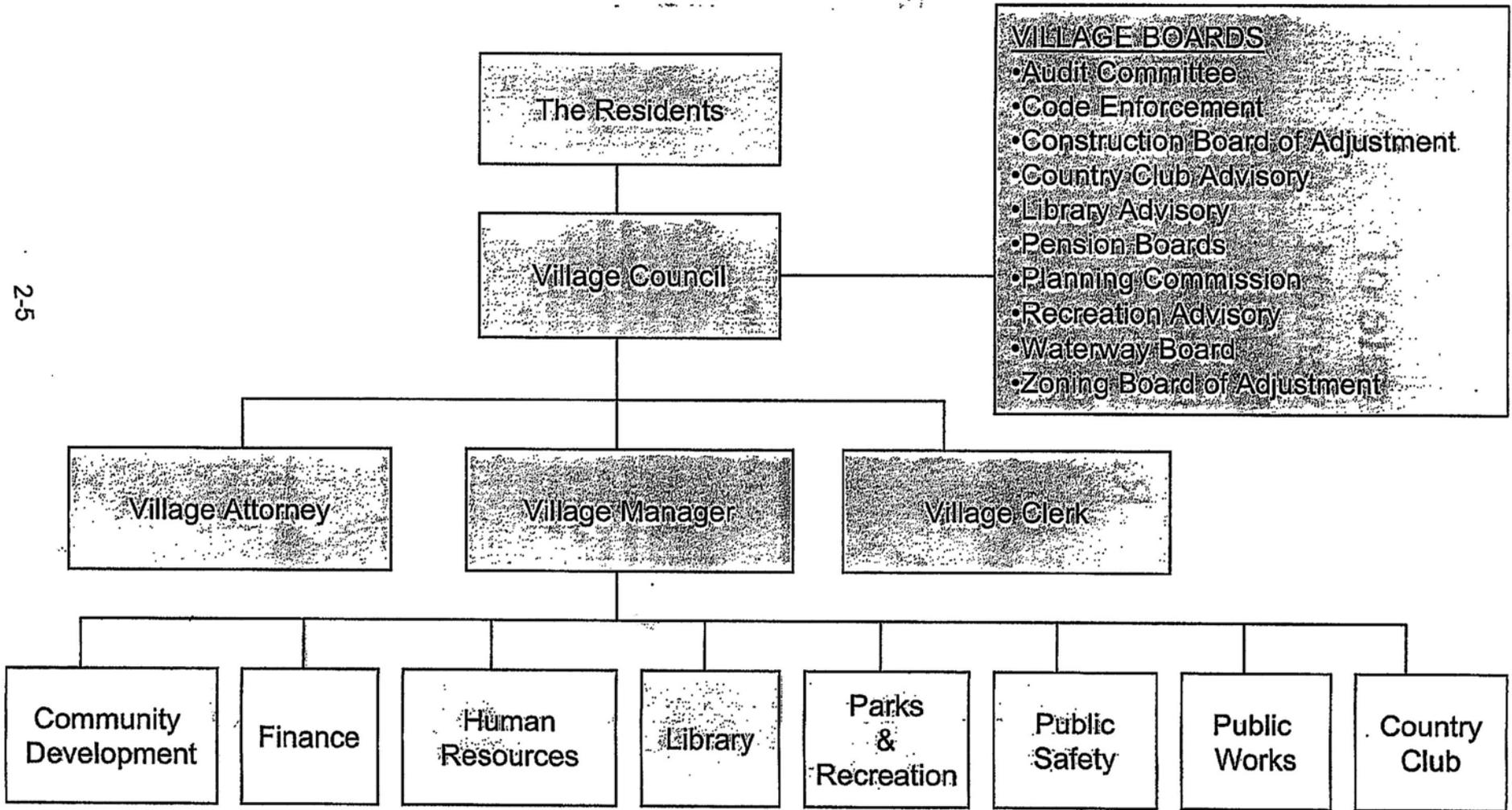
A monthly newsletter, published and distributed by the Village, and a website, keeps area residents informed on a number of issues including council meetings and agendas, adult and youth athletic programs, public safety and service information, and cultural programs administered by the library and Community Center. The newsletter is also used to address current issues affecting the day-to-day operation of the Village and provides a forum for community involvement in matters of concern to all residents. The Village Council has long been committed to this form of public participation in government.

The Village of North Palm Beach provides a full range of municipal services, including public safety (police, fire and emergency medical services), sanitation and public improvements as well as the recreational/cultural and general political and administrative services previously described. As stated in the introduction to its first adopted Comprehensive Plan, "North Palm Beach is, and desires to remain, a residential community offering a diversity of housing choices, a full-range of municipal services, commercial development sufficient to satisfy the needs of the resident population, and a choice of recreational opportunities. Industrial development is not desired within the original corporate area; however, in an effort to increase its tax base, the Village will consider light industrial and/or business park land uses in that portion of the future annexation area located north of Northlake Boulevard and west of Alternate A-1-A. The environment of North Palm Beach has been enhanced through planning and responsible municipal management. These principles will continue to guide Village growth."

The goals, objectives and policies presented in the Village of North Palm Beach Comprehensive Plan are designed to: (1) assure that future development within the Village occurs in such a manner as to be consistent with the current character of the community, as described above, including, but not limited to its services, lifestyle and environment; (2) ensure that State goals and policies, as per Chapter 187.201, Florida Statutes are accurately reflected and implemented within the context of the Village capabilities; and (3) address problems, issues and concerns that are of particular regional concern, as per the Treasure Coast Regional Comprehensive Policy Plan, as they affect and/or relate to the Village.

FIGURE 2 -3

THE VILLAGE OF NORTH PALM BEACH, FLORIDA Organization Chart



3.0 FUTURE LAND USE

3.1 INTRODUCTION

The Future Land Use element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Future Land Use element requirement and Chapter 9J-5.006 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Future Land Use goal, objectives and policies is presented in Chapter 3 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

3.2 VILLAGE GOAL STATEMENT

Ensure that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped in a manner consistent with present residential neighborhoods and commercial areas.

Further, ensure that the Village remains primarily a residential community offering: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial development opportunities compatible with established location and intensity factors; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Village.

Various land use activities, consistent with these Village character guidelines, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

3.3 OBJECTIVES AND POLICIES

OBJECTIVE 1.A.: Future growth and development shall be managed through the preparation and adoption of land development regulations which: (1) coordinate future development with the appropriate natural features (i.e. topography, soil conditions, flood prone areas and natural habitats) and the availability of facilities and services; (2) prevent uses inconsistent with the Village Goal Statement and Future Land Use Map Series; (3) require the maintenance of the Village building stock; and (4) discourage the proliferation of urban sprawl; and promote energy-efficient land use patterns accounting for existing and future power generation and transmission systems.

Policy 1.A.1: Maintain land development regulations that shall contain specific and

detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use and intensity of land development consistent with this element in a manner to ensure the compatibility of adjacent land uses consistent with the Future Land Use Map Series and provide for recreation and open space consistent with levels-of-service established in the Recreation And Open Space element by requiring all new developments to donate or provide 5% of the residential site for recreational purposes;
- c. Protect environmentally sensitive lands designated on Figures 3A and 3B of the Future Land Use Map Series;
- d. Regulate areas subject to seasonal and periodic flooding by requiring a minimum first floor elevation of 8.5 feet NGVD and a drainage system which meets adopted Level-of-Service Standards;
- e. Regulate signage;
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- g. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
- h. Provide that development orders and permits, consistent with Policies 5.1 and 5.2 of the Capital Improvements Element, shall not be issued which result in a reduction of the levels of service for the affected public facilities below the Level-of-Service (LOS) Standards adopted in the Capital Improvements element (Ref: Table 11-1);
- i. Provide for the proper maintenance of building stock and property by continually updating and enforcing adopted building, housing and related codes;
- j. Designate an urban service area (Ref: Objective 6; Capital Improvements element); and
- k. Regulate the development of sites containing historic sites, as per the Future Land Use Map Series, to assure their protection, preservation and/or sensitive reuse.

Policy 1.A.2: An official zoning map shall be adopted and maintained which assures that the location and extent of non-residential land uses is consistent with the Future Land Use Map Series. Planning Areas may include non-residential uses such as schools, public facilities, other public facilities, and recreational uses, etc., as indicated on the Future Land Use Map Series and/or as allowed as special exception uses in the Village Zoning Code.

Policy 1.A.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential

land use densities as indicated below.

- a. Conservation/Open Space - Maximum of one unit per upland acre;
- b. Low density residential - fewer than 5.80 residential units per gross acre;
- c. Medium density residential - 5.81 to 11.0 residential units per gross acre; and
- d. High density residential - 11.1 to 24.0 residential units per gross acre.

In any event, specific entitled residential densities within the ranges listed above shall be subject to the application of the site development criteria (e.g. setbacks, height limitations and site dedications, etc.) promulgated in the Village Land Development Regulations.

Policy 1.A.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for non-residential land use intensities as indicated below:

- a. **Location** shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map Series;
- b. **Maximum lot coverage** ratio shall be governed by applicable land development regulations;
- c. **Maximum building height** shall be governed by applicable land development regulations and shall be consistent with the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016, and compatible with neighboring land uses; and
- d. **Adequate off-street parking** and loading facilities.
- e. **Maximum Floor-Area-Ratios** for non-residential land uses shall be established as follows:
 1. **Commercial, religious, and institutional land uses:** A maximum of 0.70 for mixed-use development and 0.35 for all other non-residential land uses along U.S. Highway No. 1, north of the Parker Bridge; a maximum of 1.10 along U.S. Highway No. 1, from the Parker Bridge, south to Northlake Boulevard; a maximum of 0.70 along U.S. Highway No. 1, south of Northlake Boulevard; and a maximum of 0.70 along Northlake Boulevard and S.R. Alternate A-1-A. The following areas shall be exempt from this requirement to implement the 2016 Citizens' Master Plan:
 - The Twin City Mall site, and subject to the latest land development regulations of the C-3 zoning district, which have been jointly developed by the Village and the Town of Lake Park.
 - The C-MU zoning district along U.S. Highway No. 1, updated in accordance with the Citizens' Master Plan.
 - Other key redevelopment sites that are explicitly identified in the Village's land development regulations to carry out the Citizens' Master Plan.
 2. **Educational Uses:** A maximum of 0.15;

3. **Recreation and Open Space Uses:** A maximum of 0.05
4. **Light Industrial/Business Uses:** A maximum of 0.45.

Policy 1.A.5: Land development regulations shall contain performance standards which address:

- a. Buffering and open space requirements;
- b. Landscaping requirements; and
- c. A requirement for the environmental assessment of development proposals, including eliminating exotic plant species.

Policy 1.A.6: Land development regulations shall contain planned unit development provisions which allow design flexibility within projects under unity of title as a means of preserving natural resources delineated on Figures 3A and 3B, and protecting Conservation Use lands designated on the Future Land Use Map.

Policy 1.A.7: Future development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

Policy 1.A.8: Residential subdivisions shall be designated to include an efficient system of internal circulation, including the provision of collector streets to feed traffic to arterial roads and highways.

Policy 1.A.9: In 2020, the Village revised its land development regulations and this Comprehensive Plan to implement the provisions and guiding principles of the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016.

OBJECTIVE 1.B: The Village desires to enhance certain aging commercial corridors that have a Commercial Future Land Use designation, into walkable and bikeable centers of vibrant activity. Current business uses along these corridors will be supplemented with new residential and mixed-use development as described in Policy 1.B.4.

Policy 1.B.1: The following use and intensity standards shall be used to promote land use efficiency in mixed-use infill and redevelopment activities, and determine maximum development potential on a given parcel of land:

1. **Maximum development potential:** Maximum commercial development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
2. **Permitted uses:** Permitted uses shall be specified in each zoning district that allows mixed-use development (see Policy 1.B.4).

3. **Residential density:** Dwelling units in Commercial designations shall not exceed a density of 24 units per acre or as further limited by zoning district regulations. Developments that qualify for the workforce housing density bonus described in Policy 1.B.2 may construct up to 12 additional units per acre).
4. **Height limitations:** The maximum height shall be limited to that allowed by the underlying commercial or mixed-use zoning district.

Policy 1.B.2: Workforce housing density bonus: The maximum residential density of a mixed-use development shall be increased from 24 to 36 units per acre provided that either: (a) bonus units are constructed on-site; or (b) funding is provided to assist in an workforce housing program in another jurisdiction or an appropriate alternative, as determined by the Village of North Palm Beach. If alternative (a) is selected, 50% of the bonus units shall qualify for any of the four (4) eligible income group categories based on Average Median Income (AMI) set forth in the County's Workforce Housing Program income guidelines. No more than 50% of the workforce housing units shall be in the 120-140% category. If alternative (b) is selected, an amount equal to 5% of the cost of the vertical construction of the bonus units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Village of North Palm Beach.

Policy 1.B.3: Assisted Living Facilities, as defined in Section 429.02(5) of the Florida Statutes and licensed by the Florida Agency for Health Care Administration may be permitted as mixed-use developments through the commercial planned unit development approval process, or the special exception process if authorized by the Village's land development regulations, subject to the following use and intensity standards:

1. **A mixed-use Assisted Living Facility** shall provide assistance with activities of daily living, as defined in Section 429.02(1) of the Florida Statutes and special care for persons with memory disorders, as regulated by Section 429.178 of the Florida Statutes.
2. **Required uses:** Each mixed-use Assisted Living Facility shall contain a residential component, together with a non-residential component consisting of administrative offices, central kitchen and communal dining facilities, and separate or shared spaces for the provision of medical, recreation, social, religious, and personal services.
3. **Mix of required uses:** The residential component shall comprise a minimum of 50% and the non-residential component shall comprise a maximum of 20% of the gross floor area of a mixed-use Assisted Living Facility.
4. **Maximum floor area:** Maximum mixed-use Assisted Living Facility development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
5. **Maximum resident occupancy:** The residential density of a mixed-use Assisted Living Facility may be increased by the Village Council to an equivalent of 24 units per acre. The maximum resident occupancy shall then be determined by multiplying the equivalent residential density by 1.97 residents per unit. Maximum resident occupancy shall be determined on a project-by-project basis based upon an

assessment of site characteristics and the application of Village land development regulations.

6. **Height limitations:** The maximum height of a mixed-use Assisted Living Facility shall be determined by the application of Policy 1.B.1.6.

7. **Waivers** for reductions in minimum dwelling unit size and parking requirements may be requested during the commercial planned unit development or other authorized approval process.

Policy 1.B.4: Residential and mixed-use developments may be approved in areas with a Commercial Future Land Use designation in order to achieve a mixed-use development pattern. The Village may use any of the following mechanisms to achieve the desired pattern:

- The mixed-use provisions in the C-MU zoning district along US Highway No. 1 between Yacht Club Drive and the Earman River, which are intended to evolve that district into a mixed-use development pattern that remains predominately commercial along US Highway No. 1.
- The mixed-use provisions in the C-T zoning district in the southwest portion of the Village.
- The commercial planned unit development process in other zoning districts.

OBJECTIVE 2: Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character as prescribed in the Future Land Use Element Goal Statement and the Village Character Statement (Ref: Chapter 2.0).

Policy 2.1: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads to not exceed pre-development conditions and preserve existing natural drainage features, as per Chapters 40E-4, 40E-40 and/or 40E-41, Florida Administrative Code.

Policy 2.2: The Village land development regulations shall regulate business activities which have the potential to contaminate land and water resources by requiring said businesses to notify the Palm Beach County Department of Environmental Resources Management regarding the storage, use and/or disposal of potentially hazardous or toxic substances. This requirement shall be implemented by the Village through the Palm Beach County Wellfield Protection Ordinance (Ref: Section 9.3, Palm Beach County Unified Land Development Code).

Policy 2.3: The Village shall encourage, through its participation on the Seacoast Utility Authority Governing Board, protection of potable water wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utility Authority systems.

Policy 2.4: The clearing of any wetlands vegetation or land assigned a Conservation Land Use Category on the Future Land Use Map Series shall not be approved by the Village until such time that appropriate permits have been procured, by the developer,

from the Palm Beach County Environmental Resources Management or Health Departments and the Florida Department of Environmental Protection.

Policy 2.5: At the time of each required Evaluation and Appraisal Report and Comprehensive Plan update, the Village shall consider the need for the identification, designation and protection of additional historically significant properties under the provisions of the Standard Housing Code.

Policy 2.6: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall update the Water Supply Facilities Work Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

OBJECTIVE 3: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet Level of Service (LOS) standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easement, etc., be conveyed to the proper authority prior to the issuance of building permits.

Policy 3.1: The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 3.2: Public facilities and utilities shall be located to: (1) Maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy 3.3: Remaining properties currently not utilizing central water and wastewater systems shall be governed by the provisions of: (1) Chapter 381.272, Florida Statutes; (2) Chapter 10D-6, Florida Administrative Code; and (3) Palm Beach County Environmental Control Rule - 1. These codes regulate the use and installation of individual sewage disposal systems.

Policy 3.4: The Village shall update its population projections at the time of the approval of a Comprehensive Plan amendment or development order permitting an increase in residential units.

OBJECTIVE 4: The Village shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy 4.1: Requests for development orders, permits or project proposals shall be coordinated by the Village, as appropriate, with adjacent municipalities by participating in IPARC, Metropolitan Planning Organization, Palm Beach County, School District of Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District and state and federal agencies.

Policy 4.2: All future high density residential development, with the following exceptions, shall be directed to areas west of U.S. Highway No. 1 as a means of coordinating coastal area population densities with the County Hurricane Evacuation Plan:

1. Properties located east of U.S. Highway No. 1 that are currently assigned a High Density Residential future land use designation;
2. Properties that have frontage on and access to the east side of U.S. Highway No. 1, provided a determination is made by the Village, based upon a professionally competent study, that the hurricane evacuation provisions of F.S. 163.3178(9)(a) are complied with.

Policy 4.3: Although there are currently no resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, in effect within North Palm Beach, the Village shall participate in the preparation and implementation of said plans should they become necessary.

Policy 4.4: In the event of a proposed future annexation of sufficient size to site a school, or co-locate a school with public facilities (e.g. parks, libraries, and community centers), the Village shall coordinate with the Palm Beach County School Board to determine the need for an additional school site in the area. If it is determined that there is a need, and that a school site can be accommodated, the proposed annexation shall provide for the school site.

Policy 4.5: The Village shall promote mixed-use development along its major transportation corridors, and cooperate with Palm Beach County to develop new and improved forms of transit as a means of reducing greenhouse gas emissions resulting from traffic congestion.

Policy 4.6: During the review of any development or redevelopment proposal, the Village shall determine the feasibility of cross-access with neighboring parcels as a means to promote more efficient travel.

Policy 4.7: The Village shall educate the public regarding the placement and maintenance of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

OBJECTIVE 5: Special land use policies shall be developed by North Palm Beach when necessary to address site-specific issues related to implementing the Village Goal Statement. Refer to the Future Land Use Map Atlas for parcel locations which are the subject of specific special policies.

Special Policy 5.1: Historic properties with an assigned Florida Master Site File reference number shall be identified on Planning Area maps located in the Future Land Use Map Atlas.

Special Policy 5.2: Utilize the mixed-use provisions of the Village's Commercial Planned Unit Development (CPUD) Ordinance as a means of developing the property delineated as "Special Policy 5.2 on Map 2 of the Future Land Use Map Atlas in a transition mode from Commercial (i.e. compatible to the C-B Zoning District) to Residential (i.e. compatible to the R2 Zoning District) running from U.S. Highway No. 1 east to Lake Worth. Maximum gross density shall not exceed 10-11 DU/AC. Non-residential development pods shall comply with the Floor-Area-Ratio standards listed in Policy 1.4 of the Future Land Use element. Development of the property shall be subject to the Village Council approval of site plan and PUD applications. The following uses shall be excluded from this development: (1) Golf club and its accessory uses such as restaurant, bar, driving range and equipment store; (2) bowling alley; (3) filling stations; (4) dry cleaning plants; (5) mobile home park; and (6) adult entertainment establishment.

Special Policy 5.3: As a means of preserving native vegetative species in Planning Area 6A, encourage the use of the Planned Unit Development by allowing the clustering of residential units in defined buildable areas (i.e. all areas in Planning Area 6A are as "buildable", with the exception of those delineated on Figure 3-3.

Special Policy 5.4: Require all new developments in Planning Areas 1 and 6A to perform an environmental assessment to define potential impacts upon the viability of vegetative species and/or habitats delineated on Figure 3. The impact assessment shall include necessary techniques and/or controls to maintain species and/or habitats in their current condition or mitigate potential impacts.

Special Policy 5.5: (Reserved).

Special Policy 5.6: As a means of enhancing the commercial character of the area along Northlake Boulevard through renovation and/or redevelopment, maintain a waiver process which may allow proposed projects to depart from the strict interpretations of the Zoning Code if, after review by the Village, it is found that said projects are in compliance with the North Palm Beach Comprehensive Plan and meet standards in the Zoning Code.

Special Policy 5.7: The Village shall review proposed Future Land Use Map Series amendments to determine whether or not they discourage the proliferation of Urban Sprawl based upon the application of standards contained in Chapter 9J-5, F.A.C. (No Future Land Use Map Atlas reference.)

Special Policy 5.8: Residential development on the property delineated as "Special Policy 5.8" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 98 residential units.

Special Policy 5.9: Residential development on the property delineated as "Special Policy 5.9" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 232 residential units.

Special Policy 5.10: Residential development on the property delineated as "Special Policy 5.10" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 184 residential units.

Special Policy 5.11: Residential development on the property delineated as "Special Policy 5.11" on Map 6A of the Future Land Use Map Atlas shall be limited to a maximum of 108 residential units.

Special Policy 5.12: Residential development on the property delineated as "Special Policy 5.12" Map 2 of the Future Land Use Map Atlas shall be limited to the existing 197 residential units.

Special Policy 5.13: Residential development on the property delineated as "Special Policy_5.13" on Map 7 of the Future Land Use Map Atlas shall be limited to the existing 48 residential units.

Special Policy 5.14: Residential development on Planning Area 1 shall be clustered in the least environmentally sensitive portion of the parcel which is the subject of an application for a development order. (No Future Land Use Map Atlas reference.)

Special Policy 5.15: Year-round, permanent resident residential development within the area defined by the current extent of John D. MacArthur Beach State Park shall be limited to that provided for Park personnel. (No Future Land Use Map Atlas reference.)

Special Policy 5.16: The 0.43 acre lot located at the southwest corner of Prosperity Farms Road and Honey Road (Map 5 of the Future Land Use Map Atlas) shall be assigned a Commercial Future Land Use Map designation in order to support its current use. The current use may be maintained consistent with the provisions of Sections 45-63 (non-conforming uses) and 45-64 (non-conforming structures) of the Village Code; however, any future change in use shall be consistent with those uses permitted in the C-T transitional Commercial District.

Special Policy 5.17: Non-residential land uses within Protection Zone 4 of the Richard Road wellfield (Ref: Map 5, 6B, and 7 of the Future Land Use Map Atlas) which store, handle, use or produce any regulated substance are prohibited, unless they qualify as a general exemption or receive an operating permit from Palm Beach County ERM, pursuant to Section 9.3 of the Palm Beach County Land Development Code.

Special Policy 5.18: Residential development on the property delineated as "Special Policy 5.18" on Map 3B of the Future Land Use Map Atlas shall be limited to a maximum of 16 residential units.

Special Policy 5.19: Public School development on the property delineated as Special Policy 5.19 on Map 4b of the Future Land Use Map Atlas shall be limited to a maximum 0.35 Floor-Area-Ratio.

OBJECTIVE 6: The Village shall encourage infill development and redevelopment along the Northlake Boulevard and U.S. Highway No.1 corridors.

Policy 6.1: Development and redevelopment activities in the Northlake Boulevard Overlay Zone, as illustrated on Figure 3-8, shall conform with the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor as well as the requirements of the Village's Comprehensive Plan and underlying zoning districts.

Policy 6.2: Mixed-use development and redevelopment is encouraged along the U.S. Highway No.1 corridor by the Village through the provisions of the C-MU and C-T and may also be permitted through the commercial planned unit development approval process, consistent with the density and intensity criteria stated in Objective 1.B.

Policy 6.3: Development and redevelopment activities shall be transit-ready by maintaining access to Palm Tran, pedestrian accessibility by sidewalks and bikeways, and connectivity with neighboring residential and commercial areas.

3.4. FUTURE LAND USE CLASSIFICATION SYSTEM

The land use Classification System presented on Table 3-1 is adopted as the "Future Land Use Classification System" of the Village of North Palm Beach. Subject to the land use compatibility and application review provisions of Section 163.3208, Florida Statutes, and electric distribution substations are permitted in all land use categories listed in Table 3-1 except Conservation/Open Space.

3.5 FUTURE LAND USE MAP SERIES

3.5.1 Future Land Use Maps

Village of North Palm Beach Planning Areas are delineated on Figure 3-1, while 2020 Future Land Use Plan is displayed on Figure 3-2. Recreation/Open Space areas are identified on Figure 3-2; however, due to their character and Village-wide appeal, the delineation of specific service areas is not appropriate. Each facility is deemed to serve the Village as a whole.

3.5.2 Future Land Use Map Atlas

For the purposes of identifying properties subject to the conditions of a special policy described in Objective 5 and tracking Future Land Use Map amendment and annexation activities, the Village of North Palm Beach Future Land Use Map Atlas, on file with the Village Clerk, is hereby incorporated by reference.

Designated historic districts or significant properties meriting protection within the Village, along with appropriate Florida Master File references are located, as appropriate, on Maps 1-7 of the Future Land Use Map Atlas.

3.5.3 Natural Resource Maps

The following natural resources data are exhibited on Figures 3-3 through 3-7:

1. Natural Habitat, Wetlands, Coastal Vegetation and Beaches (Ref: Figure 3-3 and Tables 3-2 and 3-3);
2. Surface Water Features (Ref: Figure 3-4);
3. Generalized Soils Map (Ref: Figure 3-5 and Table 3-4);
4. Flood Zones (Ref: Figure 3-6 and Table 3-5); and
5. The Coastal High Hazard Area (Ref: Figure 3-7), defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

There are no existing or planned potable water wells in the Village of North Palm Beach, nor are there any minerals of determined value. A portion of the Village, within Planning Area 5, is located within Protection Zone 4 of the Richard Road wellfield. The extent of Protection Zone 4 within Planning Area 5 is indicated on Maps 5, 6B and 7 of the Future Land Use Map Atlas.

3.5.4 Northlake Boulevard Overlay Zone Map

The Northlake Boulevard Overlay Zone is illustrated on Maps 3C and 5 in the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor.

TABLE 3 - 1

**TABLE 3-1
LAND USE CLASSIFICATION SYSTEM**

For purposes of the Comprehensive Plan, the following land use classifications, which are applicable to North Palm Beach, are used to describe existing land uses in the Village. The classifications are consistent with those defined in Chapter 9J5, F.A.C. and concurrent with the Village's perception of use.

Residential: Land uses and activities within land areas used predominantly for housing and excluding all tourist accommodations.

Commercial: Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision or performance of services. Within the Commercial classification, residential and other uses may also be permitted in accordance with the mixed-use policies of the Comprehensive Plan and the Village's land development regulations.

Light Industrial/Business: Land uses which are predominantly related to providing office, flex, light industrial and warehouse space for the purposes of light manufacturing, assembly and processing of products, office uses, research and development, and wholesale distribution and storage of products. In addition, commercial uses that serve the projected workforce and neighboring residential populations and which encourage internal automobile trip capture may also be permitted."

Recreation/Open Space: Land uses and activities within land areas where recreation occurs and lands are either developed or vacant and concerned with active or passive recreational use.

Conservation/Open Space: Land uses and activities within land areas "designated" for the primary purpose of conserving or protecting natural resources or environmental quality, and includes areas designated for such purposes, or combinations thereof, as primary recreation, flood control, protection of quality or quantity of ground water or surface water, flood plain management, fisheries management, and/or protection of vegetative community or wildlife habitats. Permitted land uses shall include single-family units.

Public Buildings & Grounds: Lands and structures that are owned, leased, or operated by a government entity, such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held but publically regulated utility.

Educational: Land use activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

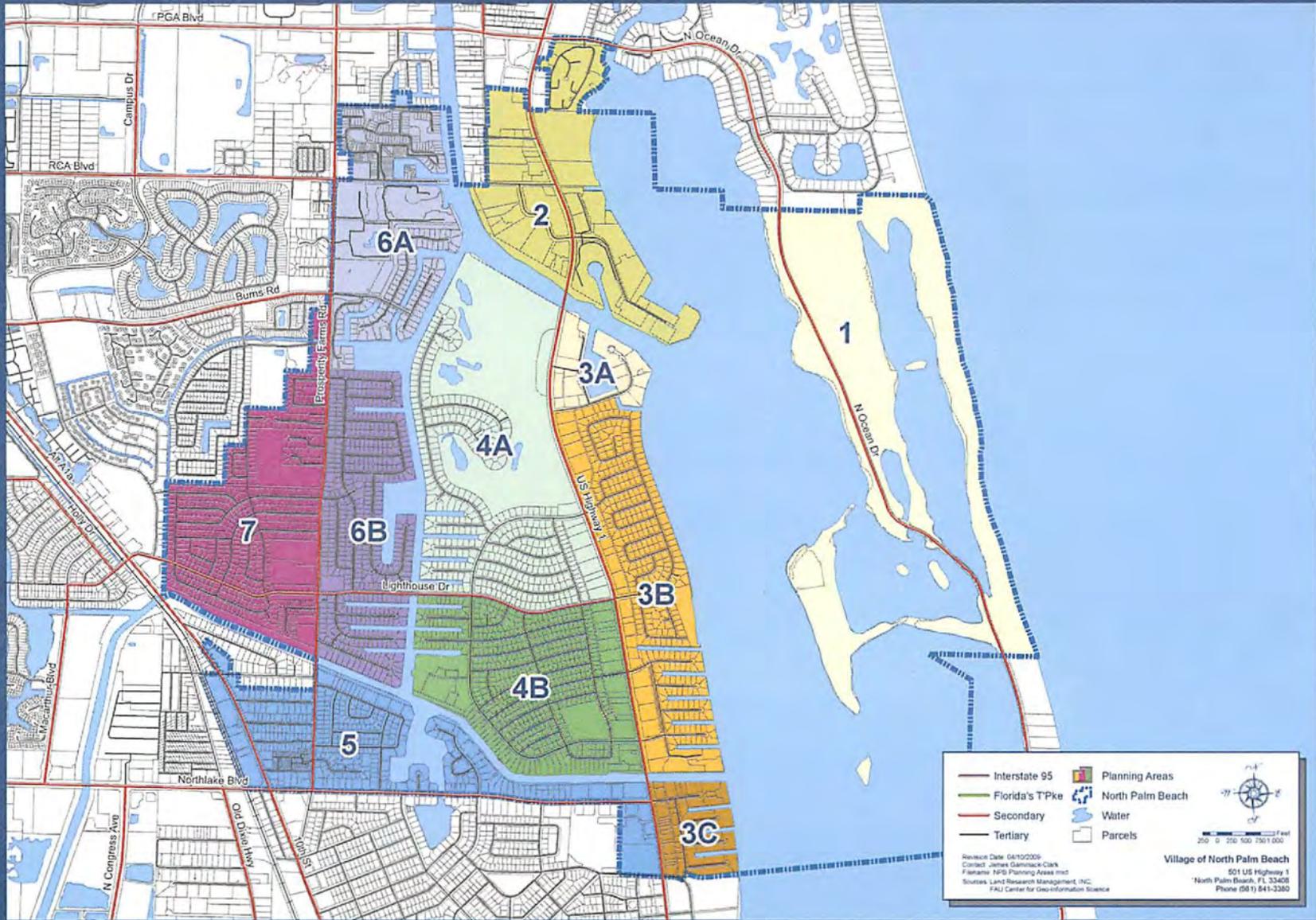
Other Public Facilities: Land uses and activities within land areas concerned with other public or private facilities and institutions such as churches, clubs, fraternal organizations, homes for the aged and infirm, and other similar uses.

Transportation: Land areas and uses devoted to the movement of goods and people including streets and associated rights-of-way.

Water: All areas covered by water or any right-of-way for the purpose of conveying or storing water.

SOURCE: Florida Administrative Code: LRM, Inc. 2009; Rev. NPBCP Amendments 92-2 and 09-1.

The Village of
North Palm Beach
Fig 3-1 Planning Areas

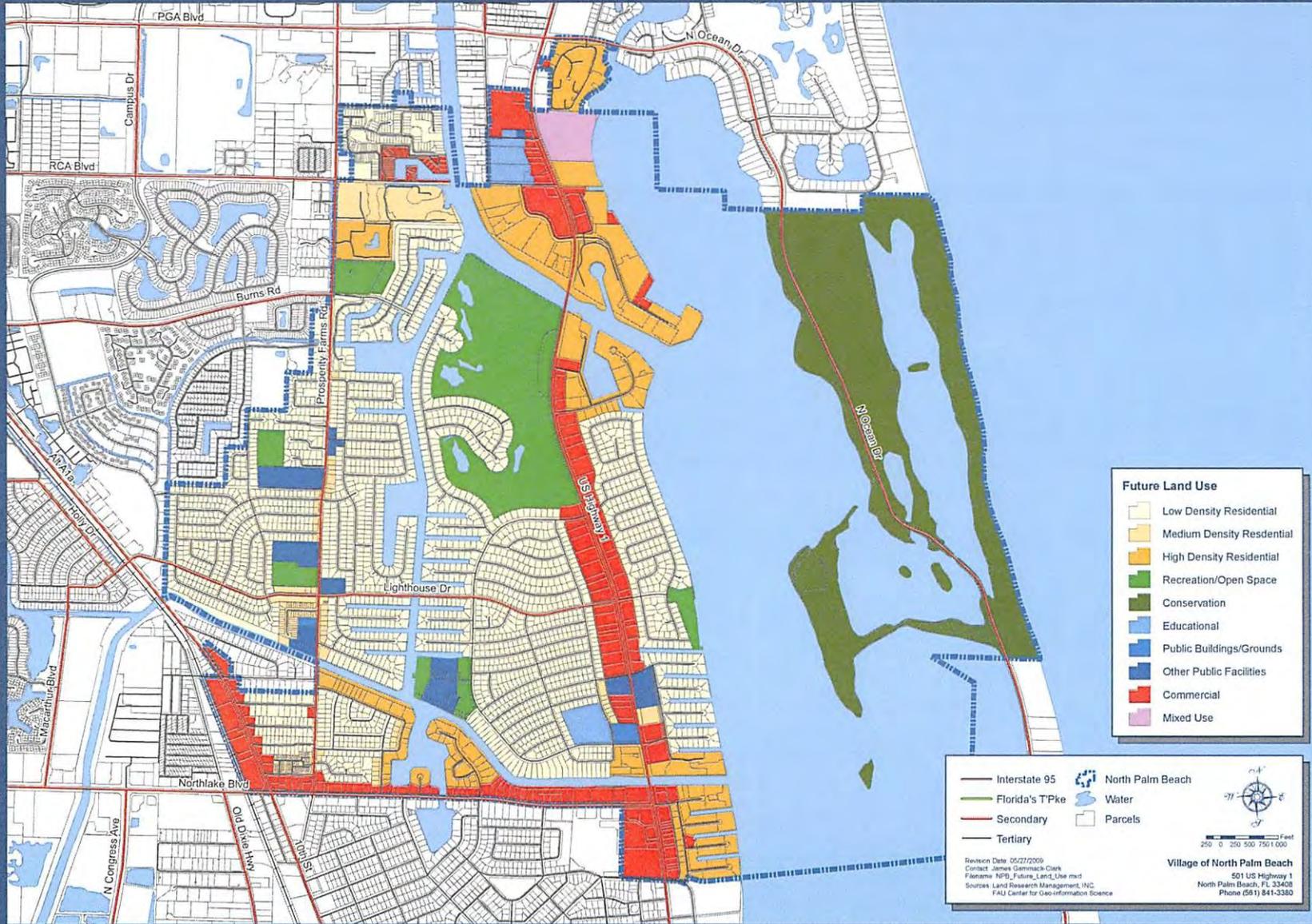


Interstate 95	Planning Areas
Florida's TPke	North Palm Beach
Secondary	Water
Tertiary	Parcels

Revision Date: 04/10/2009
 Contact: James Gambino-Calk
 Filename: H3B Planning Areas.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geoinformation Science

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3380

The Village of
North Palm Beach
Fig 3-2 Future Land Use Map



Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation/Open Space
- Conservation
- Educational
- Public Buildings/Grounds
- Other Public Facilities
- Commercial
- Mixed Use

Interstate 95
 Florida's TPke
 Secondary
 Tertiary

North Palm Beach
 Water
 Parcels

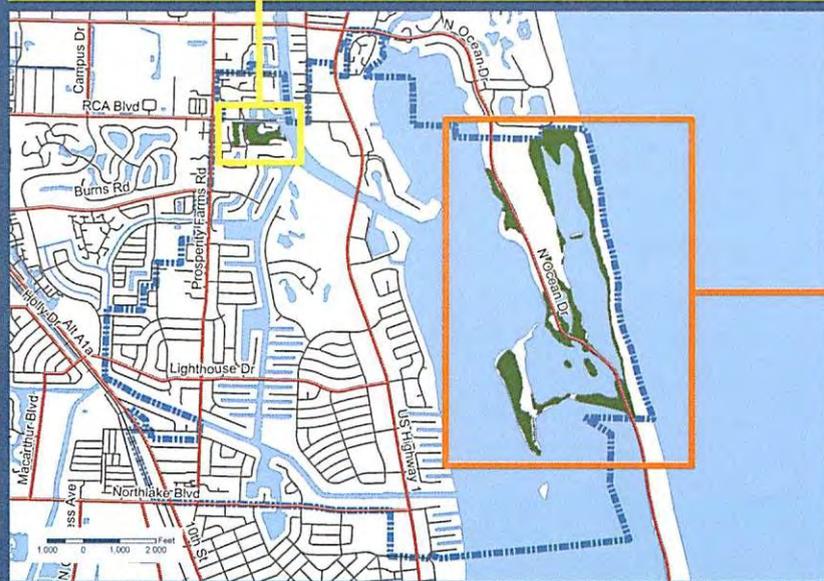
Revision Date: 05/27/2009
 Contact: James Gammack, Clark
 Filename: NPB_Future_Land_Use.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3380



The Village of North Palm Beach

Fig 3-3 Vegetation & Beaches



Revision Date: 05/08/2009
 Contact: James Gammack-Clark
 Filename: NPB Planning Area.mxd
 Source: Land Research Management, INC
 FAU Center for Geo-Information Science
 Vegetation Adapted From John D. MacArthur
 Beach State Park Conceptual Plan

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3380

**TABLE 3-2
WETLAND AND COASTAL HABITAT**

Ecosystem/Habitat	Importance
Mangroves	Shoreline stabilization and protection Protection for vertebrates and invertebrates; and Decomposition of organic matter (nutrient base).
Beach	Sea turtle nesting area; and Feeding grounds for shore birds.
Dune	Beach stabilization; Supports vegetation; and Flood protection.
Coastal Hammocks	Non-wetland dependent animal and mammal habitat; and Support diverse native flora
Mud Flats	Nursery area of invertebrates; Shellfish habitat; and Feeding grounds for wading birds.
Sea Grasses	Food source for manatee and fishes; Invertebrate habitat; and Source of detrital material

SOURCES: Florida Department of Environmental Regulation, 1987; John D. MacArthur Beach State Park Conceptual Master Plan; Village of North Palm Beach, Public Services, Dept., 1987.

**TABLE 3-3
SPECIES LIST BY HABITAT**

Dune System

Sea oats
Yucca
Saw palmetto
Prickly pear
Seagrape
Bay Cedar
Beach peanut
Sea lavender

Species

Uniola paniculata
Yucca aliofolia
Serenoa repens
Opuntia spp.
Coccoloba uvifera
Suriana maritima
Okenia hypogaea
Tournefortia graphalodes

Coastal Hammock

Live oak
Wild Mastic
Poisonwood
Gumbo limbo
Nickerbean
Wild coffee
White stopper
Sabal palms
Strangler fig
Paradise tree
Satin leaf

Species

Quereus virginiana
Mastichodendron foetidissimum
Metropium toxiferum
Bursera simaruba
Caesalpinia crista
Psychotvia undata
Eugenia axillaris
Sabal palmetto
Ficus aurea
Simarouba glauca
Chrysophyllum oliviforme

Mangroves

Red mangrove
White mangrove
Black mangrove

Species

Rhizophora mangle
Laguncularia racemosa
Avicennia germinans

Marine Grasses

Shoal grass
Sea grass
Turtle grass

Species

Halodule wrightii
Halophila johnsonii
Thalassia testudinum

Wildlife (Partial Species List)

Beach

Green turtle (Endangered)
Loggerhead turtle (Threatened)
Loggerback turtle (Endangered)

Species

Chelonia mydag
Caretta caretta
Dermochelys corciacea

Mud Flats

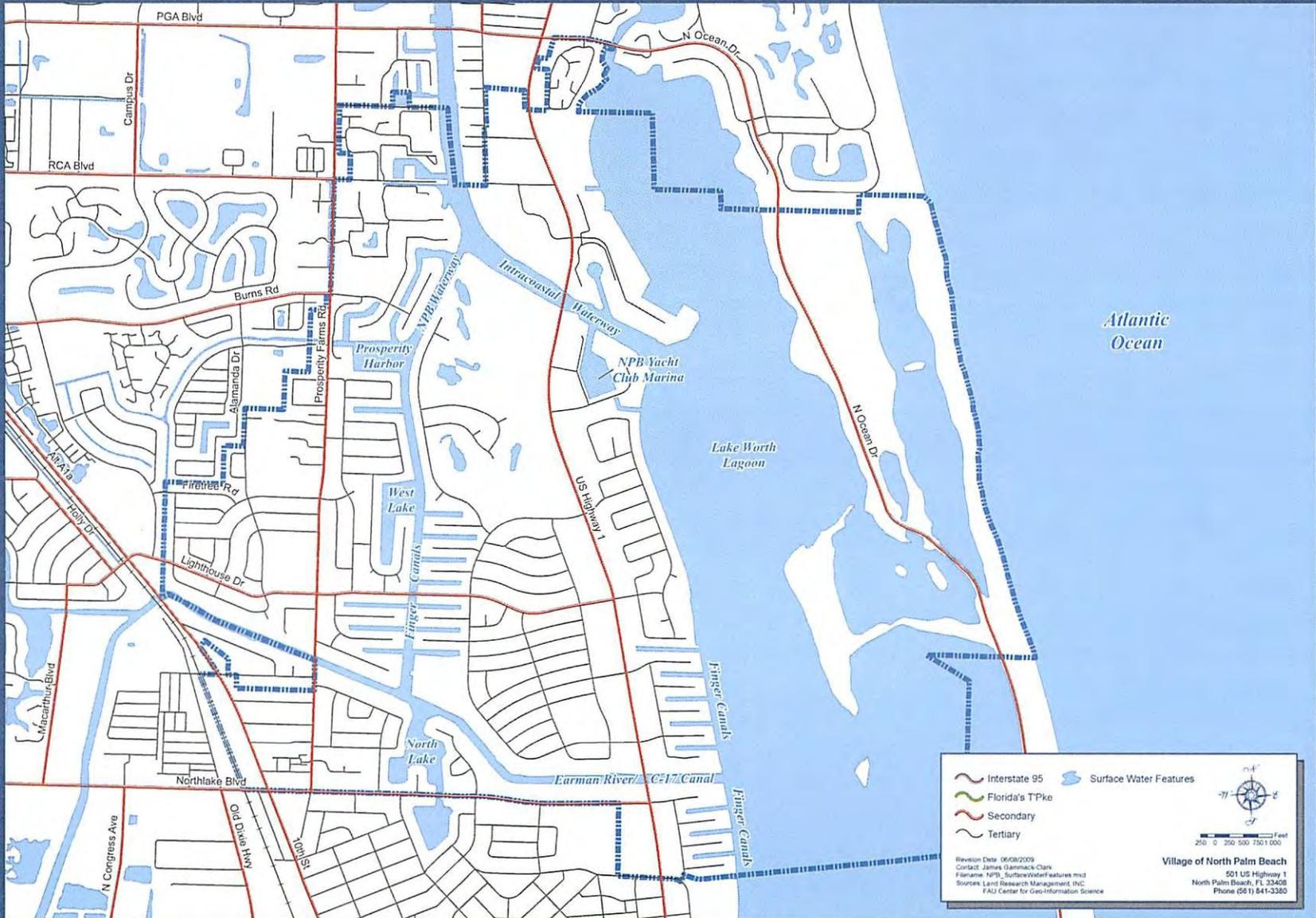
Great Blue Heron
Brown Pelican (State Threatened List)
Roseate spoonbill
Snowy egret

Species

Fregata magnificens
Pelecanus occidentalis
Ajaia ajaja
Egretta thula

Source: Ibid; Ref Table 3-2.

The Village of
North Palm Beach
Fig 3-4 Surface Water Features



The Village of North Palm Beach

Fig 3-5 Generalized Soils

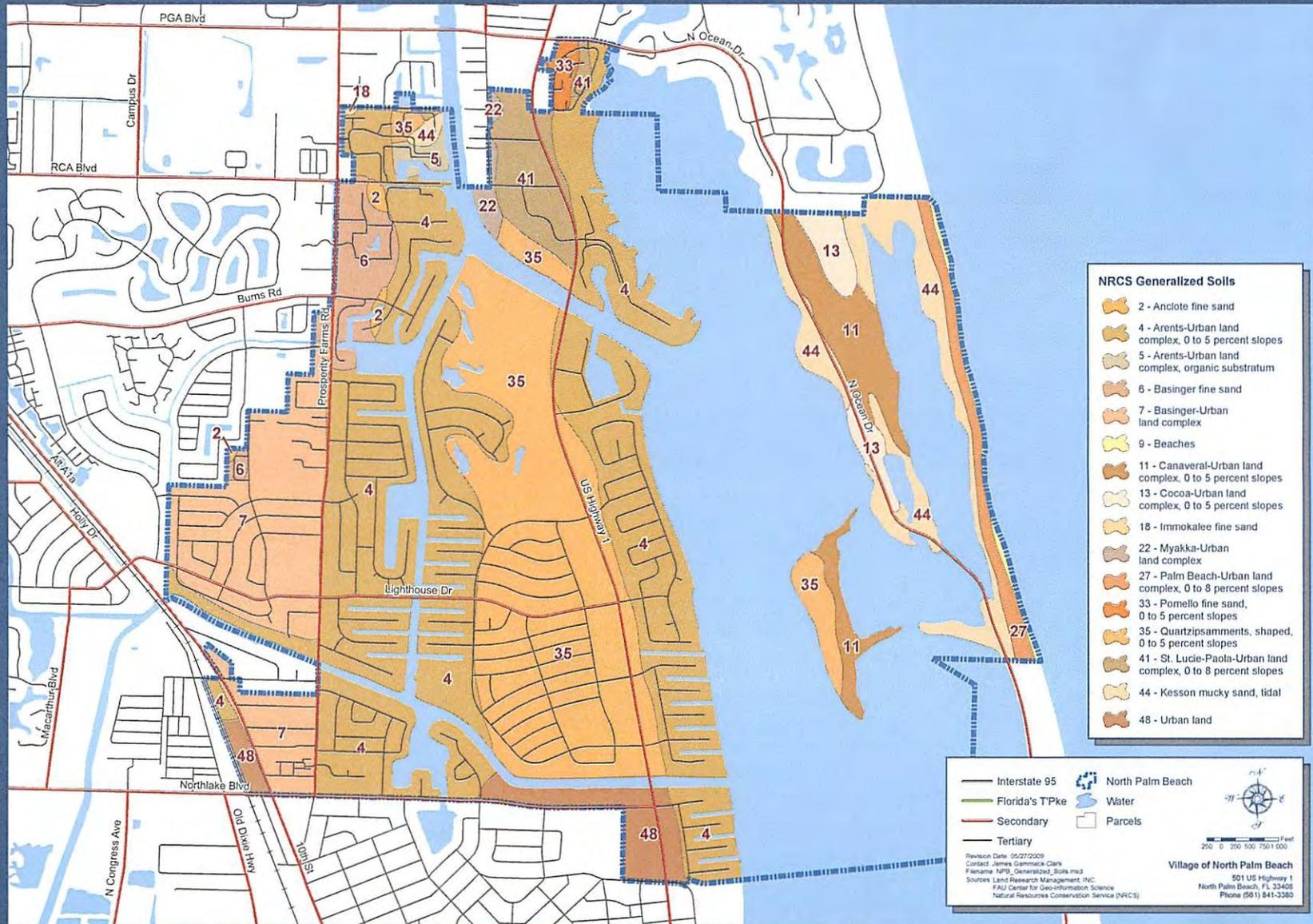


TABLE 3-4
SOIL-TYPE CHARACTERISTICS

1 Arens - Urban Land Complex - These are somewhat poorly drained soils formed by the deposition of about thirty inches of sandy material over other sandy soils. They occur in former low areas that have been filled in for urban development. Slope gradients are less than two percent.

2 Quartzsammets, Shaped - These are sandy soils that lack identifiable soil layers or fragments of identifiable layers, because of reworking and shaping by each moving equipment, usually for urban developments. Some areas were high ridges that have been excavated to lower elevations, while other areas were low and have been filled with sandy soil material to above natural ground level. Slopes range from zero to five percent.

3 Urban Land - Urban land consists of areas that are more than seventy percent covered with shopping centers, parking lots, large buildings, streets, sidewalks, and related facilities where the natural soil cannot be observed. Unoccupied areas, mostly lawns, parks, vacant lots, and playgrounds consist of soils in the Arrendondo, Candler, Hague, Kendrick, Sparr, and Blynton series that have been altered by cutting, ditching, shaping, or by having sandy filled materials spread on the surface of the soils to a depth of five to twelve inches. These unoccupied areas are too small to be mapped separately. Since this mapping unit has been put to an urban related use for the foreseeable future, it is not rated for the different uses.

4 Tidal Swamp - Mineral - These are very poorly drained mineral soils in tidal mangrove swamps. In a representative profile, the surface layer is black mucky loamy sand about ten inches thick, below this is thirty inches of sand. The upper eight inches is black and the lower two inches is very dark grayish brown. They are flooded daily by salt or brackish tidal water.

5 Beaches - Beaches consist of narrow strips of tide washed sand bordering the coast. Most areas are covered with water during storms and daily at high tide. Beaches range from a few feet to as many as five hundred feet wide. Long stretches are barren, but sparse salt tolerant plants grow in places. Depth of flooding varies with the tide. The sand is light gray to white and consists mainly of the fine quartz particles in which there are varying amounts of coarse shell.

6 Palm Beach - Urban Land Complex - The Palm Beach series consist of nearly level to sloping, well to excessively drained soils on long narrow ridges parallel to the coast. They formed in thick beds of mixed sand and shell marine deposits. In a representative profile, the surface layer is dark grayish brown sand and shell fragments about six inches thick. Below this are layers of grayish brown and reddish yellow sand and shell fragments that extend to depths of eighty inches or more. Slopes are predominately zero to eight percent.

7 Canaveral - Urban Land Complex - These are somewhat poorly and moderately well drained deep sandy soils mixed with shell fragments. They have a very dark grayish brown sand surface and dark grayish brown subsurface layers over pale brown and very pale brown layers that have few to many shell fragments and extend to depths of eighty inches or more. These soils occur in coastal areas and have slopes of zero to five percent.

8 Cocoa - Urban Land Complex - These are nearly level to sloping, well drained sandy soils. They have a dark brown surface layer about six inches thick and a strong brown subsurface layer to a depth of twenty inches. Between a depth of twenty and thirty inches, it is yellowish red and red. A red loamy sand subsoil occurs at a depth of thirty-two inches and is underlain by limestone at thirty-eight inches. These soils occur in discontinuous narrow ridges near the coast. Slopes range from zero to eight percent.

9/11 Basinger Fine Sand, Basinger-Urban Land Complex - The Basinger series consists of poorly drained deep sandy soils that occur in broad sloughs, poorly defined drainage ways and depressions. A representative profile has a thick very dark gray surface layer. Light gray fine sand subsurface layer, and brown and light brownish gray subsoil between eighteen and thirty-six inches. Light colored fine sand extends to below a depth of sixty inches. Slopes are less than two percent.

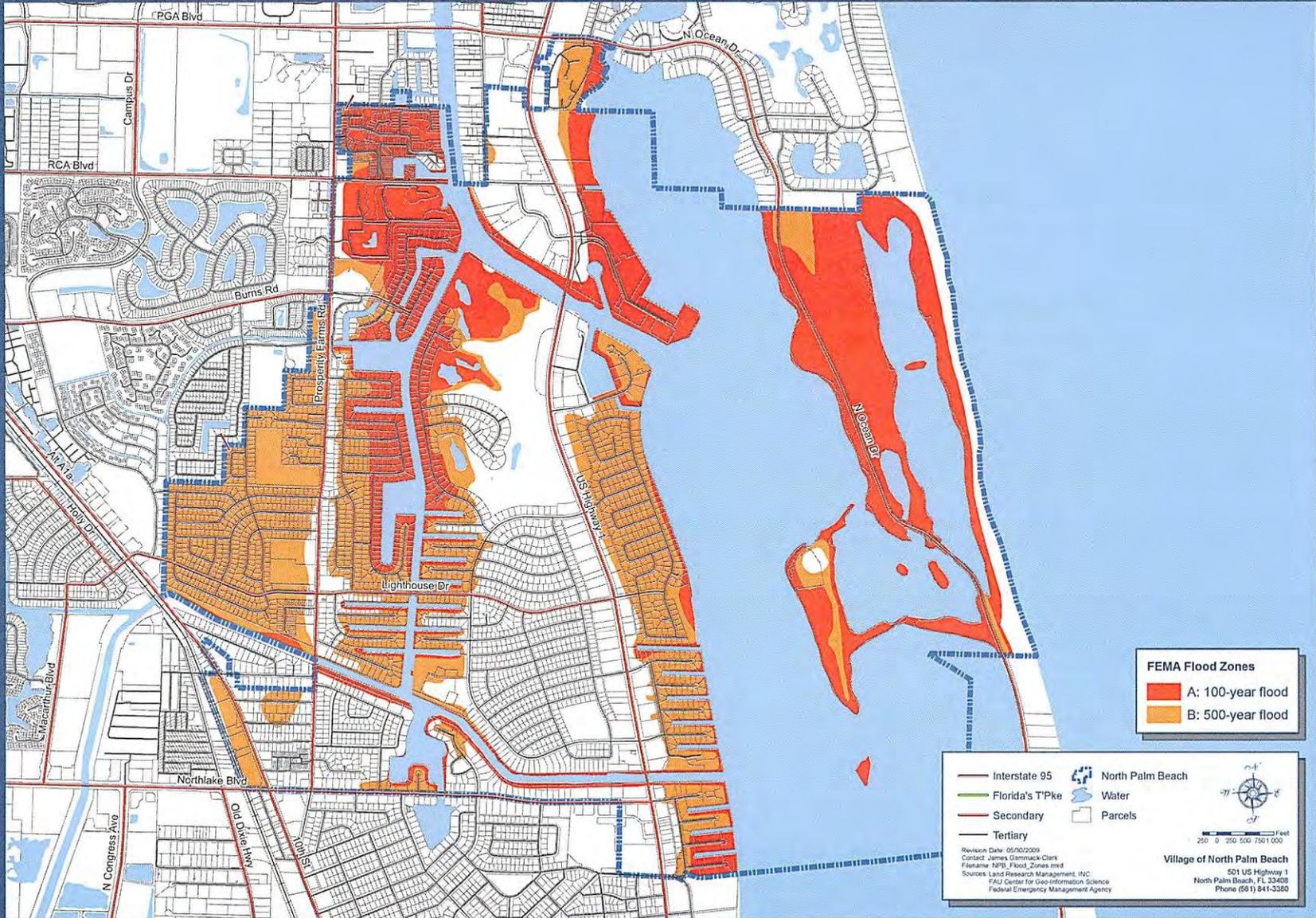
10 Riviera - Urban Land Complex - The Riviera series consists of nearly level, poorly drained soils that occur on broad low flats and depressed areas in the lower coastal plain. In a representative profile, the surface layer is dark grayish brown sand about six inches thick. The subsurface layer is white sand about twenty-two inches thick and it tongues into the underlying grayish brown sandy clay loam subsoil. These soils formed in unconsolidated marine sands and loams. Slopes are less than two percent.

SOURCE: USDA, Soil Conservation Service



The Village of North Palm Beach

Fig 3-6 Flood Zones



**TABLE 3-5
EXPLANATION OF FLOOD ZONE MAP DESIGNATIONS**

Flood Zone	Explanation
A1 - A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
B	Areas between limits of the 100-year flood and 500 year flood; or certain areas subject to 100-year flooding with average depths less than one foot, or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
C	Areas of minimal flooding.
V1 - V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

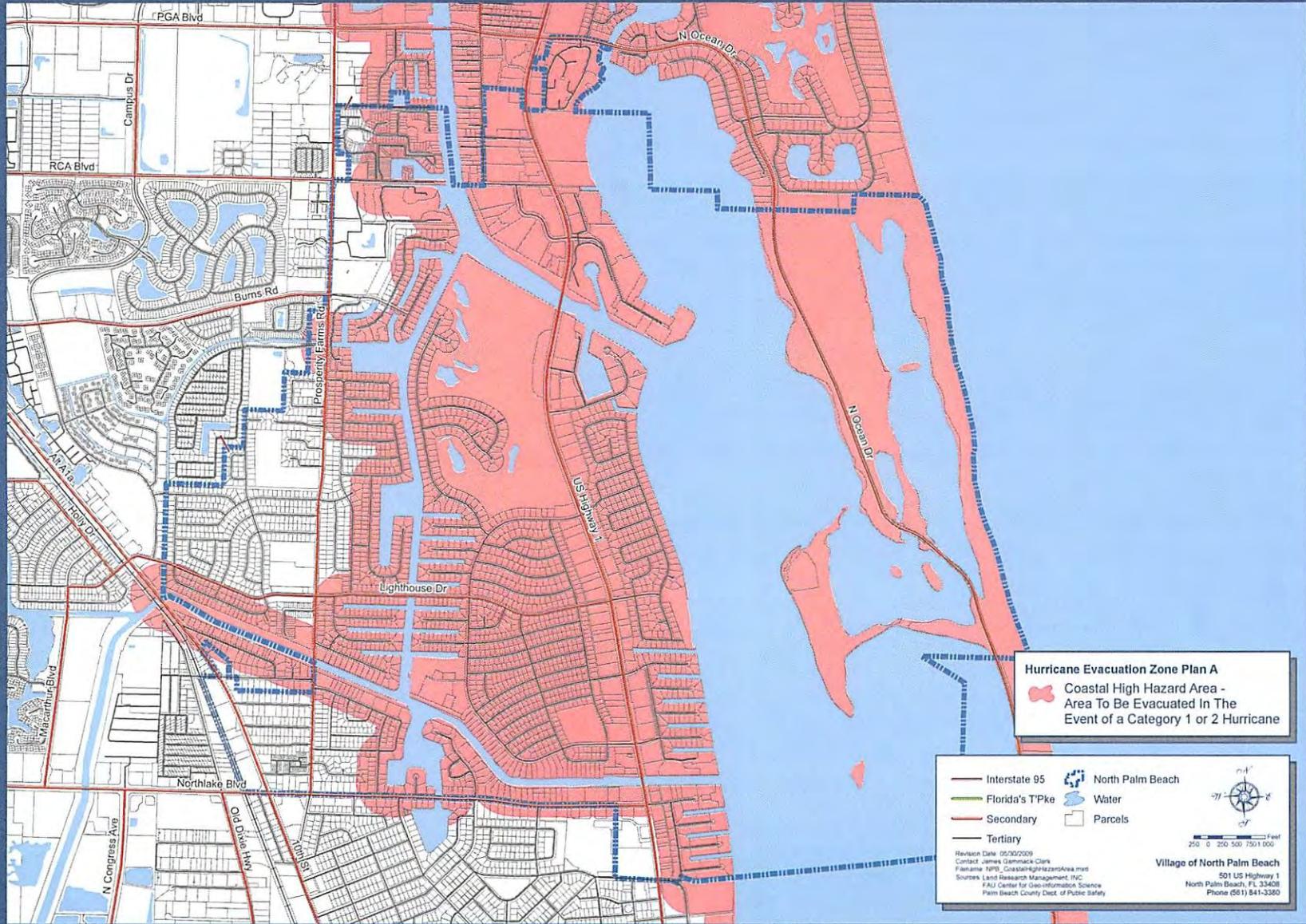
Notes:

1. 100 year flood boundary - Line separating A and B flood zones.
2. 500 year flood boundary - Line separating B and C flood zones.
3. Base flood elevation in North Palm Beach - Ranges from 7 to 8 NGVD.

Sources: Flood Insurance Rate Maps (FIRM) for the Village of North Palm Beach, 10/82; LRM, Inc., 6/99.



The Village of
North Palm Beach
Fig 3-7 Coastal High Hazard Area



4.0 TRANSPORTATION

4.1 INTRODUCTION

The Transportation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (j), Florida Statutes, establishes the Transportation element requirement and Chapter 9J-5. .019 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Transportation goal, objectives and policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 4 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR-Based Amendment Support Documentation dated 2009.

4.2 VILLAGE GOAL STATEMENT

A safe, convenient and efficient motorized and non-motorized transportation system shall be available to all residents and visitors to the Village.

4.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Existing roadway deficiencies will be corrected by implementing the following projects:

1. Parker Bridge repairs and rehabilitation (MPO #4212971 and 4124921);
2. Northlake Boulevard safety project (MPO #430151);
3. Resurfacing of U.S. Highway No. 1, from north of the Parker Bridge to SR 706 (MPO #4229641); and
4. Resurfacing of A-1-A and replacement of the Burnt Bridge (MPO #4190191, 4312971, 4229841, and 4202351).

All of the above improvements are scheduled for implementation by Palm Beach County in the FY 2010 - 2014 Five-Year Transportation Improvement Program.

Policy 1.1: Village roadways shall be functionally classified based upon the Florida Functional Highway Classification System, as follows:

- a. County Road A-1-A - Urban Collector
- b. Prosperity Farms Road - Urban Collector
- c. Lighthouse Drive – Urban Collector
- d. U.S. Highway 1 – Urban Minor Arterial
- e. Northlake Boulevard – Urban Minor Arterial

f. Alternate A-1-A – Urban Minor Arterial

Further, in order to maintain the residential character of the Village, Lighthouse Drive and all roadways not identified above shall be maintained as two-lane local roadways.

Policy 1.2: Consistent with the adopted Palm Beach County traffic performance standards, the Village shall maintain a peak hour Level-Of-Service (LOS) standard of "D" for all Arterial and Collector roadways within the corporate limits, consistent with Article 12, Chapter B of the Palm Beach County Unified Land Development Code (Ref: Table 4-1)- with these exceptions:

- Prosperity Farms Road between Northlake Boulevard and Burns Road, which is designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility (see Figure 4-5, Policies 1.3 and 1.4, and Table 11-1).
- Transportation concurrency exception area(s) that are designated in the comprehensive plans of the Village of North Palm Beach and Palm Beach County.

Policy 1.3: The Village of North Palm Beach finds the following is a constrained facility, and development orders shall be evaluated using the following specific level of service standards, instead of the general level of service standards listed in Policy 1.2.

- a. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service.

Policy 1.4: Before Prosperity Farms Road, between Northlake Boulevard and Burns Road may be constructed as a 4 or 5 lane facility:

- a. The CRALLS volumes (Ref: Table 11-1) on this segment shall be reached; and
- b. The parallel segment of Alternate A1A shall be a 6-lane facility and shall operate below its adopted level-of-service; or
- c. The parallel segment of U.S. Highway No. 1 shall operate below its adopted level-of-service.

Policy 1.5: The Village shall annually evaluate the need for roadway improvements to: (1) maintain level-of-service standards; and (2) to implement measures to reduce accident frequency.

OBJECTIVE 2: Projected transportation system needs through the year 2014 will be met by implementing the following projects (Reserved for future transportation system improvements, as needed):

1. Reserved.

Further, the Village shall maintain its annual program of resurfacing local streets.

Policy 2.1: The Village shall enforce traffic performance standards by incorporating level-of-service (LOS) standards within the North Palm Beach Land Development Regulations consistent with Policy 5.2 of the Capital Improvements element.

Policy 2.2: The Village shall review all proposed development for consistency with Policy 2.1 and coordinate with the agencies responsible for implementing road improvements to assure that roadways are in compliance with the LOS standards.

Policy 2.3: The Village shall request that Palm Beach County evaluate the effects of the improvements to SR A1A (Alt.) on traffic volumes on Prosperity Farms Road prior to the time that the conditions of Policy 1.4 are met.

OBJECTIVE 3: The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.

Policy 3.1: Village regulations shall be maintained that prohibit on-street parking on all arterial and collector roads.

Policy 3.2: During the land development approval process, the Village shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

OBJECTIVE 4: The Village shall continue to provide an energy efficient, multi-modal transportation system that is efficiently managed and which circulates traffic safely and conveniently and which separates motorized and non-motorized transportation modes.

Policy 4.1: The Village Public Safety Department shall prepare accident frequency reports for all collector and arterial roads periodically, and on an “as needed” basis. Based upon the results, the Village shall consider the need for additional road improvements or traffic control devices to reduce the frequency of accidents.

Policy 4.2: The Village shall support and coordinate with Palm Beach County to reduce greenhouse gas emissions by promoting alternative modes of transportation.

Policy 4.3: Village Land Development Regulations shall require that, as development occurs, sidewalks be constructed along all publicly maintained roads. Further, the construction of sidewalks shall be the responsibility of the developer.

Policy 4.4: The Village shall coordinate transportation demand strategies with land use strategies by requiring that facilities for bicycles and pedestrians are provided for in future development and redevelopment proposals and these requirements be made a part of the site plan review process.

Policy 4.5: The Village shall work with the MPO toward reducing per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through municipal representation on the MPO and providing for Tri-Rail, alternative fuels, ride sharing, alternative work hour programs, public transit, parking management and other transportation control measures that are being continually developed as part of a Countywide effort.

Policy 4.6: The Village shall consider intermodal terminals and access to intermodal

facilities, where applicable, in its assessment of future transportation needs.

Policy 4.7: Support Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ride sharing and other innovative transportation system management activities that are implemented by the appropriate agencies within Palm Beach County.

Policy 4.8: The Village shall strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution by cooperating with Palm Beach County in developing improved transit alternatives.

Policy 4.9: The Village shall ensure that new developments and redevelopment along major transportation corridors are transit-ready.

OBJECTIVE 5: Transportation planning will be coordinated with the FDOT Five-Year Transportation Plan, transportation plans of the Palm Beach County MPO, and Palm Tran, and comprehensive plans of neighboring jurisdictions.

Policy 5.1: The Village Public Services Department shall review future updates of the FDOT Five-Year Transportation Plan and coordinate with the Palm Beach County Metropolitan Planning Organization and Palm Tran in order to update or modify this element, if necessary.

Policy 5.2: The Village shall continue to review for compatibility with this element, the traffic circulation plans and programs for of the County and neighboring municipalities as they become available.

OBJECTIVE 6: The Village shall preserve all currently designated rights-of-way (i.e. federal, state, county and municipal) within the Village by requiring all yard setbacks to commence from said rights-of-way lines.

Policy 6.1: The Village Land Development Regulations shall contain language (i.e. setback requirements and dedications) oriented to preserving currently designated rights-of-way.

OBJECTIVE 7: Continue current high level of roadway maintenance.

Policy 7.1: The Village shall annually program maintenance and repair efforts on local streets, as determined by the Public Services Department.

Policy 7.2: The Village will provide for emergency maintenance and repair funding, on an as-needed basis, in the annual budget process. Further, all potholes shall be repaired within 14 days of being identified.

Policy 7.3: The Village program of road maintenance and repair shall result in the resurfacing of all locally maintained streets as conditions warrant.

OBJECTIVE 8: Continue to insure adequate traffic circulation and access to new

developments by requiring adherence to Florida Department of Transportation design specifications.

Policy 8.1: The Village shall strictly enforce subdivision and zoning regulations, which currently provide for safe and convenient traffic flow, during the plan review and implementation process.

Policy 8.2: The Village shall discourage excessive curb cuts including the control of the connections and access points of driveways and roads to roadways on arterial and major collector streets by conforming to Florida Department of Transportation design specifications during the land development approval process.

OBJECTIVE 9: Maintain adequate public transportation systems for residents of North Palm Beach.

Policy 9.1: The Village shall, when an identified need exists, request that Palm Beach County Palm Tran review bus schedules and stops within the Village to determine the need for additional service, including the need for shuttle bus service to serve John D. MacArthur Beach State Park.

Policy 9.2: The Village supports the development of the Tri-County Rail System on a self-supporting basis.

Policy 9.3: Encourage development activities which promote public transportation, within developing areas, as well as in redevelopment areas.

Policy 9.4: Require building and site design guidelines that assure accessibility to existing and potential future public transit routes.

OBJECTIVE 10: Encourage the use and provision of mass transit facilities in Palm Beach County by supporting Palm Beach County's efforts established in the Transportation Element of their Comprehensive Plan by implementing the following policies:

Policy 10.1: The Village shall work with the County and support the efforts of the Metropolitan Planning Organization (MPO), through municipal representation on the MPO, to increase the efficient use of mass transit services in the County through: (1) The modification of existing routes, (2) increase of service in areas with a high propensity for transit use, and (3) increase in service to the coastal communities, including North Palm Beach.

Policy 10.2: The Village supports the County's effort, through municipal representation on the MPO, to declare guidelines by the year 2000 to improve design and functionality of transit stations/stops. Attention should be given to the relationship between the location of stations/stops and the character of the surrounding area, and how they promote use by pedestrians. Design should include transit user amenities, sidewalks, and bicycle paths that link activity nodes.

Policy 10.3: The Village shall support the efforts of the MPO to investigate the use of transit services to promote efficient development patterns by increasing service in the coastal communities, including North Palm Beach.

Policy 10.4: The Village shall support the County's effort to encourage additional Palm Tran bus routes to serve new development.

Policy 10.5: The Village shall support the efforts of the MPO to promote the use of rail modes in order to create a more efficient countywide transportation system.

Policy 10.6: The Village shall support efforts of FDOT, to the extent possible, in securing Federal, State and County funds for continued expansion of the South Florida Rail Corridor.

OBJECTIVE 11: Encourage Palm Beach County, through Palm Tran, to provide public paratransit services to eligible persons who qualify under the "Americans with Disabilities Act" (ADA).

Policy 11.1: The Village shall support efforts of Palm Tran to maintain an adequate fleet of sedans, vans, and min-buses for individuals who qualify for ADA paratransit.

OBJECTIVE 12: Support the coordination responsibilities of the MPO regarding the provision of services to transportation disadvantaged persons pursuant to Chapter 427, Florida Statutes.

Policy 12.1: Support the programs of the MPO to provide service to qualified individuals, including the coordination of provider organizations, and management of transportation system operators.

Policy 12.2: Support the MPO, designated Community Transportation Coordinator, in its efforts to integrate the use of public school transportation with public fixed route or fixed schedule transit service in order to better meet the needs of the transportation disadvantaged.

Policy 12.3: Encourage Palm Beach County, through the MPO, to coordinate with the School Board to assist in providing vehicles for the transportation disadvantaged, provided that vehicles are not being used to transport students (per Chapter 427, Florida Statutes).

OBJECTIVE 13: The Village shall promote the increased use of the bicycles and walking as viable alternate means of transportation.

Policy 13.1: The need for bikeways shall be given full consideration in the planning of Village transportation facilities, including site plan review of development activities.

Policy 13.2: The Village shall determine the need for additional pedestrian and bicycle linkages between residential and non-residential land uses, as part of its annual capital improvements programming activities.

Policy 13.3: The Village shall require that the design of mixed use developments, per Special Policy 5.2 of the Future Land Use element, to be of a pedestrian scale and design by incorporating transit stops and bicycle and sidewalk connections.

Policy 13.4: The Village shall require all new mixed-use development, per Special Policy 5.2 of the Future Land Use element, or redevelopment proposals to include the consideration of interconnection to adjacent uses.

Policy 13.5: The Village shall review the recommendations of the MPO's Long Range Bicycle Facilities Concept Plan and implement appropriate recommendations as alternative means of transportation.

Policy 13.6: The Village shall work toward increased mobility by providing for bicycle paths where appropriate, and sidewalks in new development and redevelopment areas.

Policy 13.7: Pending a determination of need by Palm Tran, redevelopment proposals shall provide for public transit access. Further, such proposals, when feasible, shall provide for connectivity among developments, and additional opportunities for pedestrian and bicycle access from adjacent residential neighborhoods.

OBJECTIVE 14: The Village shall coordinate plans and programs with land use and transportation planning entities in adjacent jurisdictions on a continuing basis.

Policy 14.1: The Village shall continue to participate and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) and the Mutli-Jurisdictional Issues Forum, to implement the goal, objective and policies of the Village's Transportation element.

Policy 14.2: To ensure the availability of adequate regional transportation facilities, the Village's development activities shall be coordinated with adjacent local governments.

Policy 14.3: The Village shall continue to coordinate with FDOT, MPO, DCA, Treasure Coast Regional Planning Council, and the Governor's Commission for a Sustainable South Florida, and other municipalities to promote sustainable transportation principles within Palm Beach County.

4.4 FUTURE TRANSPORTATION MAP SERIES

The Village Future Road System Map is displayed on Figure 4-1. The public transit system, consisting of designated bus routes, and bus stops, is illustrated on Figure 4-2. Designated Palm Beach County Bikeway Corridors are illustrated on Figure 4-3. Designated local and regional transportation facilities within the Village critical to the evacuation of coastal population prior to an impending natural disaster are illustrated on Figure 4-4. The Prosperity Farms Road CRALLS designation is illustrated on Figure 4-5. The following are not currently located within the Village, nor are they planned:

1. Limited and controlled access facilities;

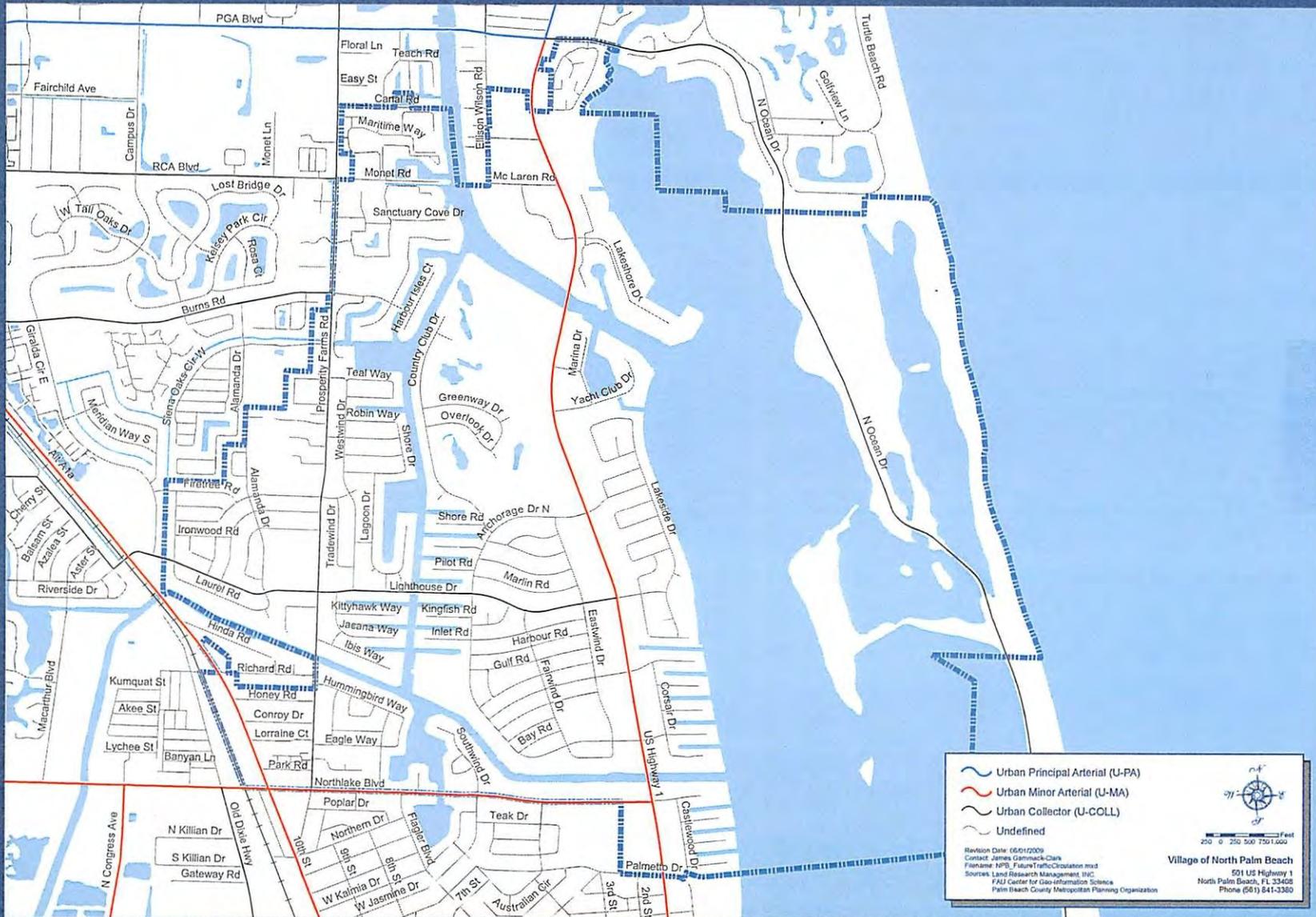
2. Parking facilities that are required to achieve mobility goals;
3. Public Transit rights-of-way, or exclusive public transit corridors;
4. Transportation concurrency management areas, pursuant to Chapter 9J-5
5. Transportation concurrency exception areas, pursuant to Chapter 9J-5
6. Port Facilities;
7. Airport facilities, including clear zones, and obstructions; and
8. Intermodal terminals.

**TABLE 4-1
VILLAGE OF NORTH PALM BEACH
GENERALIZED LEVEL OF SERVICE (LOS) D MAXIMUM VOLUMES (trips)**

Lanes/Type	ADT	Peak-Hour 2-Way	Peak Season, Peak-hour, Peak Direction	
			Class 1	Class 11
2/undivided	12,300	1,170	690	650
2/one-way	19,600	1,870	2,230	2,050
3/two-way	15,400	1,460	860	810
3/one-way	29,500	2,810	3,350	3,080
4/undivided	24,500	2,330	1,400	1,280
4/divided	32,700	3,110	1,860	1,710
5/two-way	32,700	3,110	1,860	1,710
6/Divided	49,200	4,680	2,790	2,570

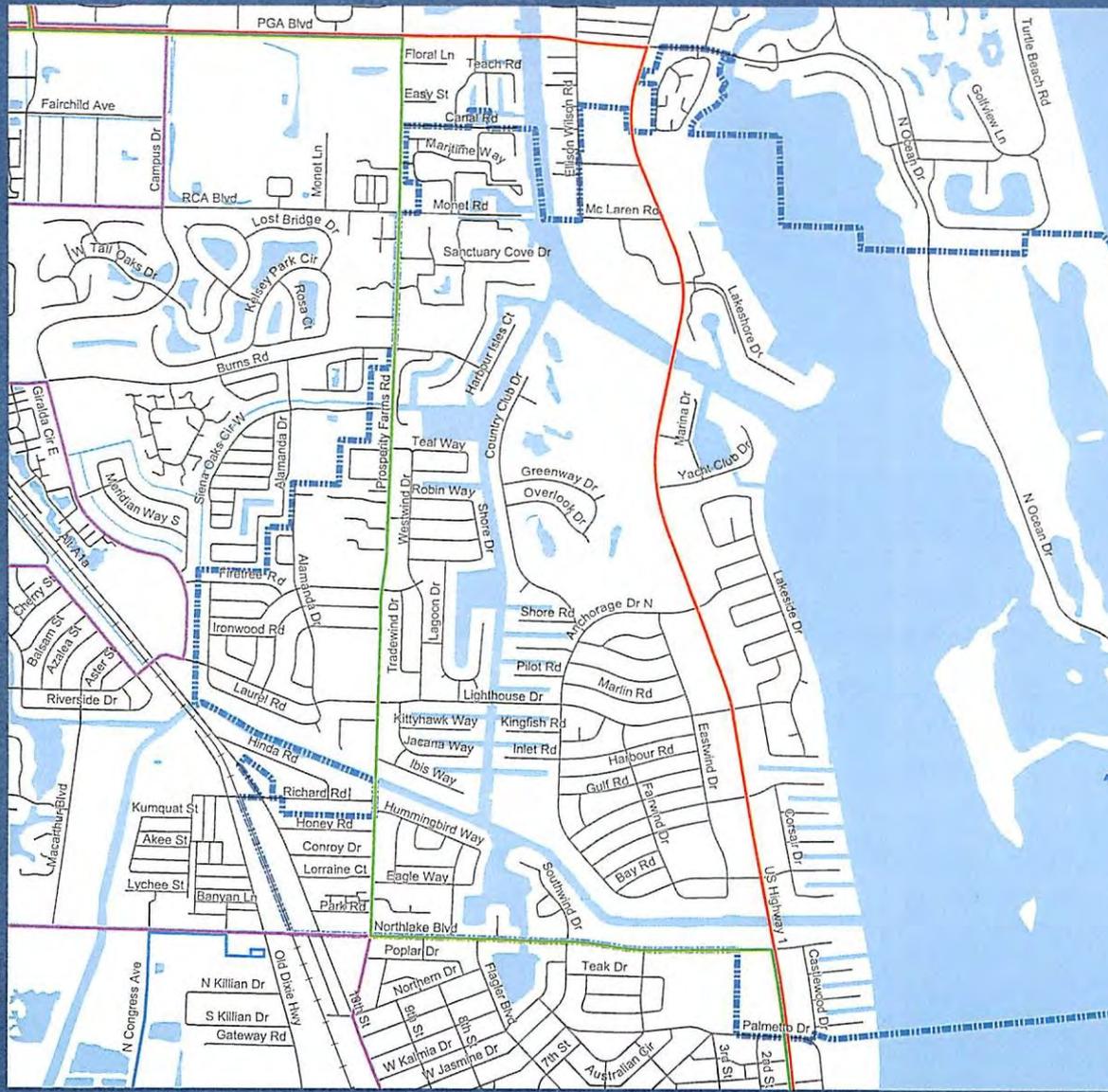
Source: Table 12.B.2.C-1 1A – Link Service Volumes, Palm Beach County ULDC.

The Village of
North Palm Beach
Fig 4-1 Future Traffic Circulation



The Village of North Palm Beach

Fig. 4-2 Public Transit System



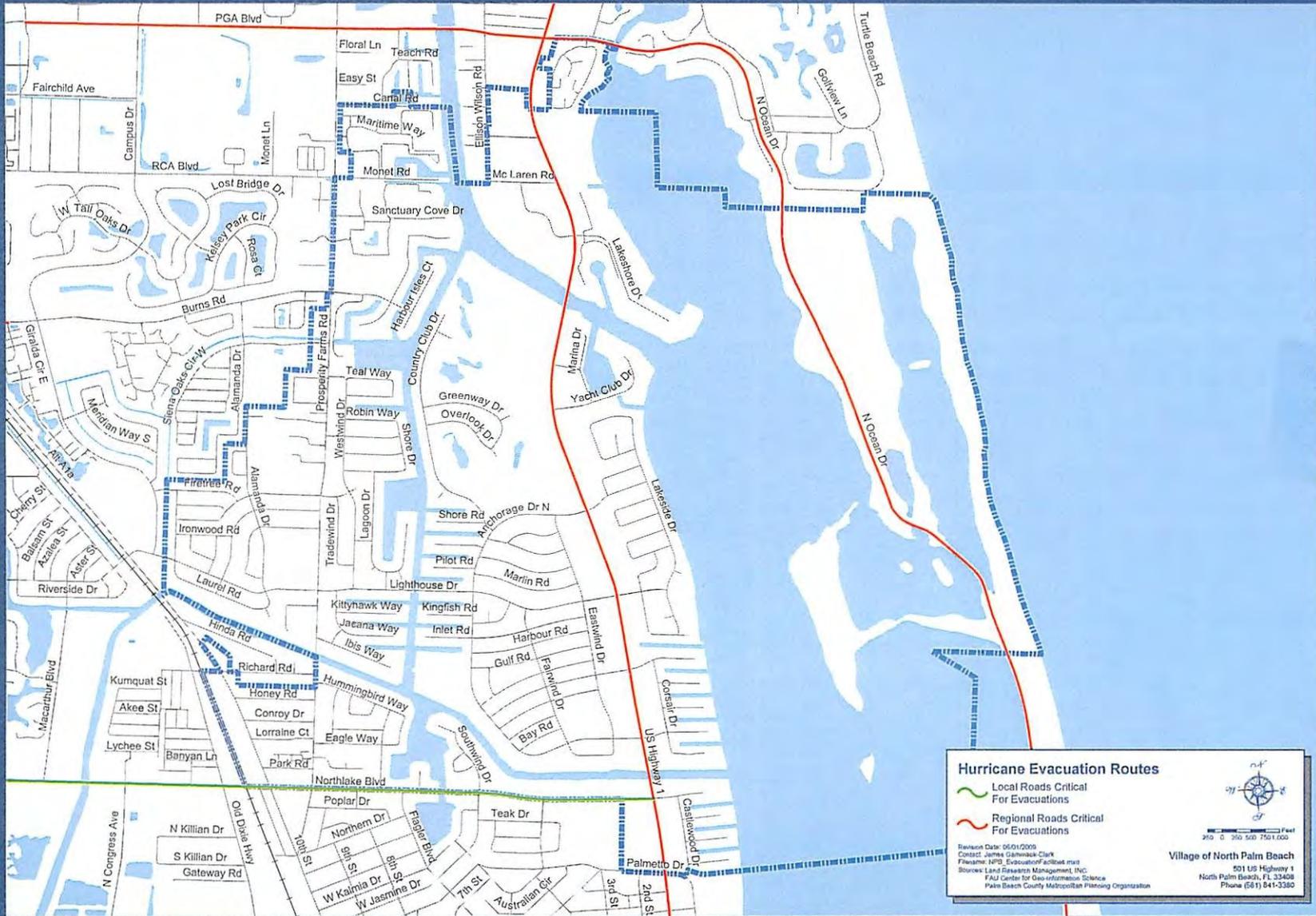
	1 - Palm Beach Gardens to Boca Raton via US 1		21 - Gardens Mall to St. Marys Hospital via US 1
	20 - Gardens Mall to St. Marys Hospital		33 - Lake Park to West Palm Beach via Australian Ave

Revision Date: 06/01/2009
 Contact: James Gammack-Clark
 File Name: NPB_PublicTransitSystem.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science
 Palm, Inc.

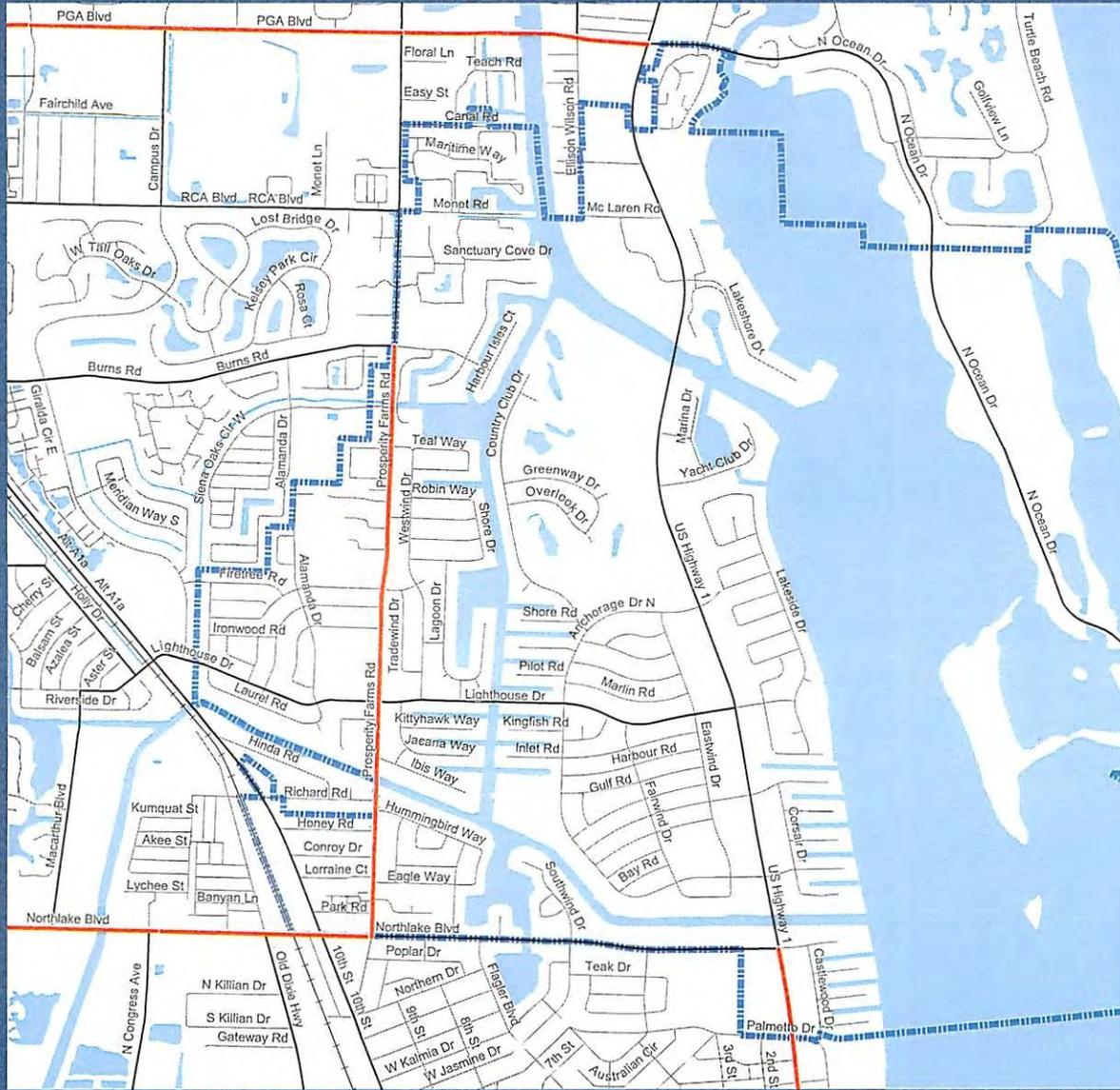
Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3300

The Village of North Palm Beach

Fig 4-4 Evacuation Facilities



The Village of
North Palm Beach
Fig 4-5 CRALLS



**Constrained Roadways
 At Lower Level of Service
 (CRALLS)**

For Details Refer To Transportation Element
 Policies 1.3 and 1.4

Revision Date: 06/01/2009
 Contact: James Garwood Clark
 Title: Village CRALLS Director
 Sources: Land Research Management, Inc.
 FAU Center for Geoinformation Science
 Palm Beach County Metropolitan Planning Organization

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-2300

5.0 HOUSING

5.1 INTRODUCTION

The Housing element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the HOUSING element requirement and Chapter 9J-5.010 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Housing Goal, Objectives and Policies is presented in Chapter 5 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR-Based Amendment Support Documentation dated 2009.

5.2 VILLAGE GOAL STATEMENT

Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the FUTURE LAND USE Maps Series; and (2) the current residential character of the Village and individual Planning Areas. Further, ensure that character of new housing stock remains consistent with that currently in evidence while accommodating the needs of projected population levels.

5.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Conserve existing standard condition housing stock and residential neighborhoods by assuring that substandard housing conditions are prevented.

Policy 1.1: Adopt, and maintain, minimum housing regulations that shall contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan and which, at a minimum:

- a. Require all new development or redevelopment to be served by central sanitary sewer, and water supply within the urban service area, and heating and cooking and garbage disposal facilities throughout the Village;
- b. Establish minimum requirements for light and ventilation;
- c. Establish minimum requirements for electrical systems;
- d. Establish general requirements for the exterior and interior of structures; and
- e. Establish minimum dwelling space and sanitary requirements.

Policy 1.2: Adopt, and maintain, administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:

- a. Designate a Village housing official;
- b. Establish the following definitions of housing condition:
 - Standard Condition - A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the Standard Housing Code, 1985 1997 Edition.
 - Substandard Condition - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the Standard Housing Code, 1997 edition, as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at less than 50% of the total value of the structure.
 - In Need of Replacement - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the Standard Housing Code, 1997 Edition, as determined by the Housing Official, where costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.
- c. Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary.

OBJECTIVE 2: Code enforcement activities shall be maintained through annual windshield inspections by the Public Services Department, oriented to conserving 100% of the current "Standard Condition" housing stock. However, if the identification of residential structures in need of rehabilitation or demolition as a result of an unforeseen disaster (e.g. fire, hurricane, etc.) is necessary, the definitions of "Standard", "Substandard" and "In Need of Repair" (Ref: Policy 1.2) shall be used as the basis for defining rehabilitation or demolition needs. Further, the designation of historical housing shall be used as a method to conserve housing stock.

Policy 2.1: Assist any efforts on the part of Village residents to upgrade neighborhood housing conditions by providing Code Enforcement assistance.

Policy 2.2: Review and amend, when necessary, the Village Housing Code to incorporate updated criteria oriented to: (1) conserving existing housing stock; and (2) establishing principles to guide rehabilitation and demolition activities.

Policy 2.3: At the time of each required Comprehensive Plan update, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.

OBJECTIVE 3: Adequate and affordable housing, consistent with the current character of the Village, shall be provided for the existing population and anticipated population growth, including housing to accommodate any defined specialized needs of low and moderate income, workforce (as annually defined by Palm Beach County), elderly or handicapped or displaced residents. Also, provisions shall be made for foster care housing and mobile homes.

Policy 3.1: Support residential beautification which is in conformance with the Village Appearance Plan by annually providing native plant materials, at reduced cost, to Village residents.

Policy 3.2: Require housing construction that is compatible with natural resources and service capabilities as defined in the Transportation and Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge elements and which does not adversely impact environmental features by implementing Objectives 1, 3, 4 and 5; Future Land Use element and Objectives 3 and 5; Capital Improvements element.

Policy 3.3: Require developers to coordinate with the Village, through implementation of North Palm Beach Land Development Regulations, during the design and completion of residential developments to assure that the Village and Planning Area characteristics are maintained, and defined special housing needs (i.e. determined at the time of required Comprehensive Plan updates) are accommodated.

Policy 3.4: Provide innovative housing alternatives congregate living, zero-lot line development, oriented to facilitating reduced housing costs.

Policy 3.5: Allow for a broad range of housing densities and types in residential environments consistent with the Future Land Use Map Series, and Future Land Use element.

Policy 3.6: Require that standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement by maintaining such a requirement within Village Land Development Regulations

Policy 3.7: Maintain provisions in the Village Zoning Code to permit mobile home park development with the C-1 Zoning District. Further, continue to allow the placement of individual mobile homes within single-family and multiple-family residential districts provided that: (1) mobile homes must comply with all Village building, construction,

design and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any Council, Board or staff reviews as provided in the Village Code of Ordinances.

Policy 3.8: Adopt and maintain an adult congregate facilities ordinance oriented to meeting the needs of elderly or handicapped Village residents.

Policy 3.9: Maintain land development regulations and permit review processes related thereto for the purpose of eliminating excessive requirements and supplementing existing requirements in order to increase private sector participation in meeting defined housing needs.

Policy 3.10: The designation of sites for mobile home placement shall be considered at the time of any annexation action. However, placement of mobile homes within the coastal high hazard area shall be discouraged.

Policy 3.11: Due to high land values, and the lack of vacant land, it is not feasible to construct very-low income housing within the Village. Low and moderate income housing efforts shall be oriented toward the maintenance of existing family and elderly occupied units in standard condition. Further, the Village shall support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) to develop an Interlocal Agreement whereby coastal municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue within two years from the date of this policy.

Policy 3.12: Mixed-use developments shall be encouraged to contain alternative living accommodations such as lofts, second story apartments and live-work arrangements to facilitate the supply of workforce housing.

Policy 3.13: Density bonuses within mixed-use projects shall be considered by the Village, consistent with Policy 1B.2 of the Future Land Use Element.

Policy 3.14: Future density increases allowed by the Village, through the Future Land Use Map amendment process shall include a workforce housing allocation consistent with alternatives (a) and (b) of Policy 1B.2 of the Future Land Use Element.

OBJECTIVE 4: Provision shall be made for the location of daycare and group home facilities licensed by the Florida Department of Health and Rehabilitative Services in a manner consistent with the character of existing neighborhoods, and state law.

Policy 4.1: The Village shall continue to permit different classes of group home facilities that foster non-discrimination and encourage the development of community alternatives to institutionalization, as required by state law, ~~are permitted~~ in appropriate residential neighborhoods, and that no appropriate residential neighborhoods are closed to such facilities.

Policy 4.2: The building official shall monitor the development and distribution of daycare facilities and group homes to insure that adequate sites and infrastructures are provided and that over-concentration (i.e. to be defined by implementing Policy 4.1) in any residential area is avoided.

Policy 4.3: “Foster Care Facility” and “Group Home Facility” shall be defined as a residential unit, otherwise meeting the requirements of the Village Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

Policy 4.4: The total number of residents within a foster care or group home facility, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens and utility rooms.

Policy 4.5: The Village shall permit Daycare facilities, for up to five persons, within single-family residential areas as required by Florida Statutes, Chapter 402.302(5).

OBJECTIVE 5: The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Village residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Comprehensive Plan update.

Policy 5.1: A determination shall be made by the Village at the time of each required Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 3. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.

Policy 5.2: Provide information, technical assistance, and incentives (Ref: Policy 3.4) to the private sector to maintain a housing production capacity sufficient to meet projected needs.

Objective 6: The Village shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 6.1: The Village shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy 6.2: The Village shall educate residents on home energy reduction strategies.

Policy 6.3: The Village shall not prohibit the appropriate placement of photovoltaic panels.

Policy 6.4: The Village shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

6.0 SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE (INFRASTRUCTURE)

6.1 INTRODUCTION

The Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge (Infrastructure) element is required to be included within the Comprehensive Plan per requirements of State Planning law and rule criteria. Specifically, Chapter 163.3177(6)(c), and Florida Statutes, establishes the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element requirement and Chapter 9J-5.011 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element Goal, Objectives and Policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 6 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated October, 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

6.2 VILLAGE GOAL STATEMENTS

Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Village; (2) protect public and private investments; (3) promote orderly, compact urban growth; and (4) assure the health, safety and welfare of Village residents.

6.2.1: Sanitary Sewer: Adequate sanitary sewer facilities shall be available to all residential and non-residential land uses in the Village.

6.2.2: Solid Waste: Adequate solid waste collection and disposal services and facilities shall be available to all residential and non-residential land uses in the Village.

6.2.3: Stormwater Management: Adequate Village-wide drainage and stormwater management facilities shall be available to all residential and non-residential land uses.

6.2.4: Potable Water: Adequate potable water supply facilities shall be available to all residential and non-residential land uses in the Village.

6.2.5: Natural Groundwater Aquifer Recharge: A safe and dependable supply of potable water shall be available to all residential and non-residential land uses in the Village.

6.2.6: Coordinate with Seacoast and Palm Beach County in the preparation of their Ten-Year Water Supply Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.

6.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Subsequent to the adoption of the Comprehensive Plan, the Village shall require, through the land development approval process that, as a condition of the issuance of any development order or permit, public facilities and services which meet adopted level-of-service standards are available or assured to be available concurrent with the impacts of development. The latest point in the application process for the determination of concurrency is prior to the approval of a development order or permit which contains a specific plan for development, and which contains densities and/or intensities of development.

Policy 1.1: Public facility level-of-service standards as displayed on Table 6-1 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development. However, potable water level-of-service (LOS) standards used for Water Supply Facilities Planning purposes shall be consistent with those used by Seacoast Utility Authority. Further, coordinate with Seacoast Utility Authority in developing appropriate residential and non-residential LOS categories should they become necessary to better project future water supply needs.

Policy 1.2: The Village Land Development Regulations shall continue to require that all development and/or redevelopment activities comply with concurrency criteria.

Policy 1.3: The Public Services Department shall, in cooperation with public utility service providers, maintain procedures to update facility demand and capacity information, as development permits are issued.

Policy 1.4: Village Land Development Regulations shall prohibit the installation of additional septic tank systems within the Village. Further, all new developments within the Urban Service Area shall be served by the central wastewater and potable water systems. The provisions of water and wastewater services within Planning Area 1 shall be governed by Policy 6.2 of the Capital Improvements Element.

Policy 1.5: Village Land Development regulations shall prohibit the installation of individual potable water or irrigation wells in Planning Area 5, west of Northlake, and Planning Area 7, south of Lighthouse Drive, due to proximity to the Zone 4 contour (Ref: Figure_3-9, FUTURE LAND USE element).

**TABLE 6-1
NORTH PALM BEACH UTILITIES
LEVEL-OF-SERVICE (LOS) STANDARDS**

Facility	Level-Of-Service Standard
<u>Sanitary Sewer:</u> * (Urban Service Area Only)	<u>Average Day Generation</u>
	Residential - 66 gallons/capita/day Nonresidential - 1,060 gallons/acre/day
	<u>Maximum Day Generation</u>
	Residential - 104 gallons/capita/day Nonresidential - 1,721 gallons/acre/day
	<u>Average Day Generation</u>
	Residential - 99 gallons/capita/day Nonresidential - 1,874 gallons/capita/day
<u>Potable Water:</u> * (Urban Service Area Only)	<u>Maximum Day Generation</u>
	Residential - 147 gallons/capita/day Nonresidential - 2,782 gallons/acre/day
	<u>Storage Capacity</u>
	Av. Daily Flow x 0.5

* - The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast Utility Authority by Developer's Agreement.

TABLE 6-1 (Continued)

Facility	Level-Of-Service Standard
<u>Solid Waste:</u>	<u>Average Generation Rate</u>
	<u>Residential:</u>
	Single-Family - 0.926 tons/capita/yr. Multiple-Family - 0.58tons/capita/yr.
	<u>Non-Residential:</u> 6.0 tons/acre/year
<u>Drainage:</u>	<u>Design Storm</u>
(Interim LOS: Ref: Policy 2.1)	3-Year frequency, 24 hour duration (one-day); Rainfall intensity curve, as established by the South Florida Water Mg. Dist.
<u>Groundwater Recharge</u>	<u>Impervious Area</u>
	<u>Residential</u>
	Single-family - Main bldg. first floor area shall not exceed 40% of the total lot area.
	Multiple-family - Main bldg. first floor area shall not exceed 35% of the total site area.
	Non-residential_ Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.

OBJECTIVE 2: The Village shall maintain a five-year schedule of capital improvements needs, to be updated annually, in conformance with the Capital Improvements element. Capital improvements needs are defined as: (1) Those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy 2.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Programming and financing of system improvements shall be the responsibility of Seacoast Utilities Authority.

Solid Waste - No existing deficiencies identified.

Stormwater Management - Maintain a program of annual inspections, on a Drainage Basin basis, as a means of monitoring the efficiency of the system. Assess the results of the annual program each five years to determine whether or not corrective action is needed.

Potable Water Programming and financing of system improvements shall be the responsibility of Seacoast Utilities Authority.

Groundwater Recharge - No existing deficiencies identified.

Policy 2.2: A Capital Improvements Coordinating Committee headed by the Village Manager, shall be maintained for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of needs.

Policy 2.3: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One - Whether the project is needed to: (a) protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services; and (b) to preserve or achieve full use or efficiency of existing facilities.

Level Two - Whether the project: (a) prevents or reduces future improvement costs; or (b) provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three - Whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

OBJECTIVE 3: The Village of North Palm Beach shall continue to provide solid waste collection and drainage services at current levels-of-service to meet existing and projected future demands.

Policy 3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain the current level of collection service for the residents of the Village.
2. Annually review the need for a contractual agreement for the collection of wastes from commercial establishments presently provided by private haulers in order to assure uninterrupted service and the maintenance of sanitary conditions.
3. Periodically, enlist the Solid Waste Authority of Palm Beach County to analyze the efficiency of collection routes in the North Palm Beach area.
4. Maintain a public information service in order to keep the citizens of the Village aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.
5. Through an annual review, associated with the yearly budget process, maintain a collection system that best serves the residents of North Palm Beach.
6. Maintain regulations which ~~should~~ address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.
7. Maintain an annual service program of all vehicles and equipment used in the collection service in order to minimize breakdown which may result in interruptions to service schedules.

Policy 3.2: The basic drainage policy shall consist of the following Village responsibilities:

1. Continue annual, routine maintenance of catch basins and conduits.
2. Maintain design criteria within the subdivision ordinance to regulate swale plantings so that their design and function is not compromised.
3. Continue solid trash removal from dead end waterways.

4. Continue regulation of maintenance dredging of waterways through permitting processes.

5. Encourage appropriate land use activities in flood prone areas by implementing the Flood Protection Ordinance.

6. Protect the environmentally sensitive areas defined on Figure 3-13A, Future Land Use element, by limiting post-development runoff rates for stormwater exiting the area to pre-development levels.

7. Continue to require the use of the following water quality Best Management Practices (BMPs): Grass swales; vegetative cover; diversion/retention; erosion control; on-site retention; and catch basin cleaning.

8. Maintain regulations within the Village Land Development regulations to require use of such techniques as vegetation, mulches and berms for the control of pollutants from construction sites.

9. Maintain regulations within the Village Land Development regulations to require: (1) Maintenance of flood protection levels provided by natural drainage features; and (2) implementation of Chapter 17-25 (Regulation of Stormwater Discharge), Florida Administrative Code.

10. Within the 5-year planning period the Village shall endeavor to maintain current pollutant levels at all outfalls within its jurisdiction as part of the "Wet Weather" sampling program regulations of the NPDES stormwater permitting process.

11. Within the 5-year planning period the Village shall endeavor to maintain levels of pollutants at all dry weather sampling areas (i.e. areas with three days of no rain) as part of its "Dry Weather" sampling program regulations of the NPDES stormwater permitting process.

12. The Village shall establish water quality standards consistent with the timing of NPDES permit program requirements.

OBJECTIVE 4: The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services to the Village of North Palm Beach to meet existing and projected future demands.

Policy 4.1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy 4.2: Annually, in conjunction with the yearly budget process, evaluate the Village's resource recovery program (i.e. paper collection) to determine whether expansion of the program is economically feasible.

Policy 4.3: Encourage the community to become involved in a local resource recovery program by providing information for this cause.

Policy 4.4: The Palm Beach County Solid Waste Authority shall be responsible for financing needed transfer and disposal facilities to serve the Village.

OBJECTIVE 5: Seacoast Utilities Authority shall continue to own, operate and maintain sanitary sewer and potable water facilities to meet existing demands and coordinate and administer the extension of, or increase in, the capacity of facilities to meet future needs within the Village of North Palm Beach.

Policy 5.1: The Village shall assure continued service for the residents of the Village by requiring property owners to execute a Developer's Agreement with Seacoast Utilities Authority prior to issuing a Development Order.

Policy 5.2: Annually monitor rate structures by participating on the Authority Governing Board, so that the lowest possible cost results to Village users.

Policy 5.3: The Village shall maintain a high level of coordination with the Authority, by participating upon its Governing Board, as regards the provision, maintenance and operation of the sanitary sewer and potable water supply systems including the programming and financing of capital improvements.

Policy 5.4: The use of existing properly constructed and functioning septic tank systems within the Village is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment based upon the application of state water quality standards (i.e. Chapter 62-302, F.A.C. for surface water, Chapter 62-520, F.A.C. for groundwater, and Chapter 100-6, F.A.C. for bathing places), and that public health standards are compromised, septic tank systems causing or contributing to the situation shall be repaired or replaced.

Policy 5.5: When central sanitary sewer service becomes available to currently unsewered areas, and existing septic tank systems fail to meet state water quality standards and/or endanger the public health, connection to the central system shall be required.

Policy 5.6: The Village of North Palm Beach hereby adopts the 2015 – 2025 Ten Year Water Supply Plan Update (Work Plan) dated July 2015 for a planning period of ten years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan at least each five years after the Governing Board of the South Florida Water Management District approves an updated regional water supply plan. Any changes affecting the Village's Work Plan shall be included in an update to Capital Improvements Element of the North Palm Beach Comprehensive Plan to ensure consistency with the Work Plan.

OBJECTIVE 6: Village stormwater drainage regulations, incorporated within the Subdivision Regulations Ordinance, shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy 6.1: Limit post-development runoff rates and volumes to pre-development conditions consistent with Chapter 40-E, Florida Administrative Code and preserve existing natural drainage features.

Policy 6.2–Village Land Development Regulations shall require the protection and preservation of water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation.

OBJECTIVE 7: The Village shall continue to actively participate in potable water conservation programs both on an ongoing and an emergency basis.

Policy 7.1: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2: Xeriscape Landscaping practices shall maintained within the Village Land Development Regulations as a means of minimizing future irrigation water needs.

Policy 7.3: By implementing the Plumbing Code, the Village shall require the use of low volume fixtures.

Policy 7.4: As a means of conserving potable water resources, the Village shall continue to use surface water from the C-18 canal to irrigate the following areas: Parks and recreational areas; municipal areas; median strips along U.S. Highway No. 1 and Northlake Boulevard; and the North Palm Beach Country Club.

7.0 COASTAL MANAGEMENT

7.1 INTRODUCTION

The Coastal Management element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Coastal Management element requirement and Chapter 9J-5.012, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the Coastal Management goal, objectives and policies is presented in Chapter 7 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

7.2 VILLAGE GOAL STATEMENT

Protect, conserve and enhance coastal resources while providing for water-dependent land uses in a manner consistent with the general health, safety and welfare of Village residents and visitors.

7.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Maintain or improve the environmental integrity of existing wetlands, marine habitats and coastal resources, including historical sites.

Policy 1.1: By implementing Special Policy 5.4 of the Future Land Use element, prohibit development in the coastal area that will adversely impact existing marine habitats and resources.

Policy 1.2: All planned improvements to John D. MacArthur Beach State Park shall be reviewed by the Village for consistency with the Village Goal Statement and Objectives 4, 6 and 7 of this element.

Policy 1.3: Adhere to the Palm Beach Countywide Manatee Protection Ordinance, including signage.

Policy 1.4: Historic sites in the Coastal Area shall be protected by implementing Policy 1.1 of the Future Land Use element.

Policy 1.5: The Village marina siting, and regulatory policy shall consist of the following:

1. Commercial marinas, including their accessory uses, such as wet and dry boat storage facilities, gasoline supplies, and minor repair facilities that are incidental to wet boat storage shall be located in areas with a commercial future land use designation, per the Future Land Use Map Series, and a commercial zoning designation.

2. Commercial marinas shall be located with directly adjacent to one of the following water bodies: Lake Worth; Intracoastal Waterway; C-17 Canal (Earman River); or North Lake.

3. Major repair facilities involving large boats, or businesses performing engine overhaul shall be prohibited.

4. All new marinas, and major improvements to existing marinas shall provide sewage pump out service to boats seven meters in length, or more.

5. An application for approval of a new marina shall include an environmental assessment consistent with the current requirements of Section 36-38.1 of the Village Code, including and assessment of water depth, water quality impacts, and needed mitigation actions.

6. An application for approval of a new marina shall include a hurricane contingency plan.

OBJECTIVE 2: Maintain or improve estuarine environmental quality.

Policy 2.1: The Village shall ensure that marinas are sited to minimize impacts upon coastal and estuarine resources by coordinating with Palm Beach County in the development of a marina siting ordinance and by amending land development regulations to assure consistency with regional policies related thereto.

Policy 2.2: Require the use of urban Best Management Practices (BMP's) to reduce non-point source pollutant loadings to estuarine waters via the Village's stormwater drainage system.

Policy 2.3: Any discharge to the stormwater system containing any sewage, industrial waste, or other waste materials, or containing any materials in violation of federal, state, county, or municipal rules, regulations, orders or permits, is prohibited.

Policy 2.4: Continue to review the results of the Lake Worth Lagoon Study and any future studies to determine the need for Comprehensive Plan amendments by the Village to further protect marine resources and/or improve water quality.

OBJECTIVE 3: The Village shall retain water-dependent recreational land uses which are accessible to the public.

Policy 3.1: The Village shall continue to support the State's efforts to increase public use of, and access to the John D. MacArthur Beach State Park facility in Planning Area 1.

Policy 3.2: The Village shall continue to provide public access by maintaining the following facilities: Anchorage Marina (active boating facility); and Lakeside Park (passive recreational facility).

Policy 3.3: Redevelopment proposals that include an existing water-dependent land use may be allowed, via the planned unit development or variance procedure, to exceed the maximum intensity standards listed in Policy 1.A.4 of the Future Land Use Element, provided that: (1) such redevelopment proposals are found by the Village to be compatible with neighboring land uses; (2) the water-dependent land use is retained and/or enhanced; and (3) public access is retained or provided.

OBJECTIVE 4: Protect beaches and dunes and minimize impacts of man-made structures while providing public access to the entirety of the beaches and shoreline areas in Planning Area 1.

Policy 4.1: Future development in Planning Area 1 shall consistent with the John D. MacArthur Beach State Park Master Plan.

Policy 4.2: Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities or negatively impact coastal natural resources.

Policy 4.3 Allow only native dune vegetation to be used in landscaping of dune systems in Planning Area 1 consistent with the criteria established in the John D. MacArthur State Park Master Plan.

Policy 4.4: Beach and dune alteration and construction shall be consistent with the John D. MacArthur State Park Master Plan.

OBJECTIVE 5: Maintain or reduce hurricane evacuation times by implementing the Future Land Use and Capital Improvements elements and increasing the data base regarding special needs populations and continuing to participate in the County Peacetime Emergency Plan.

Policy 5.1: The Village shall identify through notice in the Village newsletter and/or utility bills, residents who need special assistance during emergency evacuation and notify the appropriate civil and emergency management agencies of the same.

Policy 5.2: Provide constant input to the Emergency Management Center with respect to road conditions, accidents, flooding, and the status of evacuation activities, during hurricane evacuation periods through the Village Public Safety Department.

Policy 5.3: Urban development in Planning Area 1 shall be discouraged by implementing the "Conservation/Open Space" Land Use designation.

Policy 5.4: North Palm Beach shall continue to participate with Palm Beach County and other local municipalities in developing and executing an ongoing unified strategy (Local Mitigation Strategy) for reducing the Village's vulnerability to identified natural, technological and societal hazards.

OBJECTIVE 6: Regulate development and limit public expenditures that subsidize development in coastal high hazard areas, (i.e. The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as illustrated on Figure 3-7 of the Future Land Use Map Series).

Policy 6.1: The repair, relocation, or replacement of infrastructure within the coastal high hazard area shall be prioritized when State funding is needed as follows: (1) When the general health, safety and welfare of the community is directly impacted, the use of State funding shall be used for repair, or replacement of infrastructure; (2) When the general health, safety and welfare is not directly impacted, repair of infrastructure can be considered; and (3) relocation of infrastructure shall be given the lowest of priority.

Policy 6.2: As part of this Comprehensive Plan, the Village shall designate Planning Area 1 as a "non-service area" (Ref: Objective 6, Capital Improvements element).

Policy 6.3: A development shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flooding or other inundation. In order to determine potential danger from flooding, or other inundation in the coastal high hazard area, the Village Public Services Department may require the submittal of a Flood Hazard Report, pursuant to Section 36-11(24) of the Village Code, prior to issuing a development order.

Policy 6.4: The Village shall discourage expenditure of public funds in the coastal high hazard area, unless funds are to be used to upgrade existing facilities or infrastructure, or to replace damaged infrastructure.

OBJECTIVE 7: Level-of-Service Standards in the Coastal Area shall be defined by the application of Policies 5.1, 6.1 and 6.2 of the Capital Improvements element. Phasing of infrastructure shall be defined by the application of Policy 5.2 of the Capital Improvements element.

Policy 7.1: Through citizen advisory committees, evaluate the need for additional water-dependent and water-related uses in the coastal area. Additional needs should be identified in conjunction with the recommendations generated in Objective 1; Recreation and Open Space element.

OBJECTIVE 8: The Village shall provide for post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 8.1: The Village shall provide for repair, relocation, or structural modification of damaged infrastructure and services, according to the priorities established in Policy 6.1, and consistent with federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services in the coastal high-hazard area, including but not limited to local roadways, drainage systems, and solid waste collection service that are the operational responsibility of the Village.

Policy 8.2: The Village shall limit development in Planning Area 1 to Conservation/Open Space uses. Further, the Village shall require redevelopment in the coastal high-hazard area to conform to current building pad elevation standards.

Policy 8.3: The Village, where possible and economically feasible, shall: (1) Discourage the expenditure of public funds to build new facilities and infrastructure within the coastal high hazard area; and (2) locate public infrastructure and facilities outside of the coastal high-hazard area.

8.0 CONSERVATION

8.1 INTRODUCTION

The Conservation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Conservation element requirement and Chapter 9J-5.013 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Conservation goal, objectives and policies is presented in Chapter 8 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

8.2 VILLAGE GOAL STATEMENT

Protect, conserve and enhance existing natural resources, including vegetative communities, fish and wildlife habitats and species of special concern.

8.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Protect air quality and reduce energy consumption within the Village.

Policy 1.1: Continue the required use, within the Village Land Development Regulations, of construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities. These practices shall be undertaken within 30 days of completion of clearing work.

Policy 1.2: Open burning of land clearing debris shall be prohibited without a permit issued by the Palm Beach County Health Department.

Policy 1.3: The Village supports the County's efforts to reduce the potential for automotive emission pollution by programs such as car pooling, public transportation, public mass transit, employer-based transportation management, and use of flex time. Further, create public awareness of the benefits of limiting the idling of vehicles.

Policy 1.4: Coordinate, as necessary, with county transportation planning agencies to increase the quality of public mass transit services within the Village consistent with Policy 9.1; Transportation element.

Policy 1.5: Participate in the county-wide effort to require all gas station pumps be equipped with vapor recovery systems. The Village shall adopt an ordinance to this effect or continue to participate in implementing the countywide ordinance. Encourage measures to verify quality of motor vehicle air emission equipment.

Policy 1.6: Educate the public on the proper placement of canopy trees and other landscape materials in order to strategically provide shade and reduce energy consumption.

OBJECTIVE 2: Protect, conserve and enhance water quality of waters that flow into estuarine or oceanic waters within the Village through the implementation of Best Management Practices (BMP's) including.

Policy 2.1: Continue to require the use of Urban Best Management Practices (BMP's) within the Village's development regulations.

Policy 2.2: Village land development regulations shall continue to require that, in water management systems where use of stormwater retention systems is necessary, any modifications to, or construction of canals shall incorporate water and habitat quality enhancement features such as planned littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent to the system, as appropriate.

Policy 2.3: Except as in accordance a valid NPDES permit, any discharge to the Village stormwater system that is not composed entirely of stormwater is prohibited. Unless the Director of Public Services determines that they are not properly managed, authorized exceptions to this policy are as follows: (a) Flows from fire fighting, water line flushing, and other contributions from potable water sources; (b) landscape irrigation and lawn watering, (c) irrigation water; (d) diverted stream flows; (e) rising groundwaters; (f) direct infiltration to the stormwater system; (g) uncontaminated pumped groundwater; (h) foundation and footing drains; (i) water from crawl space pumps; (j) air conditioning condensation; (k) individual residential car washings; (l) flows from riparian habitats and wetlands; and (m) de-chlorinated swimming pool contributions.

Policy 2.4: The Village shall protect water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources such as natural groundwater aquifer recharge areas and wellhead protection areas. The Village's ground water protection policy shall consist of the following:

- Policy 2.2 Future Land Use element;
- Policy 2.3 Future Land Use element;
- Policy 3.3 Future Land Use element;
- Special Policy 5.17 Future Land Use element;
- Policy 1.4 Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge (Utilities) element;
- Policy 1.5 Utilities element,
- Policy 5.4 Utilities element; and
- Policy 5.5 Utilities element.

OBJECTIVE 3: Conserve potable water supplies during periods of water shortage, as defined by the South Florida Water Management District.

Policy 3.1: Continue to institute emergency water conservation techniques and programs under the direction of South Florida Water Management District, as per Chapter 40E-21, Florida Administrative Code.

Policy 3.2: Current per capita consumption rates indicate that there is no need to reduce water usage within the Village during 1999-2005 period.

OBJECTIVE 4: Conserve soil and native plant communities and remove and prevent the spread of invasive exotic plant species.

Policy 4.1 Develop and maintain erosion control plans for areas experiencing continued erosion of shoreline or banks. The Village shall continue to seek assistance from the SFWMD to institute an erosion control program for the C-17 Canal.

Policy 4.2: Land development regulations contain: (1) The requirement that all applications for new development contain an inventory of native plant communities and endangered species and a program for the preservation thereof; (2) a statement regarding the suitability of soils for development; and (3) the prohibition of planting exotic, invasive plant species and a program for the removal thereof.

Policy 4.3: The Village shall continue its annual program of exotic plant species removal and/or trimming on public lands within the Village limits.

OBJECTIVE 5: Conserve and protect fish and wildlife and their habitats.

Policy 5.1 No person shall operate a boat, or any other vessel, including water sport apparatus or other physical object capable of transporting human beings or other cargo on water, at a speed in excess of five miles per hour, in any of the waterways within the Village, with the exception of the waters of Lake Worth and the Intracoastal Waterway, except in cases of fire or extreme emergency.

Policy 5.2: Upon completion of the Manatee Protection program for Palm Beach County, incorporate pertinent control measures within the Village's Comprehensive Plan.

OBJECTIVE 6: The Village shall maintain measures regulating the management and mitigation of hazardous wastes and materials.

Policy 6.1: The Village shall maintain an ordinance regulating the storage and disposal of hazardous wastes and materials.

Policy 6.2: The Village shall provide for the management of hazardous wastes to protect natural resources through its local Haz-Mat team.

Policy 6.3: The Public Safety Department shall take any necessary actions, including clean-up, removal and/or abatement of hazardous substances discharged upon or into public or private property, or facilities within the Village. Further, any person or persons responsible for causing or allowing an unauthorized discharge of hazardous substances requiring the action of the Public Safety Department, or its authorized agents, shall reimburse the Village for the full amount of all costs associated with investigating, mitigating, minimizing, removing and abating any such discharge, according to a payment schedule established by the Village.

OBJECTIVE 7: North Palm Beach will protect and conserve mangroves, wetlands and sea grasses to ensure that there will be no net loss of the existing natural resources within the Village.

Policy 7.1: Mangrove, wetlands and sea grass areas within the Village shall be deemed environmentally sensitive in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The Village shall afford protection to all these resources regardless of size.

Policy 7.2: The definition of mangroves and wetlands to be used for regulatory purposes by the Village shall be the most comprehensive definition of the definitions of wetlands used by the South Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all wetland areas within the Village.

Policy 7.3: The location of mangrove, wetland, and sea grass areas shall be identified by survey at the time of a development application review. The Village shall not issue a development order or permit for a parcel until all such areas on and adjacent to the subject parcel have been identified and located.

Policy 7.4: No development including residential development shall be permitted within mangrove or other wetland areas unless project alternatives that would avoid mangrove and wetland impacts are unavailable and mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is defined as that which is required by Florida Administrative Code Rules 17-312.300 through 17-312.390.

Policy 7.7: No pier, dock or walkway shall be located on submerged land which is vegetated with sea grasses except as is necessary to reach waters at a depth as prescribed by the State Department of Environmental Protection. The docking terminus shall not be located over a sea grass bed.

OBJECTIVE 8: Participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority.

Policy 8.1: Coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its Consumptive Use Permit.

Policy 8.2: Cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to North Palm Beach.

9.0 RECREATION AND OPEN SPACE

9.1 INTRODUCTION

The Recreation and Open Space requirement was repealed by the Florida Legislature in 1996. However, Chapter 163.3177, (7)(k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA).

Due to the importance of recreational facilities to the character of North Palm Beach, the Village has determined it necessary to maintain the Recreation And Open Space element within the Comprehensive Plan.

A summary of the data, analysis and support documentation necessary to form the basis for Recreation and Open Space goal, objectives and policies is presented in Chapter 9 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

9.2 VILLAGE GOAL STATEMENT

Ensure that the existing and future recreation and open space facilities and programs are maintained and improved in order to meet current and projected needs of Village residents.

9.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Maintain, annually review, and update as necessary, the master development program for all Village recreation facilities.

Policy 1.1: On an annual basis, review each existing recreation facility in terms of its recreation development potential by analyzing existing uses, parking areas, condition of facilities and site design characteristics.

OBJECTIVE 2: All existing recreation facilities shall be maintained at a level equivalent to that which is currently in evidence.

Policy 2.1: Provide maintenance program funding for existing and future recreation facilities through the annual budgeting process, including an annual review of facility condition, and user and permit fees.

OBJECTIVE 3: Plan for the provision of facilities in advance of their actual need.

Policy 3.1: Maintain a five-year Capital Improvement Program for recreation facilities based upon the results of the annual review completed pursuant to Policy 1.1.

Policy 3.2: Long-range recreation improvements for land and facilities shall be based upon projected needs of the buildout population

Policy 3.3: Continue to require recreational site dedications for new developments as currently required by the Subdivision Ordinance.

OBJECTIVE 4: Review leisure programs, on an annual basis, in conjunction with the Village budget procedure as a means of meeting current resident needs.

Policy 4.1: Continue to expand library cultural programs to include all ages.

Policy 4.2: Continue to plan expansion of all programs to satisfy population increases with the aid and advisement of citizen advisory boards.

OBJECTIVE 5: Establish Level of Service Standards for recreation facilities and open spaces within the Village.

Policy 5.1 Level-of-Service Standards, per Table 9-1, shall be maintained for recreation and open space facilities within the Village and incorporated within the Village Land Development Regulations.

Policy 5.2: Specific open space definitions consistent with Level-of-Service Standards shall be maintained within Village Land Development Regulations.

OBJECTIVE 6: Reserved.

OBJECTIVE 7: Increase the existing inventory of recreation and areas open space facilities by coordinating public and private resources.

Policy 7.1: Enter into an agreement with The Benjamin School for the joint use of the football/soccer field as future needs dictate.

Policy 7.2: Enforce open space and recreation site dedications as required by the zoning and subdivision ordinance through the Village Land Development approval process.

**TABLE 9-1
RECREATION AND OPEN SPACE
LEVEL OF SERVICE STANDARDS TABLE**

Classification Area/Activity	Standard (unit/population)
Neighborhood Parks	2 acres/1,000
Community Parks	2 acres/1,000
Beaches	1 mile/31,250
Marinas	1 slip/2,500
Boating	1 ramp/6,250
Golf Courses	9 holes/30,000
Swimming	1 pool/31,250
Tennis	1 court/2,500
Basketball	1 court/2,500
Shuffleboard	1 court/6,250
Baseball/Softball	1 field/7,200
Football/Soccer	1 field/4,800
Handball/Racquetball	1 court/6,000
Playground Areas	1 area/3,600
Volleyball	1 court/7,200

10.0 INTERGOVERNMENTAL COORDINATION

10.1 INTRODUCTION

The Intergovernmental Coordination element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (h), Florida Statutes, establishes the Intergovernmental Coordination requirement and Chapter 9J-5.015 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Intergovernmental Coordination goal, objectives and policies is presented in Chapter 10 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report date 1999_Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

10.2 VILLAGE GOAL STATEMENT

Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the North Palm Beach Comprehensive Plan. Further, intergovernmental coordination shall be oriented to maintaining the current character of the Village, while addressing issues and needs necessary to maintain adopted Level-of-Service (LOS) Standards.

10.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current service providers.

Policy 1.1: All relevant information necessary for review and comment by affected governments shall be supplied by the Village.

Policy 1.2: Notify Lake Park, Palm Beach Gardens, Riviera Beach, Palm Beach County, the Palm Beach County School Board and municipal service providers regarding pending land use amendments or land development decisions within North Palm Beach. Formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders, including the need for additional intergovernmental coordination mechanisms. Comment regarding the impacts upon adjacent municipalities shall be formally considered by the Village prior to making a land use planning or development decision in these areas.

If the Village and the commenting municipality cannot devise the means to jointly mitigate perceived adverse impacts, the Village shall initiate a request for mediation services offered by Treasure Coast Regional Planning Council.

Policy 1.3: Notify the Treasure Coast Regional Planning Council during the Village comprehensive plan amendment process and provide an opportunity for their review and comment.

Policy 1.4: Continue the current level of participation in the implementation of the Palm Beach County Housing Assistance Plan by updating and executing the current Interlocal Agreement upon request by the Palm Beach County Department of Community Development. Further, by 1994, participate with other local government, under the direction of Palm Beach County, to develop and implement a "fair-share" program to address countywide very-low, low and moderate income housing needs, including financing mechanisms and incentives and participation in State and/or Federal subsidy programs.

Policy 1.5: Maintain the Village Zoning Code provisions regarding the placement of Group Home facilities in North Palm Beach.

Policy 1.6: Investigate a joint-use arrangement with Benjamin School as a means of meeting future recreational facilities needs in the Village.

Policy 1.7: Pending the results of the County environmental study of Lake Worth, participate with other local governments in the development and implementation of a Lake Worth Management Plan.

Policy 1.8: The Village shall continue participating in the "Comprehensive Plan Amendment" interlocal agreement with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District and various special districts in the formalized effort to establish a countywide intergovernmental coordination program. The program is established to review proposed changes to comprehensive plans of adjacent local governments, as well as the plans of other entities providing services, but not having regulatory authority over the use of land.

Policy 1.9: The Village shall continue to participate in the "Multi-Jurisdictional Issues Coordination Forum" interlocal agreement with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District, and various special districts in order to participate in the formalized effort to create a multi-jurisdictional issues forum. The program will facilitate the identification and resolution of countywide issues by providing a vehicle for consensus building through joint research and debate.

Policy 1.10: If an issue is identified through the Intergovernmental Plan Amendment Review Committee (IPARC) review process (Ref: Policy 1.8) or the Multi-Jurisdictional Issues Coordination Forum (Ref: Policy 1.9), utilize interlocal agreements to identify joint planning areas and implement planning responsibilities, as necessary.

Policy 1.11: If it is determined during the development order review process that a development within North Palm Beach will have negative impacts upon levels-of-service (i.e. cause the service level to fall below adopted L.O.S. standards) within a neighboring jurisdiction, then the Village shall negotiate an interlocal agreement to address: (1) How the costs of impacts will be borne; and (2) who will bear the costs of impacts.

Policy 1.12: North Palm Beach shall coordinate with those schools which serve the Village, and are part of the State University System, regarding the development of campus master plans, or amendments thereto, in accordance with Section 240.155, Florida Statutes.

Policy 1.13: Continue to participate in The Northlake Boulevard Corridor Task Force, whose purpose is to develop consistent standards for signage and development along the roadway.

Policy 1.14: Continue to participate in the Lake Worth Hike/Bike Trail Task Force, whose purpose is to develop a trail for use by pedestrians and bicyclists, including John D. MacArthur Beach State Park, Singer Island, and U.S. Highway No. 1.

Policy 1.15: Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

OBJECTIVE 2: In conjunction with the Future Annexation Areas map (Ref: Figure 13-1, Annexation element) continue to coordinate with appropriate jurisdictions regarding: (1) the elimination of enclaves in Planning Areas 2, 5, and 7; and (2) the elimination or mitigation of potential land use conflicts with adjacent development activities in Planning Areas 1, 5, and 7.

Policy 2.1: Continue to coordinate with neighboring jurisdictions, including the Florida Department of Transportation, Metropolitan Planning Organization, Palm Beach County, Palm Beach Gardens, Juno Beach, Jupiter, and Tequesta regarding the issues of: (1) Maintaining U.S. Highway No. 1 as a four-lane section; and (2) creation of a greenway and bicycle path along U.S. Highway No. 1 within the current right-of-way.

Policy 2.2_: At the time of each required Evaluation and Appraisal Report-based Comprehensive Plan update, the Village shall continue to participate in the comprehensive planning processes of Palm Beach Gardens and Riviera Beach regarding the protection of existing land uses in North Palm Beach from potential adverse impacts of development on properties in adjacent municipal jurisdictions.

Policy 2.3: Prior to, or concurrently with any annexation action by the Village in the area west of Ellison Wilson Road, within Planning Area 2, petition the City of Palm Beach Gardens to de-annex the Ellison Wilson Road fight-of-way.

OBJECTIVE 3: Establish Level-of-Service (LOS) Standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

Policy 3.1 Should future conditions dictate, officially request the Florida Department of Transportation, Treasure Coast Regional Planning Council and Palm Beach County to jointly participate in designating the link of State Road A1A in Planning Area 1 as a "constrained facility", subject to a reduced level of performance.

Policy 3.2: For planning purposes, the Village shall use system-wide potable water and wastewater level-of-service standards developed by Seacoast Utility Authority.

Policy 3.3: Request the South Florida Water Management District to jointly develop a program to investigate alternative means to control bank erosion problems along the C-17 Canal, including the development of a scope of work and project funding.

OBJECTIVE 4: At the time of each required ~~Five-Year~~ Evaluation and Appraisal Report-based Comprehensive Plan update, and through local land development approval processes, coordinate with agencies and governments charged with planning and/or review responsibilities at all levels of government for the purpose of maintaining consistency among planning and development activities.

Policy 4.1: Annually evaluate the need to strengthen mutual aid agreements for: (1) Fire and police protection; and (2) emergency medical services communications. The annual evaluation shall be completed in conjunction with the Village budget process.

Policy 4.2: Maintain current standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

Policy 4.3: Continue to participate in the management of the Lake Worth estuarine system, under the guidance of County, State and Federal regulatory agencies, in conservation and management programs by requiring all necessary permits (i.e. dredge and fill, surface water management, etc.) to be submitted to the Village prior to issuing a building permit.

Policy 4.5: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall confirm the availability of potable water service, consistent with the regional water supply plan and Ten-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

OBJECTIVE 5: Coordinate with appropriate state and federal agencies having siting, maintenance, and operations responsibilities in the designation of future dredge spoil disposal sites within the Village, as required.

Policy 5.1: Should future sites be required, the Village shall work cooperatively with regulatory agencies to identify appropriate dredge spoil disposal sites.

Policy 5.2: If a dispute arises between the Village and a regulatory agency regarding the location of a dredge spoil disposal site, the conflict shall be resolved through the dispute resolution process of the Coastal Resources Interagency Management Committee.

11.0 CAPITAL IMPROVEMENTS

11.1 INTRODUCTION

The Capital Improvements element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the Capital Improvements requirement and Chapter 9J-5.016 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Capital Improvements Element goal, objectives and policies is presented in Chapter 11 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009, as amended, including the Capital Improvements Element Update.

11.2 VILLAGE GOAL STATEMENT

The Village shall undertake actions necessary to efficiently provide needed public facilities to all residents within North Palm Beach in a timely manner which protects investments, maximizes the use of existing facilities, and promotes orderly compact municipal growth. Further decisions to finance public facilities improvements shall be based upon the use of sound fiscal policy oriented to minimizing Village debt service liabilities.

11.3 OBJECTIVES AND POLICIES:

OBJECTIVE 1: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) replace worn-out or obsolete facilities, as indicated in Table 11-5 of this element.

Policy 1.1: The Village shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of North Palm Beach and determined to be of relatively large scale and high cost (\$10,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements. Normal maintenance activities, with the exception of the annual street resurfacing program, are not included. Provision of Capital Improvements so defined shall be implemented through procedures outlined in Policies 1.2 - 1.4 and 4.1 - 4.4 of this element.

A capital improvements project is further defined to include land and/or improvements, plus any planning, engineering, feasibility or appraisal studies related thereto. This shall include any studies oriented to defining the initial need for land and/or facilities so defined.

Policy 1.2: The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing public facility deficiencies.

Policy 1.3: A Capital Improvements Coordinating Committee is hereby created, composed of the Village Manager, Finance Director and operating department heads, for the purpose of evaluating and ranking in order of priority, projects proposed for inclusion in the 5-Year Schedule of Improvements.

Policy 1.4: Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the proposed project is financially feasible, in terms of its impact upon Village budget potential;
- b) Whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;
- c) Whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development;
- d) Whether the project represents a logical extension of facilities and services within a designated Village Planning Area; and
- e) Whether or not the proposed project is consistent with plans of State agencies and the South Florida Water Management District.

OBJECTIVE 2: Village expenditures in the Coastal High Hazard Area shall be limited to 100% of those post disaster improvements costs for facilities over which North Palm Beach has operational responsibility.

Policy 2.1: In the event of a natural disaster, the Village shall retain its role in terms of the maintenance of the building stock. The definitions of “Standard Condition”, “Substandard Condition” and “In Need of Replacement”, established in the HOUSING element, shall be applied to all structures in the Village as a means of determining immediate repair and clean-up actions and the need for removal, relocation, redevelopment or modification of damaged or unsafe structures. Further, the need to limit redevelopment of infrastructure services within damaged areas shall be considered prior to the time that such activities are permitted by the Village.

Policy 2.2: The Village shall continue to assist in the provision of recreational facilities within Coastal High Hazard Area (Ref: Objective 6; Coastal Management element) by cooperating with the State of Florida in developing John D. MacArthur Beach State Park.

Policy 2.3: The Village shall continue to expend funds to maintain existing facilities and services under the jurisdiction of North Palm Beach at their existing levels-of-service.

OBJECTIVE 3: Future development shall bear a proportionate cost of facility improvements in order to maintain adopted North Palm Beach Level-of-Service Standards. Proportionate costs are defined to mean 100% of that amount necessary to assure that Village Level-of-Service Standards are maintained as a result of development approval for those facilities over which North Palm Beach has operational control.

Policy 3.1: The Village shall require local street, drainage, sewage collection and potable water distribution systems improvements, as required by the application of Village Level-of-Service Standards, of any new development necessitated by such development.

Policy 3.2: Defined recreational facility needs may be met by one or more of the following means: (1) On-site provision of public or private facilities; (2) dedications; and/or (3) fees in lieu thereof. Plant expansion and main extension for potable water and sewer systems shall be accommodated through the Developer’s Agreement procedure administered by Seacoast Utilities Authority. Major road improvements shall be accommodated by Village participation in the County’s Fair Share Road Impact Fee program. Solid waste collection and disposal shall be accommodated by the fee schedule annually levied by the contractor (i.e. commercial) and by the Village through appropriate updates to the 5-Year Schedule of Improvements.

Policy 3.3: Determination of needed public facility improvements shall be made prior to the time that a building permit is issued.

Policy 3.4. For capital improvements to be funded by a developer, financial feasibility shall be demonstrated by an enforceable development agreement, and be reflected in the Five-year Schedule of Improvements.

Policy 3.5. Financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of the Five-Year Schedule of Improvements. Committed sources of revenue shall include ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees and developer contributions which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the five-year period. Further, the plan is financially feasibility for transportation and public schools if level-of-service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved.

Policy 3.6. If the Five-Year Schedule of Improvements identifies a planned revenue source that requires a referendum or other action(s) to secure the source, the Comprehensive Plan shall identify an alternative existing revenue source(s) in the event that the required actions do not occur.

OBJECTIVE 4: The Village shall manage its fiscal resources to ensure the provision of needed capital improvements at a level equal to, or exceeding, the adopted North Palm Beach Level-of-Service Standards.

Policy 4.1: Prior to the issuance of certificate of occupancy, the Village shall require that all public facilities are available to serve development for which development orders were previously issued. Development orders for future development shall not be issued unless the Village has demonstrated either of the following:

- (1) Compliance with the Village Level-of-Service Standards; and
- (2) one or a combination of the following conditions exists:
 - (a) Necessary facilities and services are in place at the time that a development order or permit, consistent with Section 9J-5.055(2) (e), Florida Administrative Code is issued;
 - (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place;

(c) necessary facilities are under construction at the time a development order or permit is issued;

(d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or;

(e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantee that necessary facilities and services will be in place when the impacts of the development occur.

Policy 4.2: In providing capital improvements, the Village shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.

Policy 4.3. As part of its budgeting process, the Village shall adopt and annually update the Five -Year Schedule of Improvements, a primary purpose of which is to maintain the Village's adopted Level-of-Service (LOS) standards. The results of this update shall be incorporated within the five-year capital plan as part of the annual Village budget process. An amendment to the Comprehensive Plan is required to update the five-year schedule of capital improvements on an annual basis, or to eliminate, defer, or delay the construction of any facility in the schedule of improvements.

Policy 4.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

OBJECTIVE 5: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Village land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy 5.1: Prior to issuing a development order or permit, the Village shall use Level-of-Service (LOS) Standards adopted in the various elements of this Comprehensive Plan to review the impacts of new development and redevelopment upon public facility provision. The Village shall not issue a development order or permit which results in a reduction in service for affected facilities below these Level-of-Service Standards. A listing of LOS Standards is exhibited on Table 11-1.

**TABLE 11-1
NORTH PALM BEACH LEVEL OF SERVICE (LOS) STANDARDS**

Facility	Level-Of-Service Standard
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A. Traffic Circulation:

1. Arterial and Collector Roadways within the corporate limits: Peak-hour Level-of-Service (LOS) "D", with the exception of item #2, below.
2. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element Policy 1.4.

B. Sanitary Sewer: * (Urban Service Area Only)

Average Day Generation:

Residential - 66 gallons/capita/day
 Nonresidential** - 1,060 gallons/acre/day

Maximum Day Generation:

Residential - 104 gallons/capita/day
 Nonresidential** - 1,721 gallons/acre/day

C. Potable Water: * (Urban Service Area Only)

Average Day Generation

Residential - 99 gallons/capita/day
 Nonresidential** - 1,874 gallons/acre/day

Maximum Day Generation

Residential - 147 gallons/capita/day
 Nonresidential** - 2,782 gallons/acre/day

Storage Capacity: Av. Daily Flow x 0.5

TABLE 11-1 (Cont.)

Non-Residential**: 6.0 tons/acre/year

E. Drainage: Design Storm: 3-Year frequency, 24 hour duration (one-day); Rainfall intensity curve, as established by the South Florida Water Management District. (Interim LOS: Ref: Policy 2.1; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge element).

F. Groundwater Recharge: Impervious Area:

Residential: Single-family - Main bldg. first floor area shall not exceed 40% of the total lot area. Multiple-family - Main bldg. first floor area shall not exceed 35% of the total site area.

Non-residential**: Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.

G. Recreation/Open Space: Unit/Population:

Neighborhood Parks - 2 ac/1,000
Community Parks - 1 ac/1,000
Beaches- 1 mile/31,250 Marinas - 1 slip/2,500
Boating - 1 ramp/6,250
Golf Courses - 9 holes/30,000
Swimming - 1 pool/31,250
Tennis - 1 court/2,500
Basketball - 1 court/6,250
Shuffleboard - 1 court/6,250
Baseball/softball - 1 field/7,200
Football/soccer - 1 field/4,800
Handball/racquetball - 1 court/6,000
Volleyball - 1 court/7,200

Footnotes:

* - The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast Utilities Utility Authority by Developer's Agreement.

** - Non-residential includes the following land use types: Commercial; Public Buildings; Educational; and Other Public Facilities.

Policy 5.2: The Village shall maintain an adequate facilities ordinance to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 4.1 or will be available upon occupancy of the development based upon the application of the North Palm Beach Level-of-Service Standards.

Development orders approved prior to the authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that authorization of the final development permit, which shall authorize the commencement of construction or physical activity on the land, shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 4.1.

In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 5.3: Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) Contribute to any condition of public hazard as described in the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Recharge element, and Coastal Management element;
- b) Exacerbate any existing condition of public facility capacity deficits, as described in the Transportation element; Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Natural Groundwater Recharge element; and Recreation and Open Space element; and
- c) Conform with future land uses as shown on the Future Land Use Map Series of the Future Land Use element, and public facility availability as described in the Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Recharge element.

If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted LOS standards.

If public facilities are provided, in part or wholly, by the Village, financial feasibility shall be demonstrated subject to this element.

Effects upon appropriate state agency and/or Water Management District facilities plans shall be evaluated.

OBJECTIVE 6: The Village shall designate an Urban Service Area as a means of: (1) Implementing future land use designations, as per the Future Land Use Map Series; (2) limiting potential Village post disaster redevelopment expenditures; and (3) promoting compact urban development and limiting urban sprawl.

Policy 6.1: Village Planning Areas 2-7 are designated as the North Palm Beach Urban Service Area.

Policy 6.2: Village Planning Area 1 shall be designated as Non-Service Area where the level of facilities and services provided by North Palm Beach shall be limited to those currently provided. Notwithstanding the above limitations, individual or package potable water systems may be provided to accommodate allowable development. Further, package wastewater systems may be provided to accommodate allowable development.

Policy 6.3: Consideration of the expansion of the Village Urban Service Area shall be made coincident with any annexation actions.

OBJECTIVE 7: The Village shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development.

Policy 7.1: For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, the Village shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit shall be issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development or redevelopment. Further, prior to the approval of a building permit or its functional equivalent, the Village shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed (i.e. by an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. {Section 163.180(2) (a), Florida Statutes}.

Policy 7.2: For parks and recreation facilities, at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's contribution are committed; and

a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent, as provided in the 5-year schedule of improvements; or

b. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement (i.e. pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Policy 7.3: For transportation facilities (i.e. roads and mass transit designated in the adopted Village Comprehensive Plan), at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4)-(7) of this section.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, as provided in the Village's five-year schedule of improvements, or the schedule improvements included in the first three years of: (1) The Transportation Improvement Program of the Palm Beach County Metropolitan Planning Organization; or (2) the adopted Florida Department of Transportation five-year work program.

Policy 7.4: A Comprehensive Plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.

Policy 7.5: For public school facilities, at a minimum, the Village shall require that the concurrency management system detailed in Objective 8, below, and the Public School Concurrency element is implemented.

OBJECTIVE 8: the School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Concurrency element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.

Policy 8.1: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public Schools Concurrency Policy 1.8.

Policy 8.2: In determining that the necessary public school facilities shall be in place when the impacts of the development occur, the following procedures shall be used:

1. The construction of the facilities is the subject of a binding and guaranteed contract with the School District of Palm Beach County that is executed and guaranteed for the time the Development Order issued;
2. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;
3. The necessary facilities or services are under construction and bonded at the time a Development Order is issued; or
4. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County ~~Six~~ Five Year Capital Improvement Schedule, as reflected in Table 11-2 of this element, which shall reflect the addition of FISH capacity for each school, as shown in Appendix A. Concurrency Service Area Table of the Public School Concurrency element support documentation.
5. In accordance with Policy 8.1, and upholding the exceptions detailed therein, prior issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

11.4 CAPITAL IMPROVEMENTS IMPLEMENTATION

11.4.1 Five-Year Schedule of Improvements

The North Palm Beach Five-Year Schedule of Capital Improvements for Fiscal Years 2010 through 2014 is presented in Tables 11-2 and 11-3. The School District of Palm Beach County Five Year Capital Improvement Schedule for Fiscal Years 2014 through 2019 is incorporated by reference. A review of other Comprehensive Plan elements leads to the conclusion that the Capital Improvements element Goal, Objectives and Policies and the Five -Year Schedule of Improvements are internally consistent.

11.4.2 Operational Impacts of Proposed Capital Improvements

A review of proposed capital improvements, as presented on Tables 11-2 to 11-4, in relation to projected increases in Village operating expenses (Ref: Table 6; 2009 CIE Update Support Documentation report, as amended) leads to the conclusion that little or no increases in Village staffing levels should result from programmed projects.

11.4.3 Implementation, Monitoring and Evaluation

The Capital Improvements element, including the Five -Year Schedule of Improvements, shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis as part of the Village budget procedure. Any revisions and/or amendments to the Five -Year Schedule of Improvements shall be made at that time.

Table 11-2 - Summary of FY 2013 – 2017 Capital Improvements Projects

A. – Necessary to Maintain LOS Standards: North Palm Beach

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Infrastructure	SAN 1 -Garbage truck replacement (2)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Imp. Element
Infrastructure	SAN 2 –Lightning I Loader (2)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Improvements Element
Infrastructure	SAN 3 – RAM 3500 Flatbed (2)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Improvements Element
Infrastructure	SAN 4 –S-10 Pick-up truck (2)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Improvements Element
Infrastructure	SAN 5 – Small dump truck (2)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Improvements Element
Infrastructure	SWM – PW Parking Lot drainage and surface (1)	Policy 3.1.1, Infrastructure Element Policy 1.4.b, Capital Improvements Element
Transportation	TRANS 1 –Asphalt overlay – Alleys (1)	Policy 2.1, Infrastructure Element and Objective 2 and Policies 7.1 and 7.3, Transportation Element
Transportation	TRANS 2 – Asphalt overlay – Streets (1)	Objectives 4 and 13, Trans. Element
Transportation	TRANS 3 –Sidewalk replacement – Village wide (2)	Objectives 4 and 13, Trans. Element
Transportation	TRANS 4 –Sidewalk replacement – Northwest Neighborhood (1)	Objectives 4 and 13, Trans. Element
Transportation	TRANS 5 –Service Alley Wall (2)	Objectives 4 and 13, Trans. Element
Recreation & Open Space	ROS 1, 2 – Library roof and lobby window replacement (2)	Policy 1.1, Recreation and Open Space Element
Recreation & Open Space	ROS 3 – Library Machinery & Equipment (1,2,3)	Objective 1, Recreation and Open Space Element
Recreation & Open Space	ROS 4 – Playground outside equipment (2,3)	Policy 2.1, Recreation & Open Space Element

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A. – Necessary to Maintain LOS Standards: North Palm Beach (continued)

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Recreation & Open Space	ROS 5 – Pool “Splash Park” (3)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 6 –Pool Resurfacing(1/2)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 7 – Pump Room renovations (1)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 8 – Memorial Park (3)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 9 – Anchorage Park Renovations – Ph. 2 (1,3)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 10 – Parks & Rec. Machinery & Equipment (1,2)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 11 – Country Club parking lot (1)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 12 – Country Club machinery & equipment (2,3)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	ROS 13 – Country Club Halfway House Snack Bar (3)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	VEH 3, 4, 5 –Parks & Recreation: Sport Utility Vehicle/Blazer, Mini-Bus, S-10 Pick-up (2)	Policy 2.1, Recreation & Open Space Element
Recreation & Open Space	VEH 28, 29, 30 – Country Club: Golf Carts, Carry Aids, Range Cart (2)	Policy 2.1, Recreation & Open Space Element

(1) – Existing Deficiency ; (2) – Replacement Project; (3) – To Meet Future Need

**B. – FY 2013 – 2017 Improvements Necessary to Maintain LOS Standards:
Private Parties**

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
NA	NA	NA

(1) – Existing Deficiency; (2) – Replacement Project; (3) – To Meet Future Need

**C. - FY 2013 – 2017 Non-LOS Comprehensive Plan-Directed Improvements:
North Palm Beach**

Comprehensive Plan Element	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Capital Improvements	VEH 1, 2 –Community Development: Sport Utility Vehicle, S10 Pickup (2)	Policy 2.1 Recreation & Open Space El Policy 1.2, Capital Improvements Element
Capital Improvements	VEH 6, 8, 11, 12 – Public Safety: Police Vehicles - Patrol, Undercover, K-9, Crime Scene Vehicles (2/3)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	VEH 7, 9, 10 – Public Safety: Marine Vehicles – Patrol Boat, Replacement Engines, Marine Truck (2,3)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	VEH 13, 18, 19 – Public Safety: Fire Rescue – Fire Engine, Quintuplet Fire Apparatus, Ambulance (2,3)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	VEH 14, 15, 16, 17 – Public Safety: Support – Yukon, Suburban, Support Truck, S-10 Pickup (2).	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PS 1 – Public Safety: Replace stonework around building (2)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PS 2 – Public Safety Machinery & Equipment (2,3)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	VEH 20 to 27: Public Works: ¾ Ton Truck, ¾ Ton Utility Vehicle, Bucket Truck, Colorado, Dodge 2500 RAM, Dump Truck, F350 Truck, F450 Crew Cab Truck (2)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PW 1 – Public Works: Fuel Tank Replacement (2)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PW 2 – Public Works: PW Perimeter Wall Replacement (2)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PW 3 – Public Works: Reroof Storage Building (2)	Policy 1.4.a, Capital Improvements Element
Capital Improvements	PW 4 – Public Works: Machinery & Equipment (2,3)	Policy 1.4.a, Capital Improvements Element

(1) – Existing Deficiency; (2) – Replacement Project; (3) – To Meet Future Need

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D. - FY 2013 – 2017 Other Required Improvements: Other Agencies

Public Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Palm Beach County School District	School District 5-Year Capital Budget (1/2/3)	Policy 3.1, Public School Concurrency Element
Metropolitan Planning Organization	NA	Objective 1, Transportation Element

* - Project included in the FY 2011 – 2015 Transportation Improvement Program (TIP) of the MPO.
 (1) – Existing Deficiency ;(2) – Replacement Project; (3) – To Meet Future Need

**Table 11-3 – FY 2013 – 2017
 Schedule and Cost of Capital Improvements Projects
 A. – Necessary to Maintain LOS Standards**

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2012/13	2013/14	2014/15	2015/16	2016/17	
SAN-1	0	190,000	195,700	201,571	207,620	794,891
SAN-2	0	0	0	125,000	0	125,000
SAN-3	0	0	0	0	0	0
SAN-4	0	41,000	0	0	0	41,000
SAN-5	0	0	0	33,750	0	33,750
SWM-1	0	50,000	0	0	0	50,000
TRANS-1	58,000	0	0	0	0	58,000
TRANS-2	0	220,000	280,092	280,092	280,092	1,060,276
TRANS-3	40,000	0	0	0	0	40,000
TRANS-4	0	0	0	0	0	0
TRANS-5	0	0	200,000	0	200,000	400,000
ROS-1,2	152,000	105,000	0	0	0	257,000
ROS-3	59,653	0	0	0	0	59,653
ROS-4	45,000	0	45,000	0	0	90,000
ROS-5	0	125,000	0	0	0	125,000
ROS-6	0	0	0	0	0	0
ROS-7	0	0	0	0	0	0
ROS-8	0	0	0	0	0	0
ROS-9	0	2,100,000	0	0	0	2,100,000
ROS-10	72,000	112,000	22,000	0	0	206,000
ROS-11	0	0	0	0	0	0
ROS-12	0	0	0	0	0	0
ROS-13	53,639	0	0	0	0	53,639
VEH-3,4,5	40,000	15,000	0	0	0	55,000
VEH-28,29,30	458,000	12,000	0	458,000	0	928,000
Totals	978,292	2,970,000	742,792	1,098,413	687,712	6,477,209
PBC School Dist	Ref: FY 2013 School District 5-Year Capital Budget					

* - Refer to Table 11-2A – 11-2D.

Source: Village of North Palm Beach FY 2013 Budget (FY 2013 – FY 2017 5-Year Capital Plan); FY 2013 – 2017 Transportation Improvement Program, Palm Beach County MPO; LRM, Inc., 3/13.

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B. – Non-LOS Comprehensive Plan-Directed Improvements

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2012/13	2013/14	2014/15	2015/16	2016/17	
VEH-1,2	40,000	20,000	22,000	40,000	0	122,000
VEH-6,8,11,12	115,568	294,000	132,000	0	0	541,568
VEH-7,9,10	0	0	28,000	0	0	28,000
VEH-13,18,19	0	0	0	185,000	600,000	785,000
VEH-14,15,16,17	0	35,000	20,000	0	100,000	155,000
PS-1	50,000	0	0	0	0	50,000
PS-2	200,000	85,000	60,000	0	0	345,000
VEH-20,27	0	25,000	0	31,500	0	56,500
PW-1	0	0	0	0	0	0
PW-2	0	0	0	0	0	0
PW-3	0	55,000	0	0	0	55,000
PW-4	0	126,400	50,000	0	0	176,400
Totals	405,568	640,400	312,000	256,500	700,000	2,314,468

Table 11-4 – Revenue Sources for Capital Improvements Projects Necessary to Maintain LOS Standards

Project Number	Revenue Source	Fiscal Year Budget (\$000)					Total Cost (Dollars)
		2012/13	2013/14	2014/15	2015/16	2016/17	
SAN-1	GF	0	190,000	195,700	201,571	207,620	794,891
SAN-2	GF	0	0	0	125,000	0	125,000
SAN-3	GF	0	0	0	0	0	0
SAN-4	GF	0	41,000	0	0	0	41,000
SAN-5	GF	0	0	0	33,750	0	33,750
SWM-1	GF	0	50,000	0	0	0	50,000
TRANS-1	CPF	58,000	0	0	0	0	58,000
TRANS-2	GF	0	220,000	280,092	280,092	280,092	1,060,276
TRANS-3	CPF	40,000	0	0	0	0	40,000
TRANS-4	GF	0	0	0	0	0	0
TRANS-5	GF	0	0	200,000	0	200,000	400,000
ROS-1,2	CPF	152,000	105,000	0	0	0	257,000
ROS-3	CPF	59,653	0	0	0	0	59,653
ROS-4	CPF	45,000	0	45,000	0	0	90,000
ROS-5	GF	0	125,000	0	0	0	125,000
ROS-6	GF	0	0	0	0	0	0
ROS-7	GF	0	0	0	0	0	0
ROS-8	GF	0	0	0	0	0	0
ROS-9	GF	0	2,100,000	0	0	0	2,100,000
ROS-10	CPF	72,000	112,000	22,000	0	0	206,000
ROS-11	GF	0	0	0	0	0	0
ROS-12	GF	0	0	0	0	0	0
VEH-3,4,5	CPF	40,000	15,000	0	0	0	55,000
VEH-28,29,30	CPF	458,000	12,000	0	458,000	0	928,000
Village Totals		924,653	2,970,000	742,792	1,098,413	687,712	6,423,570

Revenue Sources: GF-General Fund; CPF-Capital Projects Fund; G-Grant; O-Other

Source: Village of North Palm Beach FY 2013 Budget (FY 2013 – FY 2017 5-Year Capital Plan); LRM, Inc., 3/13

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12.0 PUBLIC SCHOOL CONCURRENCY

12.1 INTRODUCTION

The Public School Concurrency element is a required element, imposed by local option via the execution of an Interlocal Agreement by local government jurisdictions in Palm Beach County. Specifically Chapters 163.3180(13), and 163.3177 (12) Florida Statutes establish the PUBLIC School Concurrency requirement and, Chapter 9J-5.025, Florida Administrative Code, establishes the minimum criteria to guide its preparation. The following definitions shall be applicable to the Public School Concurrency element:

Ancillary Plant - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

Core Facility - Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

District Schools - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

Educational Plant Survey - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Florida Inventory Of School Houses (FISH) - The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

Public School Concurrency Service Area or "Concurrency Service Area" - The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.

12.2 VILLAGE GOAL STATEMENT

It is the Goal of the Village of North Palm Beach to: (1) Provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis; and (2) maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections,

public school siting, and the development of public education facilities concurrent with residential development and other services.

12.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: The Village shall ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy 1.1: The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

Policy 1.2: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

Policy 1.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and

5, Core facility capacity;

Policy 1.4: The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time as the School District has achieved the countywide adopted level of service for all schools of each school type.

Policy 1.5: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Figure 12-1 and described in the Concurrency Service Area Boundary Descriptions in Table 12-1.

1. The criteria for Concurrency Service Areas shall be: Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
- b. Section lines, major traffic-ways, natural barriers and county boundaries.

2. Each CSA shall demonstrate that:

- a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
- b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
- c. Consistent with s.163.3180(13)(c)2.,F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments, Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

Policy 1.6: The Village of North Palm Beach shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in Table 11-2.B (Five Year Capital Improvement Schedule of the Capital Improvement Element of the Village of North Palm Beach Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.7: The Village of North Palm Beach shall amend Table 11-2.B (Five Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

Policy 1.8: For purposes of urban infill, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

Policy 1.9: The Village of North Palm Beach shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:

2. The occurrence of an "Act of God"; or

3. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or

4. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or

5. The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or

6. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 1.9.2 below.

7. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:

a. Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or

- b. The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
- c. Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
- d. Service Areas in which the School District has notified the County that the application of concurrency has been suspended.
- e. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.
- e. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency".
- g. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

OBJECTIVE 2: To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 2.1: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 2.2: A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

OBJECTIVE 3: To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 3.1: The Village of North Palm Beach, in coordination with the School District and other local governments, shall annually amend Table 11-2.B of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

OBJECTIVE 4: To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 4.1: The Village of North Palm Beach shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 4.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that can not be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 4.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 4.4: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 4.5: The Village of North Palm Beach shall encourage the location of schools

proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or Village of North Palm Beach capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

- 2, Providing for the review for all school sites as indicated in Policy 4.1 above;
and,

- 3, Allowing schools as a permitted use within all urban residential land use categories.

Policy 4.6: The Village of North Palm Beach shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and school are chosen and development plans prepared.

OBJECTIVE 5: To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 5.1: The Village of North Palm Beach shall abide by the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency", which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177 (6) (h) 1.and 2. F.S. and 163.3180, F.S.

Policy 5.2: The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a certified public accountant, a general contractor, a demographer, a business person, and a planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 5.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports;
6. Operation and effectiveness of the Concurrency Program; and

7. Program Evaluation Reports.

Policy 5.3: The Village of North Palm Beach shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

Policy 5.4: The Village of North Palm Beach shall provide the School District with its Comprehensive Plan, along with the five-year land use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The Village of North Palm Beach shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Ref: Table 12-2; Figures 12-1 and 12-2), to ensure consistency and compatibility with the provisions of this Element.

Policy 5.5: The Village of North Palm Beach shall advise the School District of a proposed public school site's consistency with the Village of North Palm Beach Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 5.6: The Village of North Palm Beach shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

Policy 5.7: The Village of North Palm Beach shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
2. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 6: To establish a joint process of coordination and collaboration between the Village of North Palm Beach, Palm Beach County and the School District in the planning and decision making on population projections.

Policy 6.1: The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District, unless the interlocal agreement is amended accordingly.

Policy 6.2: The Village of North Palm Beach commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

TABLE 12-1 Concurrency Service Area Boundaries

The Palm Beach County School District is divided into twenty three CSAs for school concurrency. The Palm Beach County School CSA boundaries, described in the following paragraphs, are bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with Section 163.3180(13) (c) 2. F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CSA

Boundaries

#1

NORTH -The Martin / Palm Beach County Border

SOUTH -Donald Ross Rd

EAST -The Atlantic Ocean

WEST -Florida's Turnpike

CSA

Boundaries

#2

NORTH -The Martin / Palm Beach County Border

SOUTH -Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

EAST -Florida's Turnpike

WEST -Bee Line Hwy

CSA

Boundaries

#3

NORTH -Donald Ross Rd

SOUTH -The South Section Line of Sections 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

EAST -The Atlantic Ocean

WEST -Florida's Turnpike

CSA
#4

Boundaries

NORTH -The South Section Line of Sections 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

SOUTH -Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07

EAST -Florida's Turnpike

WEST -The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

CSA

Boundaries

#5

NORTH -The South Section Line of Sections 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12 West to Military Trl

SOUTH -The South Section Line of Sections 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl

EAST -The Atlantic Ocean

WEST -Military Trl

CSA

Boundaries

#6

NORTH -Northlake Blvd

SOUTH -The South Section Line of Sections 42-42-36 West of Military Trl, 42-42-42-34, 42-42-33, 42-42-32, and 42-42-31

EAST -Military Trl

WEST -The West Section Line of Sections 42-42-18, 42-42-19, 42-42-30, and 42-42-31

CSA

Boundaries

#7

NORTH -The South Section Line of Sections 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl

SOUTH -The North Line of the South Half of Sections 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl

EAST -The Atlantic Ocean

WEST -Military Trl

CSA

Boundaries

- #9** **NORTH** -The South Section Line of Sections 42-42-36 (West of Military Trl), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- SOUTH** -The North Section Line of Sections 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19
- EAST** -Military Trl
- WEST** -The West Section Line of Sections 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half

CSA

Boundaries

- #10** **NORTH** -Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd, then West along the South Section Line of Sections 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13
- SOUTH** -Southern Blvd West of 441, West to the West Section Line of Section 43-40-33
- EAST** -The East Section Line of Sections 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd
- WEST** -The L-8 Canal South of the South Section Line of Section 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd

CSA

Boundaries

- #11** **NORTH** -The North Line of the South Half of Sections 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl
- SOUTH** -The South Section Line of Sections 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl
- EAST** -The Atlantic Ocean
- WEST** -Military Trl

CSA

Boundaries

#12

NORTH -The North Section Line of Sections 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19

SOUTH -The South Section Line of Sections 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06

EAST -Military Trl

WEST -The West Section Line of Section 43-42-19 South of the North Line of the South Half, and State Rd 7

CSA

Boundaries

#14

NORTH -The South Section Line of Sections 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl

SOUTH -The South Section Line of Sections 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, and 44-42-25 East of Military Trl

EAST -The Atlantic Ocean

WEST -Military Trl

CSA

Boundaries

#15

NORTH -The South Section Line of Sections 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06

SOUTH -The L-14 Canal

EAST -Military Trl

WEST -State Rd 7

CSA

Boundaries

#16

NORTH -Southern Blvd West of 441, West to the West Section Line of Section 43-40-33

SOUTH -The South Section Line of Sections 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal

EAST -U.S. Hwy 441 / State Rd 7

WEST -The L-40 Canal and the West Section Line of Section 43-40-33 South of Southern Blvd

CSA
#17

Boundaries

NORTH -The South Section Line of Sections 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, 44-42-25, 44-42-26, and 44-42-27 East of Jog Rd

SOUTH -The Boynton Canal

EAST -The Atlantic Ocean

WEST -Jog Rd

CSA
#18

Boundaries

NORTH -The L-14 Canal West to the Florida Turnpike, then North along the Turnpike to the South Section Line of Section 44-41-29, then West along the South Section Line of Sections 44-42-30, 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L-40 Canal

SOUTH -The Boynton Canal

EAST - Jog Rd

WEST -The L-40 Canal

CSA

Boundaries

#19

NORTH -The Boynton Canal

SOUTH -The South Section Line of Sections 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal

EAST -The Atlantic Ocean

WEST -The L-40 Canal

CSA

Boundaries

#20

NORTH -The South Section Line of Sections 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal

SOUTH -The South Section Line of Sections 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal

EAST -The Atlantic Ocean

WEST -The L-40 Canal

CSA

Boundaries

#21 **NORTH** -The South Section Line of Sections 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal

SOUTH -The Palm Beach / Broward County Border

EAST -The Atlantic Ocean

WEST -The L-40 and L-36 Canals

CSA

Boundaries

#22 **NORTH** -The Martin / Palm Beach County Border

SOUTH -The Palm Beach / Broward County Border

EAST -From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Section 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-3 then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.

WEST -The Shoreline of Lake Okeechobee South to the South Section Line of Section (41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border

CSA

Boundaries

#23

NORTH -The South Section Line of Sections 43-37-22 East of Lake Okeechobee, and 41-37-23

SOUTH -The L-16 and L-21 Canals, also referenced as the Bolles Canal

EAST -The East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal

WEST -The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal

**TABLE 12-2
PUBLIC SCHOOL CONCURRENCY MAP SERIES**

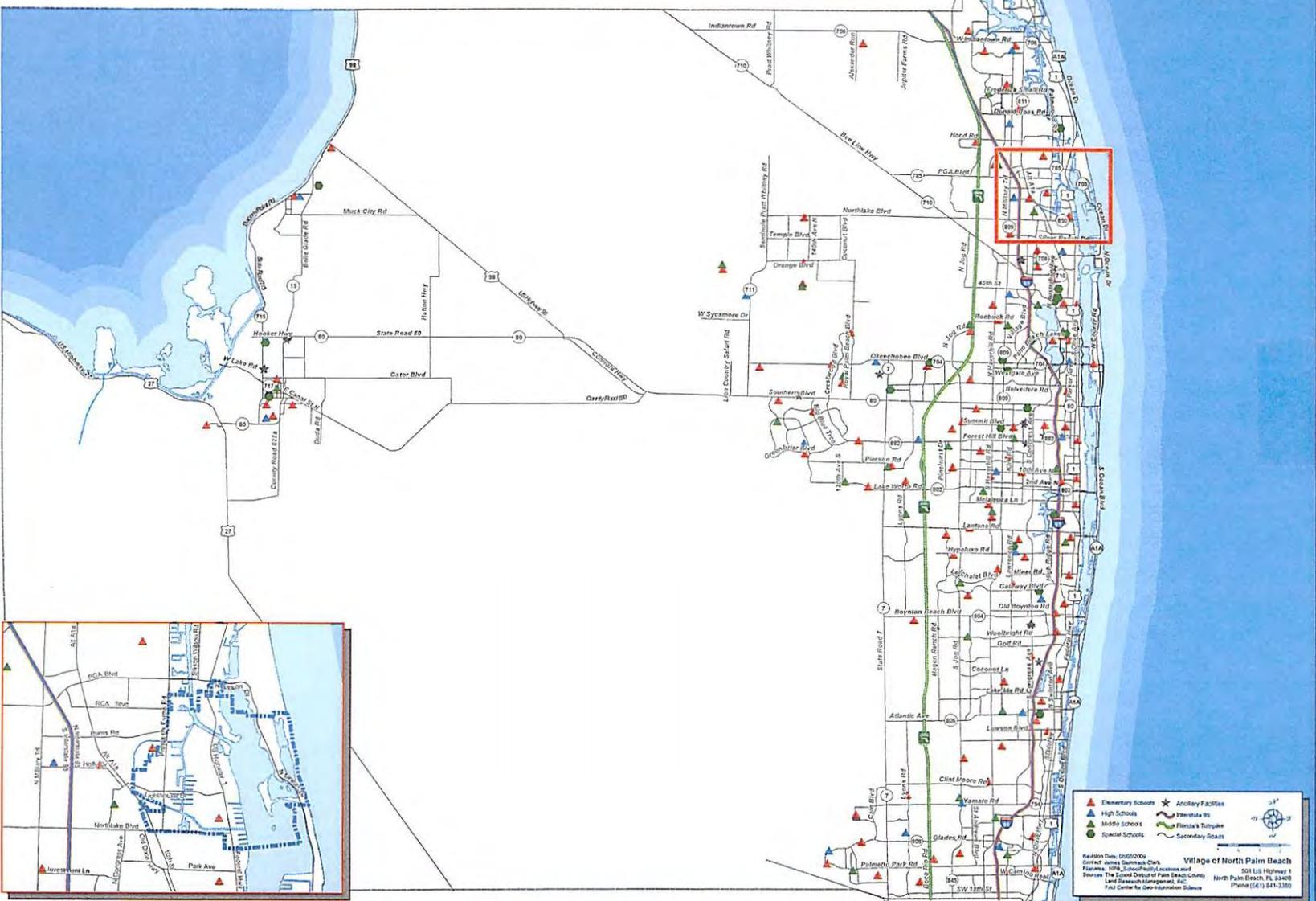
The following school concurrency data are exhibited on Maps 12-1 through 12-3 through 12-3:

Figure No.	Title	Page
<u>12-1</u>	Concurrency Service Areas	12-17
<u>12-2</u>	School Facility Locations	12-18
<u>12-3</u>	Planned Additional Capacity Locations Shown For Confirmed Sites	12-19



The Village of North Palm Beach

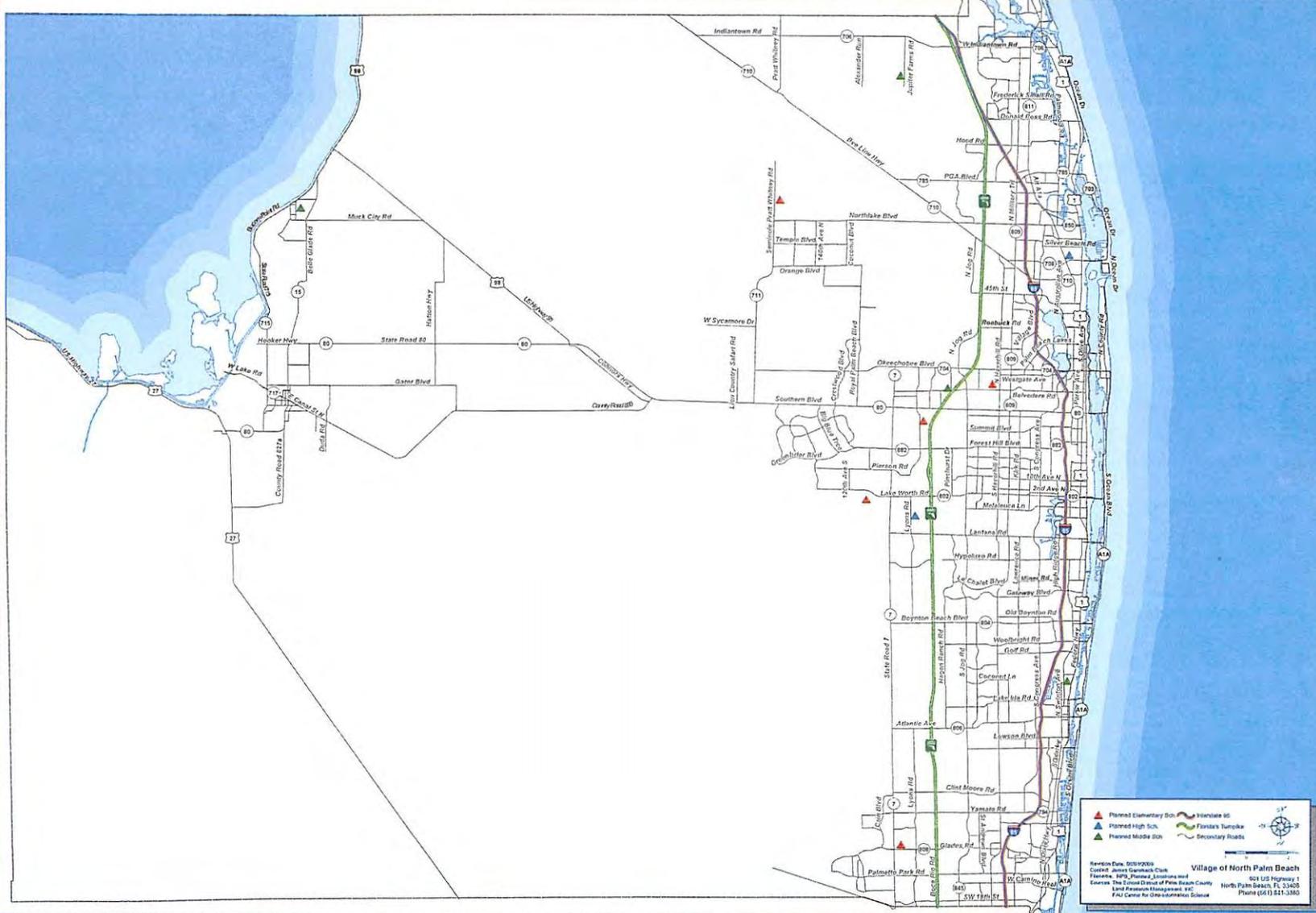
Fig 12-2 School Facility Locations





The Village of North Palm Beach

Fig 12-3 Planned Additional Capacity



13.0 ANNEXATION

13.1 INTRODUCTION

The Annexation element is not required by the Florida Legislature. However, Chapter 163.3177, (7) (k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA). The Village Planning Commission, acting as the Local Planning Agency (LPA), as part of the Evaluation and Appraisal Report (EAR) process, recommended that an optional Annexation Element be added to the Comprehensive Plan.

A summary of the data, analysis and support documentation necessary to form the basis for the Annexation goal, objectives and policies is presented in Chapter 1: Major Issues Analysis of the 2006 Village of North Palm Beach Evaluation And Appraisal Report.

13.2 VILLAGE GOAL STATEMENT

Annex areas through a process that considers the effects upon public services, as well as benefits to the Village as a whole, and ensures that development within the annexed area is consistent with the North Palm Beach Comprehensive Plan.

13.3 OBJECTIVES AND POLICIES

Objective: 13.1 The North Palm Beach Annexation Area shall be within officially designated geographic boundaries as established by the Village Council.

Policy: 13.1.1 The North Palm Beach Annexation Area shall consist of the area defined on Figure 13-1. The Annexation Area defines the area in which the Village of North Palm Beach shall actively pursue annexation actions.

Policy 13.1.2 North Palm Beach Target Annexation Areas are depicted on Figure 13-2. Target Areas shall be used as the basis to define specific Village annexation policies and programs.

Policy: 13.1.3 Avoid the creation of an “enclave” or “pocket” of unincorporated area when annexing parcels of land; however, an annexation may occur if it is determined by Palm Beach County that a reduction of an “enclave” or “pocket” would occur as a result of an annexation.

Objective 13.2 Annex areas within the designated Annexation Area that can be economically provided with municipal services and will serve to enhance the Village's fiscal condition.

Policy: 13.2.1 At the discretion of the Village Manager, an applicant for annexation may be required to provide a fiscal impact analysis statement demonstrating that such annexation is fiscally responsible and in the best interests of North Palm Beach.

Policy: 13.2.2 Implement plans for the extension of community facilities at the time annexed areas are developed. Upon a determination that improvements are necessary, the Village shall amend the Five-Year Schedule of Improvements, including a funding source, to program any improvements necessary to maintain adopted level-of-service standards.

Objective 13.3 Utilize the range of annexation options available to the Village under Florida law, including voluntary and involuntary alternatives, as appropriate, in order to maintain the integrity of existing neighborhoods, and promote logical municipal service delivery.

Policy 13.3.1 Should annexation of residential properties occur in the area west of Ellison Wilson Road, in Target Area 2, an RM- Medium Density Residential Future Land Use Map designation shall be applied.

Policy 13.3.2 Coordinate with Palm Beach Gardens to de-annex the Ellison Wilson Road right-of-way and "flag lot" located in Target Area 2b from the City so that they may be incorporated, via annexation, within North Palm Beach.

Objective: 13.4 The Village shall encourage economic growth by diversifying the property tax base through annexation.

Policy 13.4.1 Encourage the annexation of appropriately located areas that will increase the Village's supply of commercial land.

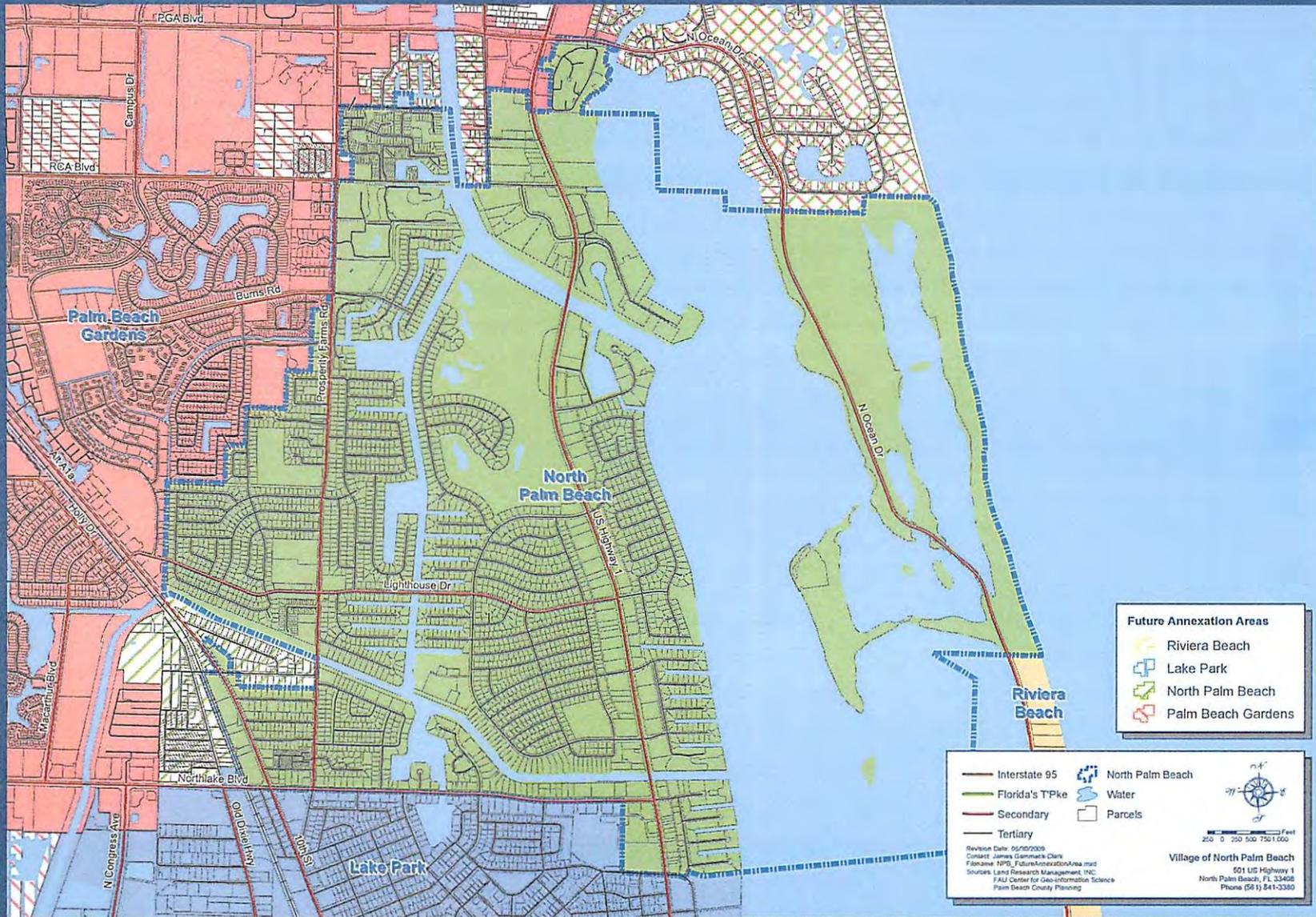
Policy 13.4.2 Add to the land use diversity of North Palm Beach by incorporating light industrial/business land uses through annexation in Target Area 4b, in the area west of the Florida East Coast (FEC) Railroad right-of-way. At the time of annexation of properties in Target Area 4b, a Light Industrial/Business land use category, per Table 3-1 of the Future Land Use Element shall be among those considered.

Further, related density and intensity standards for the Light Industrial/Business land use category shall be incorporated within Policy 1.A.4 of the Future Land Use Element.

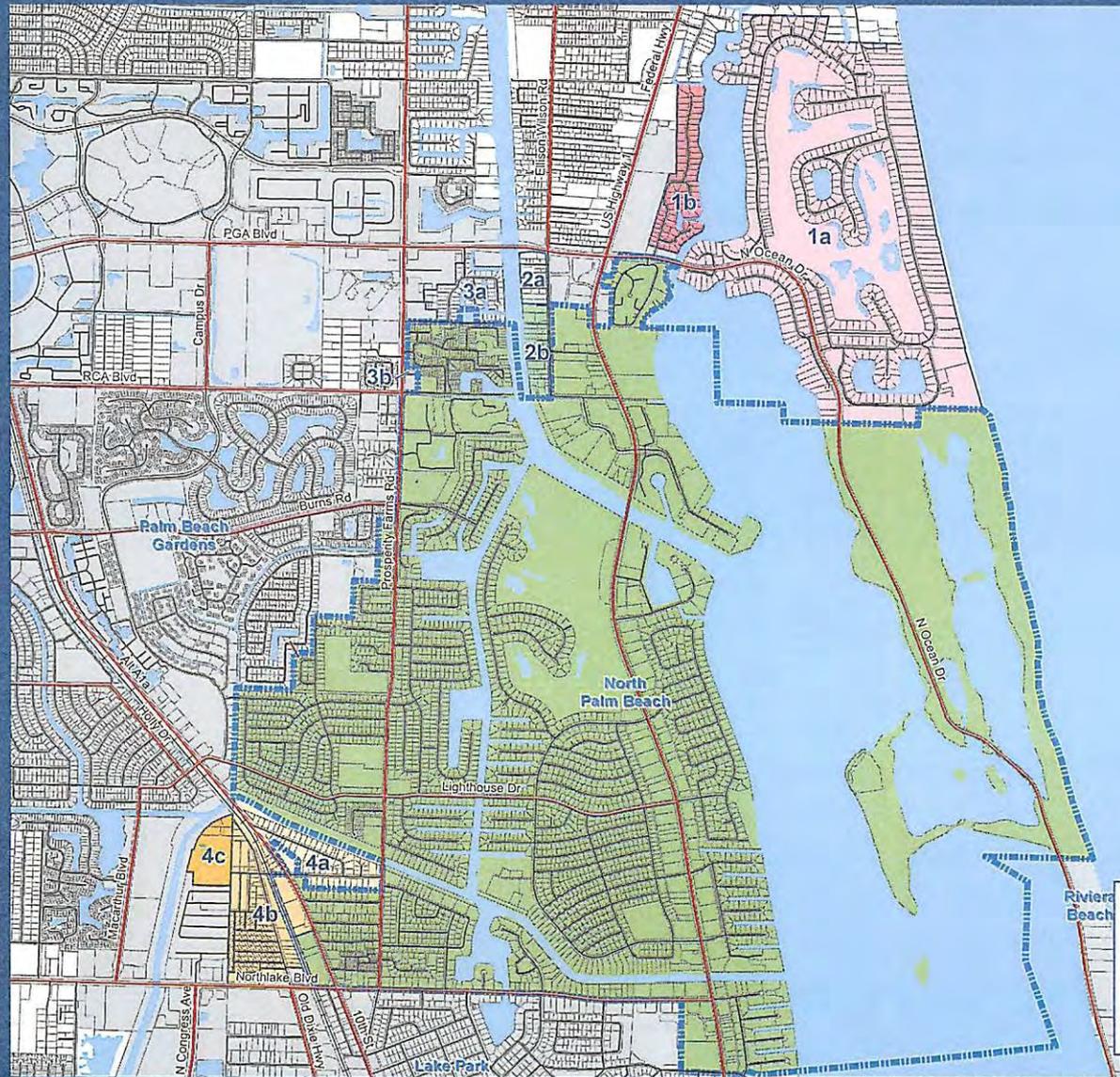
Objective: 13.5 The following procedure shall be followed in order to administratively review and evaluate annexation proposals prior to formally accepting an annexation application.

1. Preliminary meeting or meetings with homeowners and/or property owners to determine the level of interest in annexing to North Palm Beach.
2. Preparation of a preliminary staff annexation report consistent with the requirements of Florida Statutes, Chapter 171.
3. Meeting with the Palm Beach County Planning Division and/or Attorney to determine whether or not there any objections to the annexation.
4. Site inspection to determine the following: (1) Compliance with the Village's land development regulations; (2) evidence of any existing code violations and (3) evidence of needed infrastructure insufficiencies or repairs.
5. Review and comment by Village operating departments regarding the potential service impacts of the proposed annexation.

The Village of
North Palm Beach
Fig 13-1 Future Annexation Areas



The Village of
North Palm Beach
Fig 13-2 Target Annexation Areas



	Interstate 95		North Palm Beach
	Florida's TPKs		Other Municipalities
	Secondary		Water
	Tertiary		Parcels

Revision Date: 05/20/2009
 Contact: James Glennecke-Clark
 Filename: NPB_TargetAnnexationArea.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science
 Palm Beach County Planning

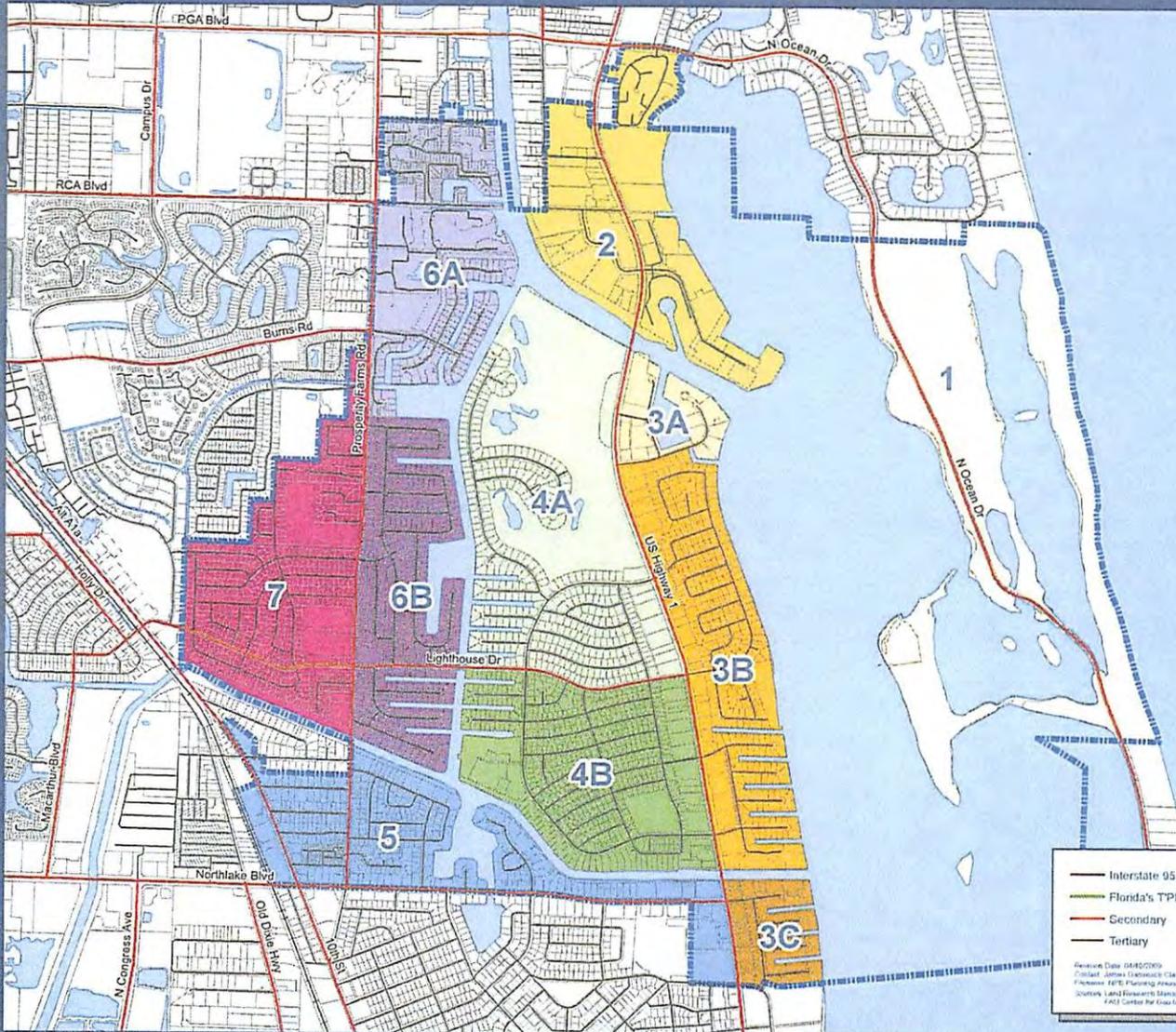
Village of North Palm Beach
 521 US Highway 1
 North Palm Beach, FL 33408
 Phone (561) 841-3360

**Village of North Palm Beach
Future Land Use Atlas (FLUA)
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The Village of North Palm Beach

EXHIBIT 1 – PLANNING AREAS MAP KEY



Interstate 95	Planning Areas	
Florida's TPK	North Palm Beach	
Secondary	Water	
Tertiary	Parcels	

Revision Date: 04/02/2019
 Contact: James Garwood's Clerk
 Planning: NPB Planning Area Unit
 Source: Land Research Management, Inc.
 FAI Center for Geospatial Information Science

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33408
 Phone: (561) 841-3380

TABLE 1
LAND USE CLASSIFICATION SYSTEM

For purposes of the Comprehensive Plan, the following land use classifications, which are applicable to North Palm Beach, are used to describe existing land uses in the Village. The classifications are consistent with those defined in Chapter 9J5, F.A.C. and concurrent with the Village's perception of use.

Residential: Land uses and activities within land areas used predominantly for housing and excluding all tourist accommodations.

Commercial: Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision or performance of services.

Light Industrial/Business: Land uses which are predominantly related to providing office, flex, light industrial and warehouse space for the purposes of light manufacturing, assembly and processing of products, office uses, research and development, and wholesale distribution and storage of products. In addition, commercial uses that serve the projected workforce and neighboring residential populations and which encourage internal automobile trip capture may also be permitted."

Recreation/Open Space: Land uses and activities within land areas where recreation occurs and lands are either developed or vacant and concerned with active or passive recreational use.

Conservation/Open Space: Land uses and activities within land areas "designated" for the primary purpose of conserving or protecting natural resources or environmental quality, and includes areas designated for such purposes, or combinations thereof, as primary recreation, flood control, protection of quality or quantity of ground water or surface water, flood plain management, fisheries management, and/or protection of vegetative community or wildlife habitats. Permitted land uses shall include single-family units.

Public Buildings & Grounds: Lands and structures that are owned, leased, or operated by a government entity, such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held but publically regulated utility.

Educational: Land use activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Other Public Facilities: Land uses and activities within land areas concerned with other public or private facilities and institutions such as churches, clubs, fraternal organizations, homes for the aged and infirm, and other similar uses.

Transportation: Land areas and uses devoted to the movement of goods and people including streets and associated rights-of-way.

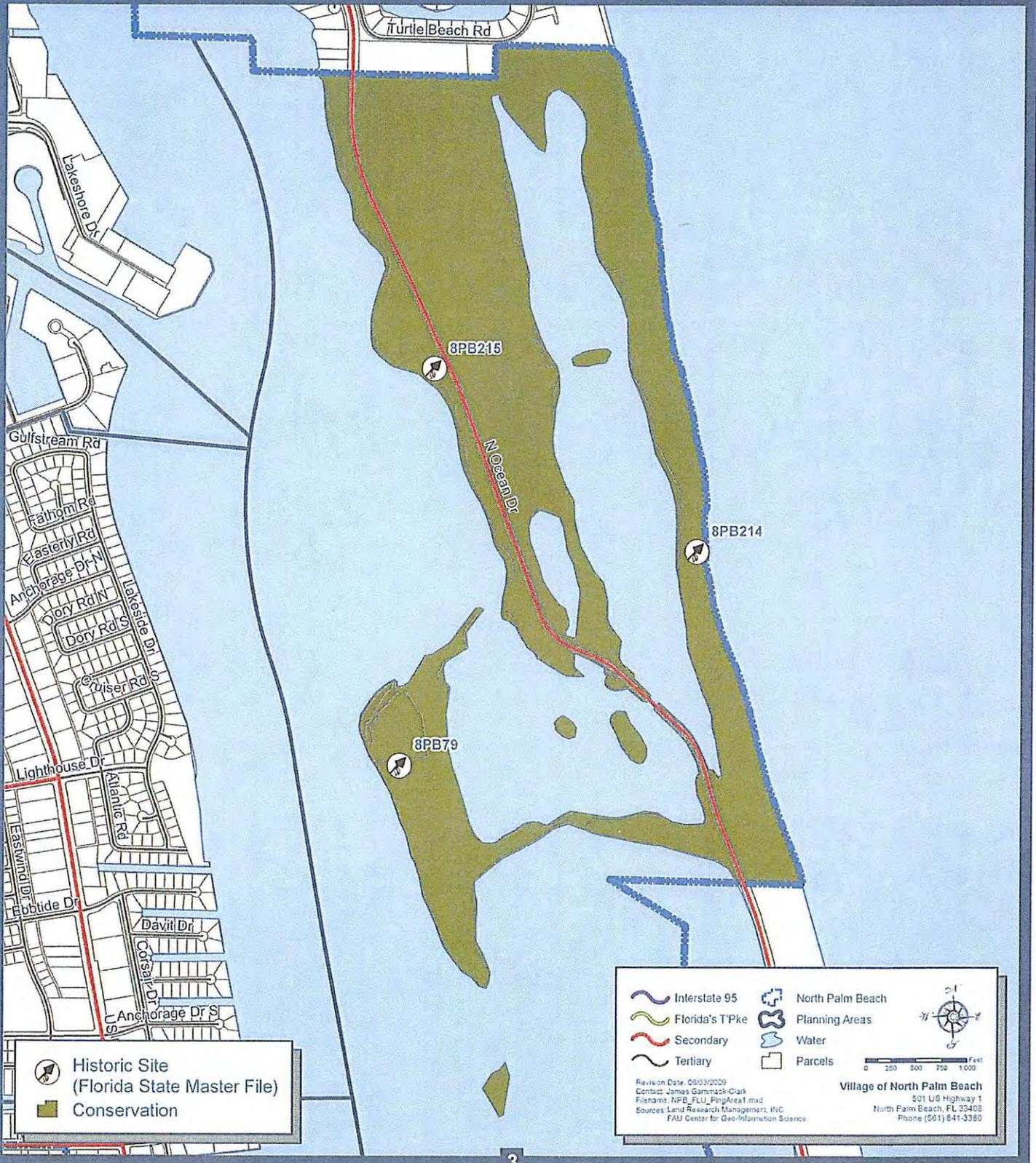
Water: All areas covered by water or any right-of-way for the purpose of conveying or storing water.

SOURCE: Florida Administrative Code ; LRM, Inc.; NPBCP Amendment 09-1.



The Village of North Palm Beach

Future Land Use Atlas Map 1



Historic Site
 (Florida State Master File)
 Conservation

Interstate 95	North Palm Beach	
Florida's TPke	Planning Areas	
Secondary	Water	
Tertiary	Parcels	

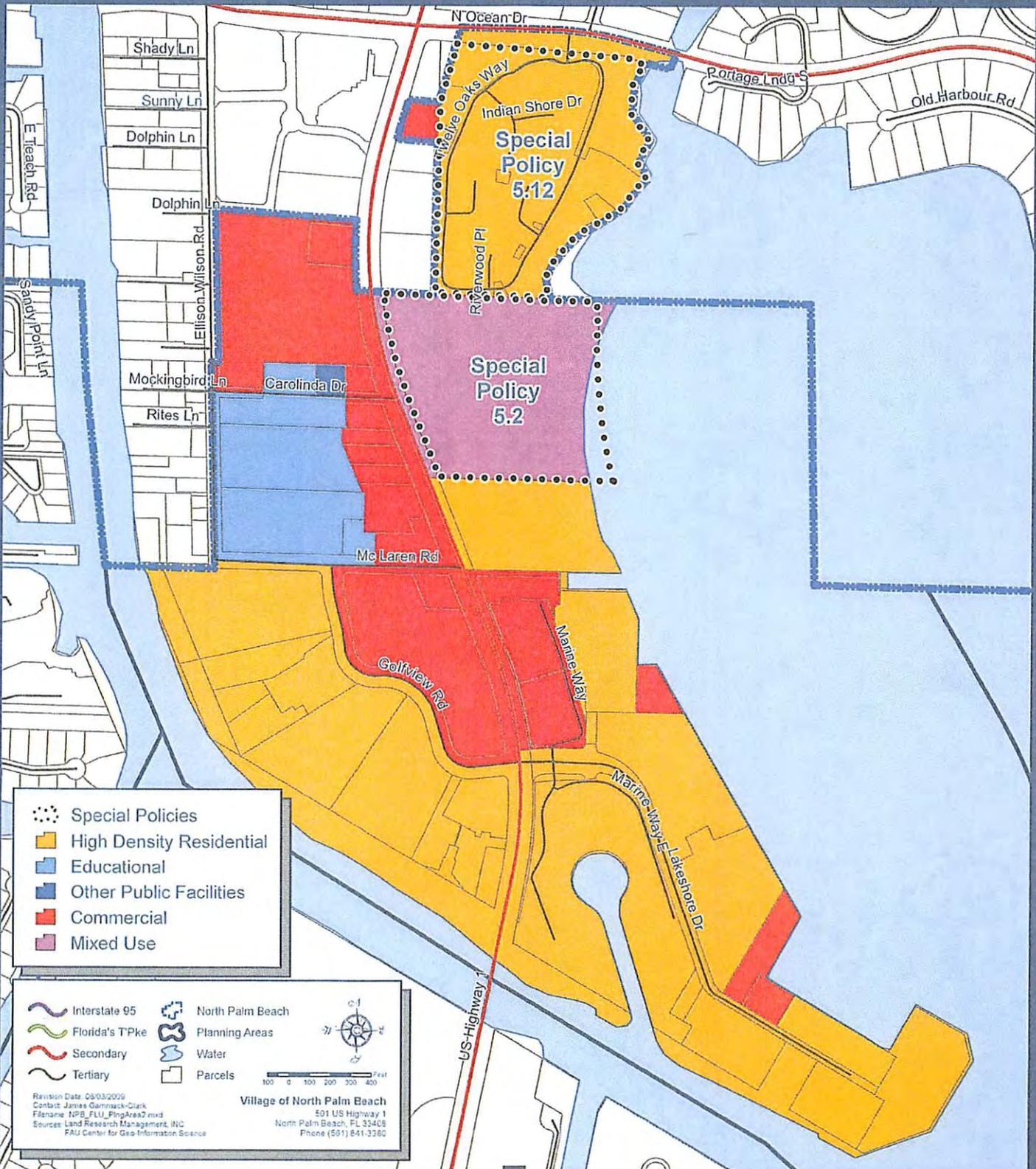
Revision Date: 09/03/2009
 Contact: James Gamrack-Clark
 Filename: NPB_FLU_ProgArea1.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

Village of North Palm Beach
 501 US Highway 1
 North Palm Beach, FL 33403
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The Village of North Palm Beach

Future Land Use Atlas Map 2



⋯ Special Policies
 High Density Residential
 Educational
 Other Public Facilities
 Commercial
 Mixed Use

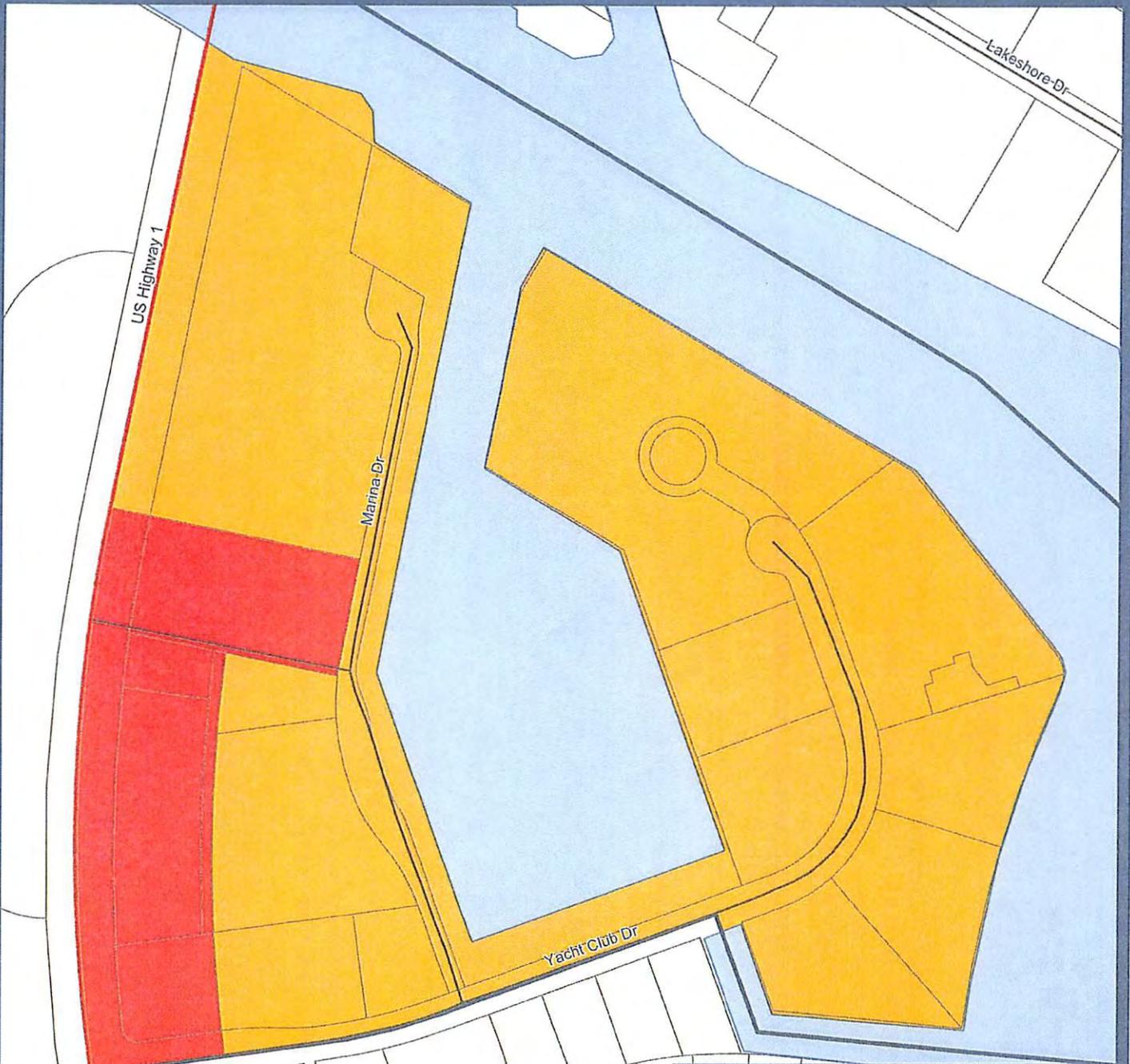
Interstate 95
 Florida's TPke
 Secondary
 Tertiary
 North Palm Beach
 Planning Areas
 Water
 Parcels

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 Phone (561) 641-3380



The Village of North Palm Beach

Future Land Use Atlas Map 3a



High Density Residential
 Commercial

	Interstate 95		North Palm Beach
	Florida's TPke		Planning Areas
	Secondary		Water
	Tertiary		Parcels





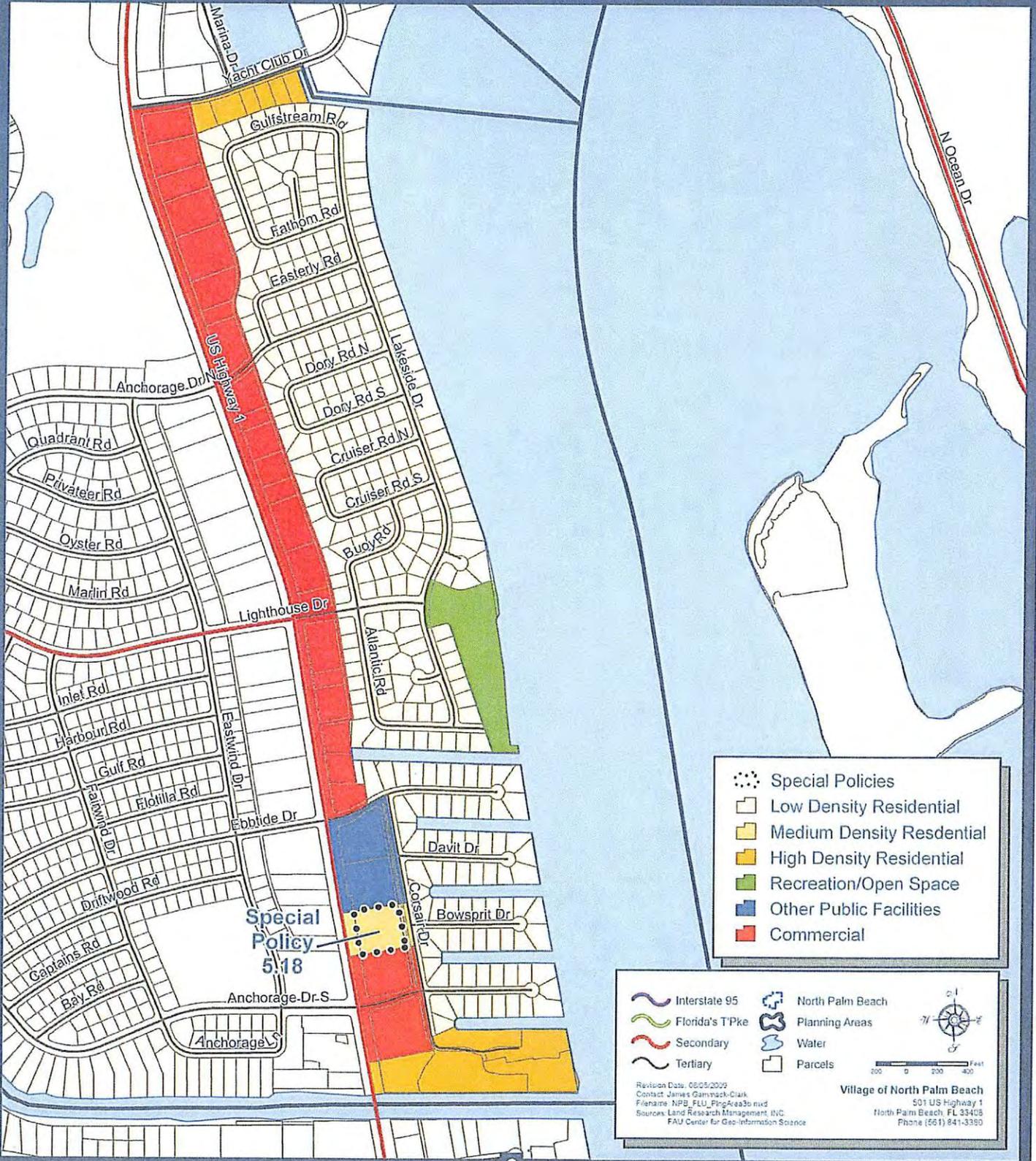
Revision Date: 08/03/2009
 Contact: James Clemens-Clark
 File Name: NPB_FLU_PingArea3a.mxd
 Sources: Land Research Management, LLC
 FAU Center for Geo-Information Science

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The Village of North Palm Beach

Future Land Use Atlas Map 36



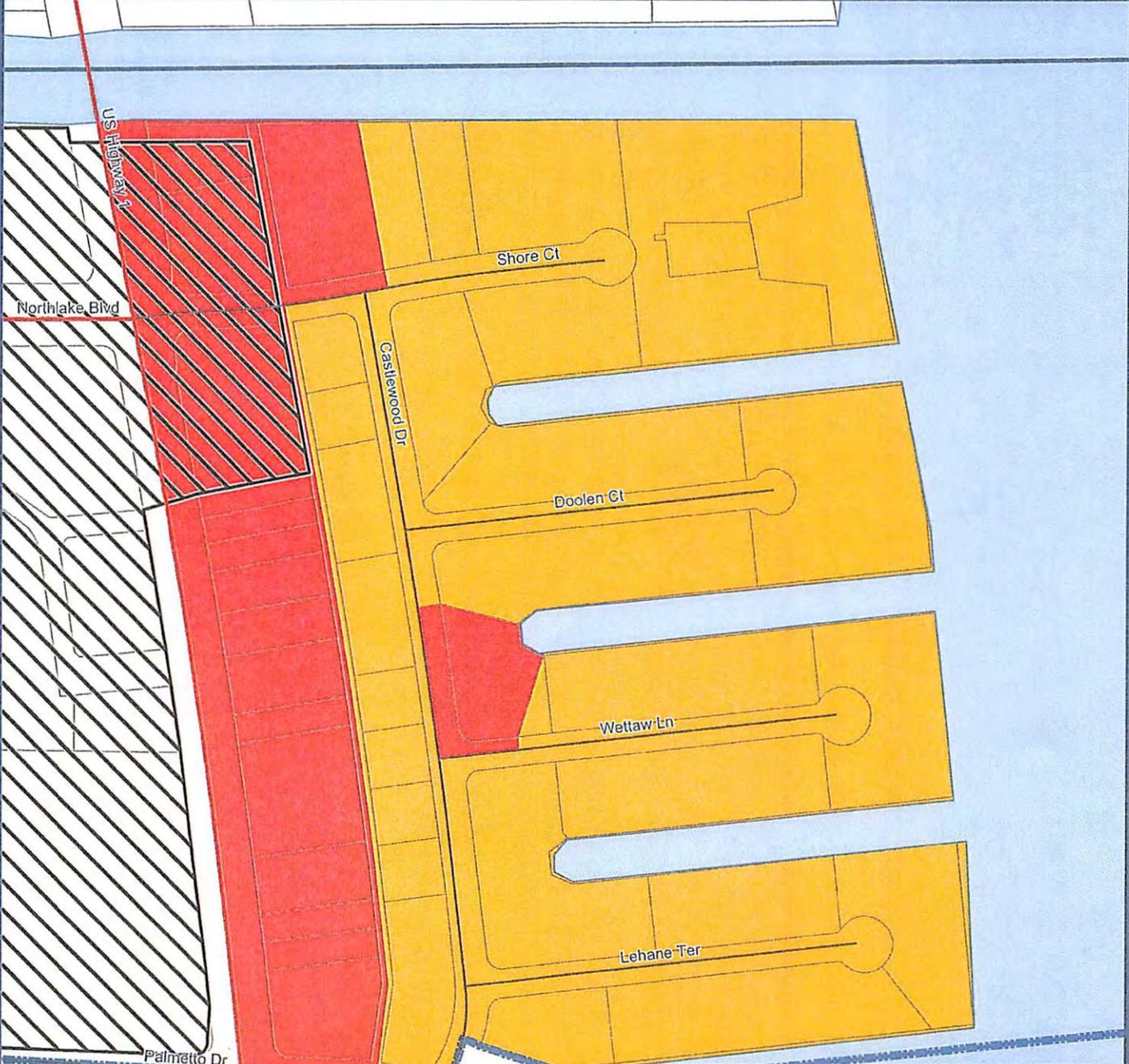
Revision Date: 08/05/2009
 Contact: James Garmack-Clark
 Filename: NPB_FLU_PingArea36.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science

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The Village of North Palm Beach

Future Land Use Atlas Map 3c



- Northlake Boulevard Overlay Zone
- High Density Residential
- Commercial

Interstate 95	North Palm Beach	
Florida's TPke	Planning Areas	
Secondary	Water	
Tertiary	Parcels	

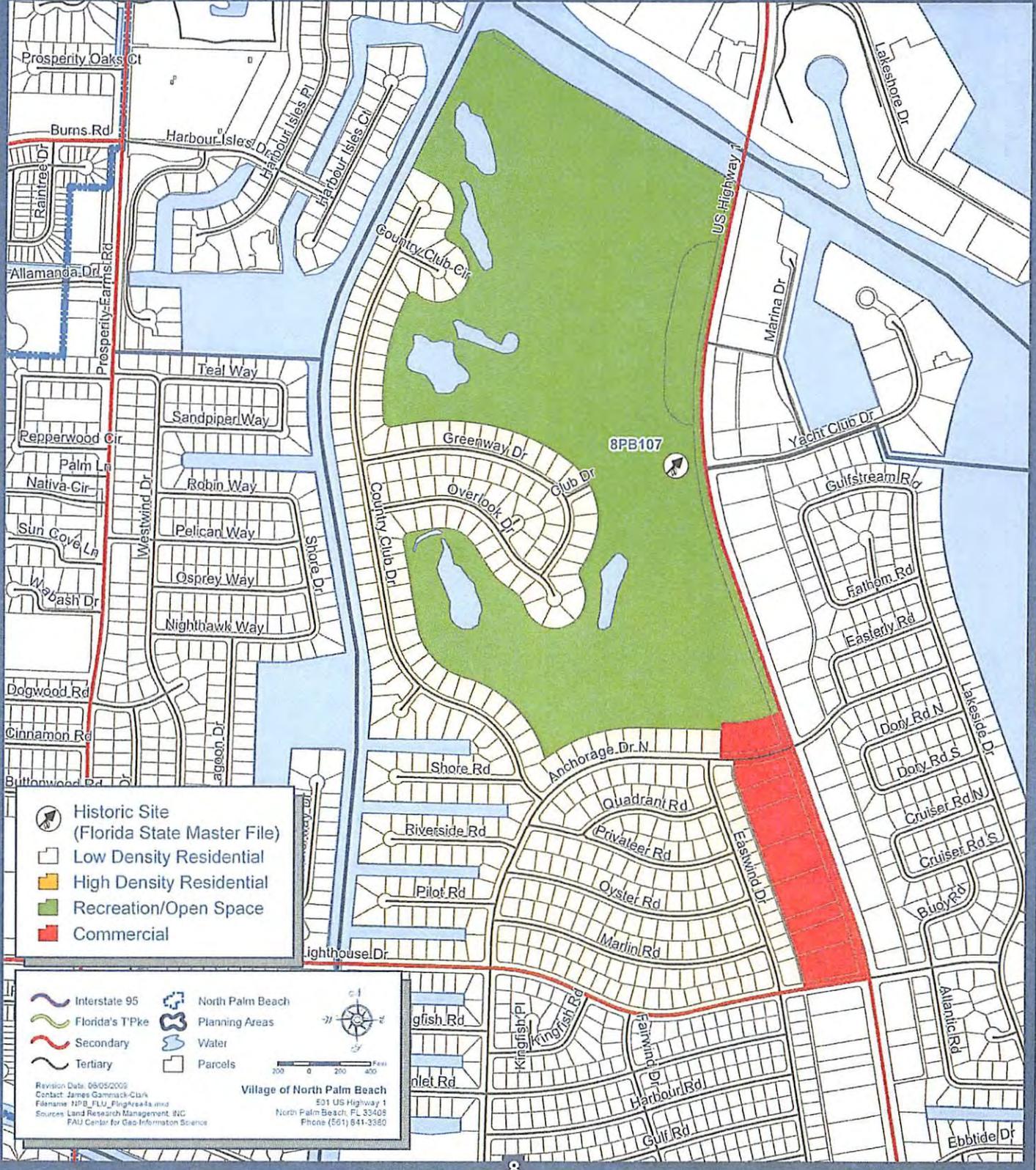
Revision Date: 05/03/2009
 Contact: James Gammack-Calk
 Filename: NPB_FLU_PkgArea3c.mxd
 Sources: Land Research Management, LLC
 FAU Center for Geo-Information Science

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The Village of North Palm Beach

Future Land Use Atlas Map 4a



- Historic Site (Florida State Master File)
- Low Density Residential
- High Density Residential
- Recreation/Open Space
- Commercial

Interstate 95
 Florida's T'Pke
 Secondary
 Tertiary
 North Palm Beach Planning Areas
 Water
 Parcels

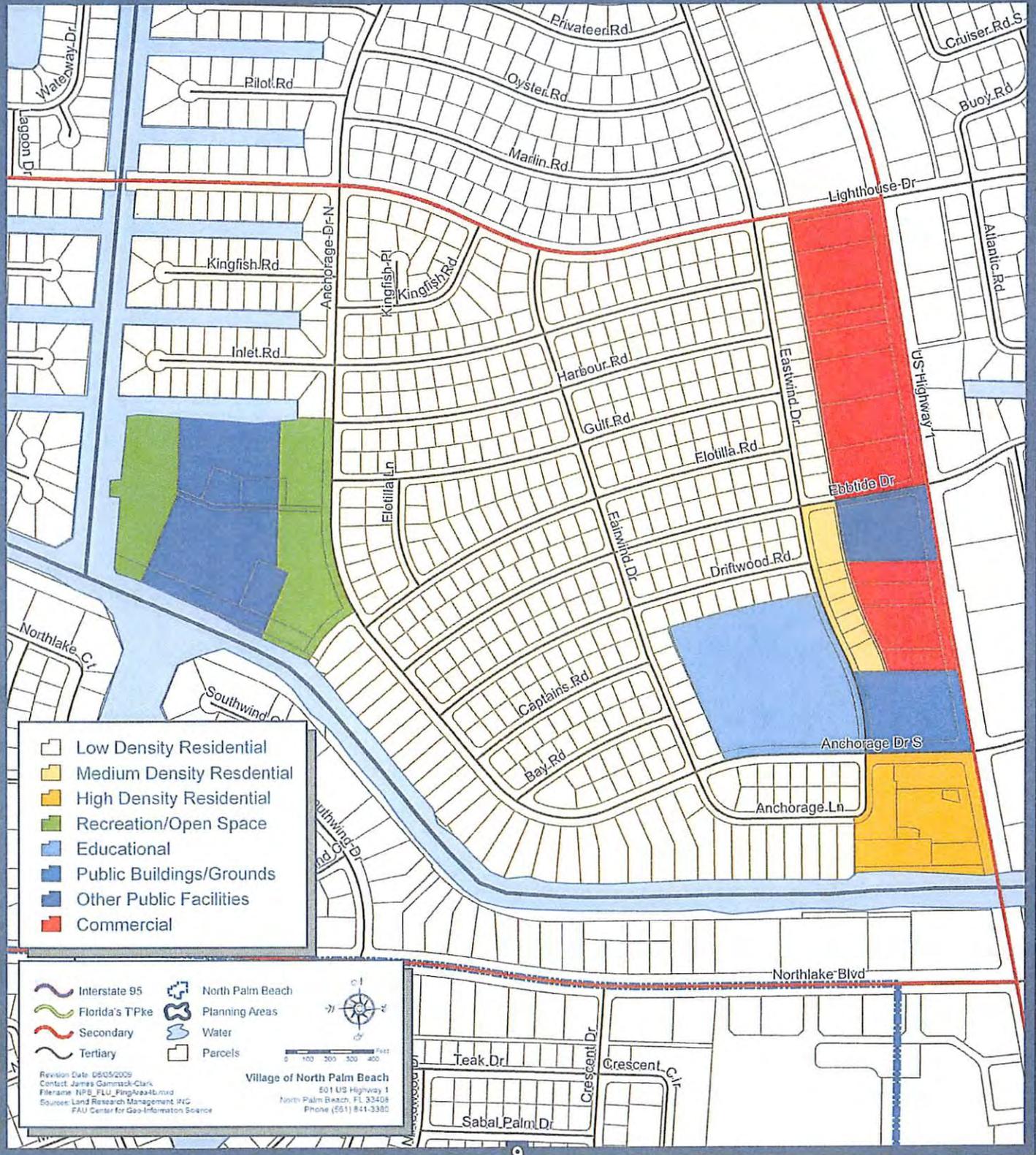
Revision Date: 06/05/2009
 Contact: James Gammasch-Clark
 File Name: 8PB_FLU_Fingtree4a.mxd
 Source: Land Research Management, INC.
 FAU Center for Geo-Information Science

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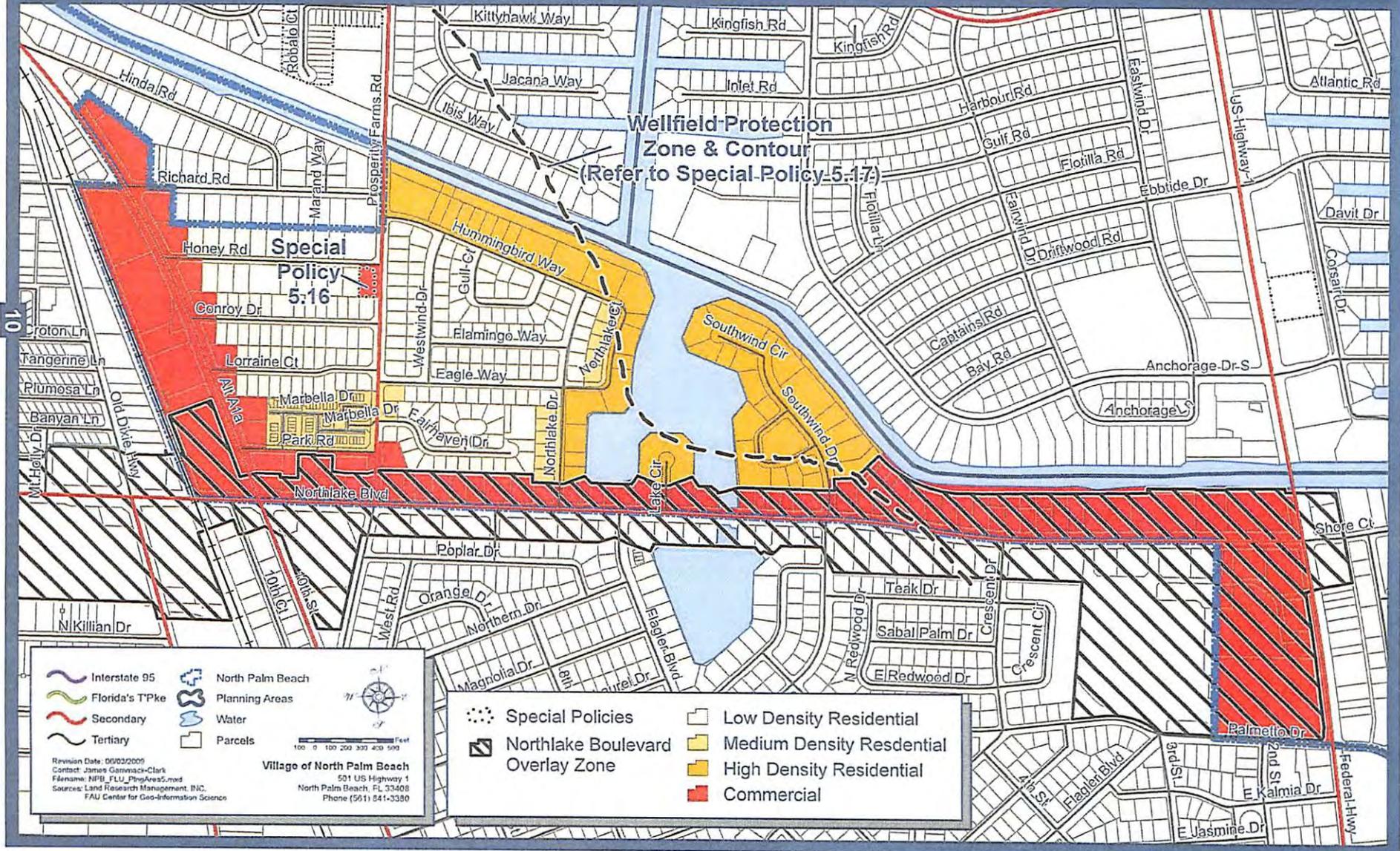
Future Land Use Atlas Map 4b





The Village of North Palm Beach

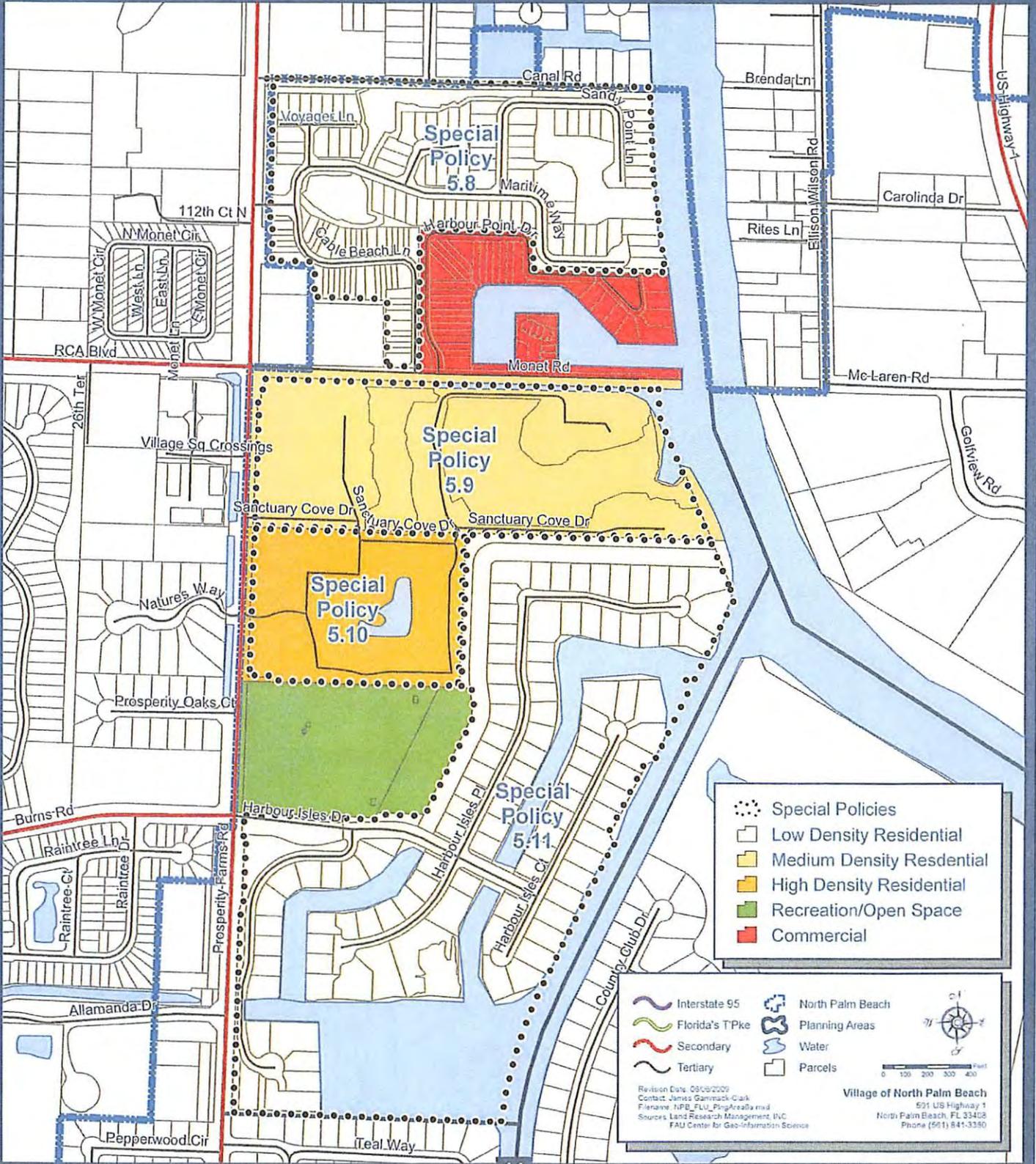
Future Land Use Atlas Map 5





The Village of North Palm Beach

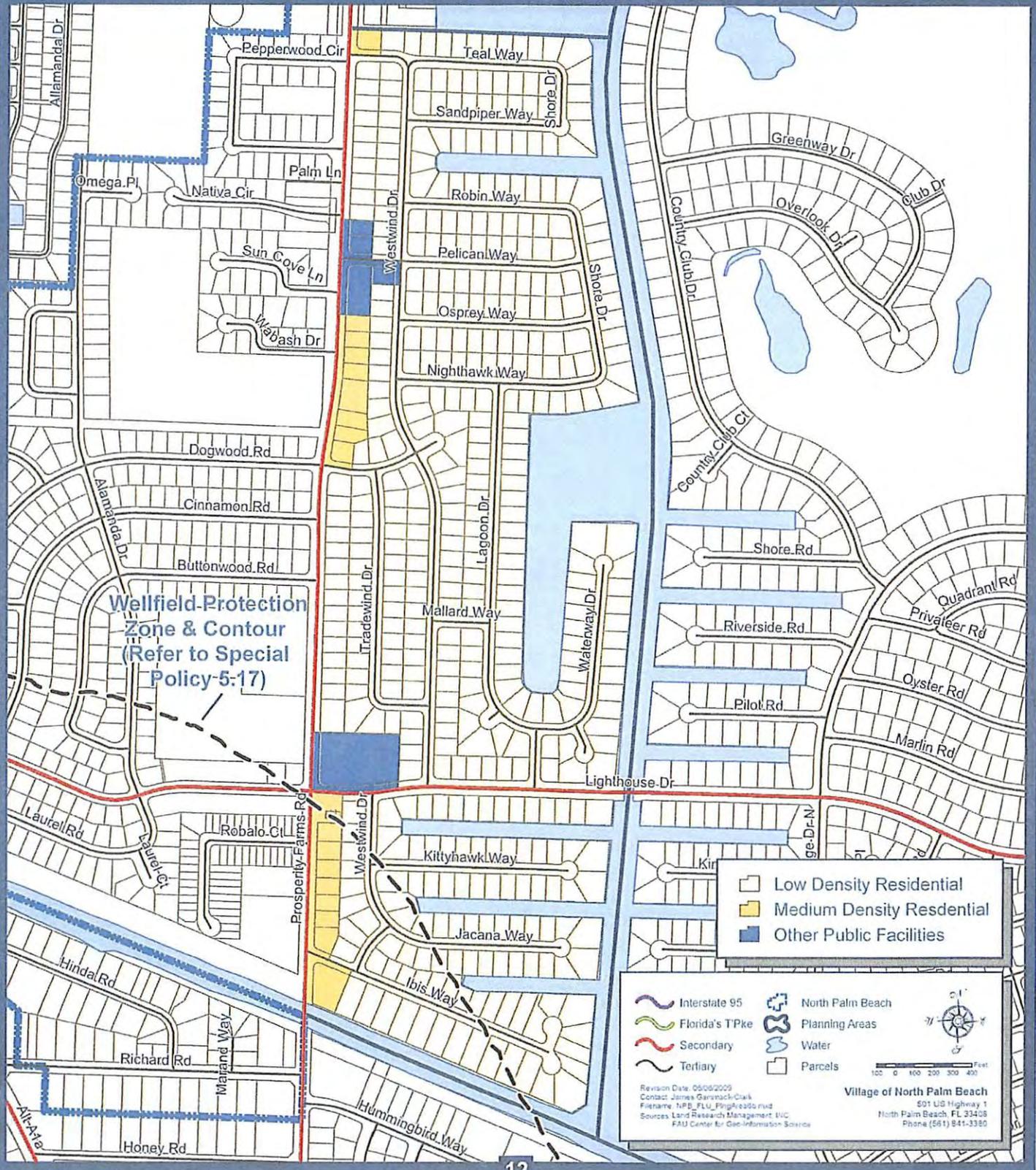
Future Land Use Atlas Map 6a





The Village of North Palm Beach

Future Land Use Atlas Map 66





The Village of North Palm Beach

Future Land Use Atlas Map 7



Revision Date: 06/09/2003
 Contact: James Gammon-Clark
 File: NPB_FLU_Fog/Map7.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science

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- Special Policies
- Low Density Residential
- Medium Density Residential
- Recreation/Open Space
- Public Buildings/Grounds
- Other Public Facilities

APPENDIX B

FUTURE LAND USE MAP AMENDMENTS 2010 - 2015

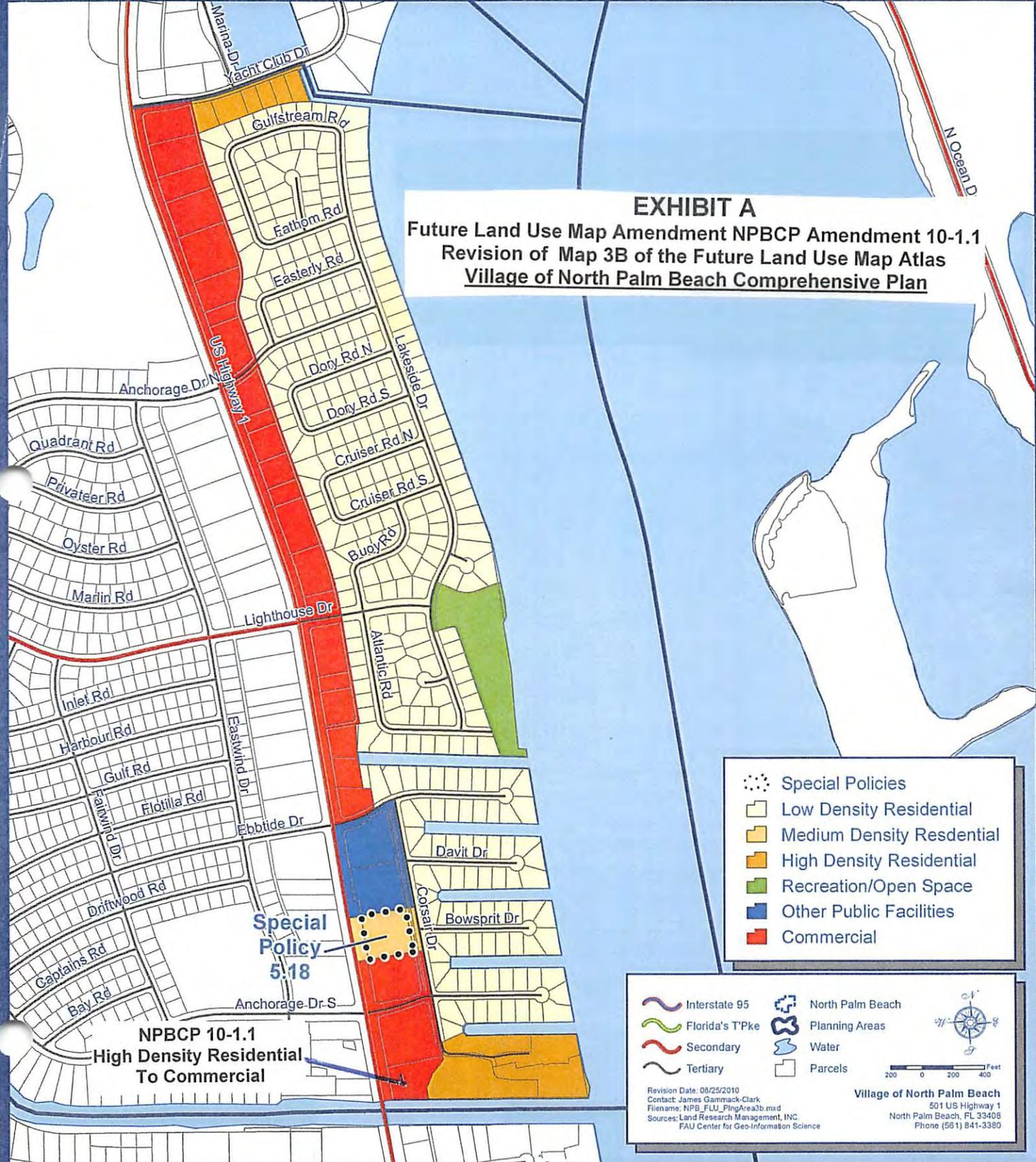


The Village of North Palm Beach

Future Land Use Atlas Map 3b

EXHIBIT A

Future Land Use Map Amendment NPBCP Amendment 10-1.1
 Revision of Map 3B of the Future Land Use Map Atlas
 Village of North Palm Beach Comprehensive Plan



- Special Policies
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation/Open Space
- Other Public Facilities
- Commercial

NPBCP 10-1.1
High Density Residential
To Commercial

Interstate 95	North Palm Beach	
Florida's TPke	Planning Areas	
Secondary	Water	
Tertiary	Parcels	

Revision Date: 08/25/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_PingArea3b.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

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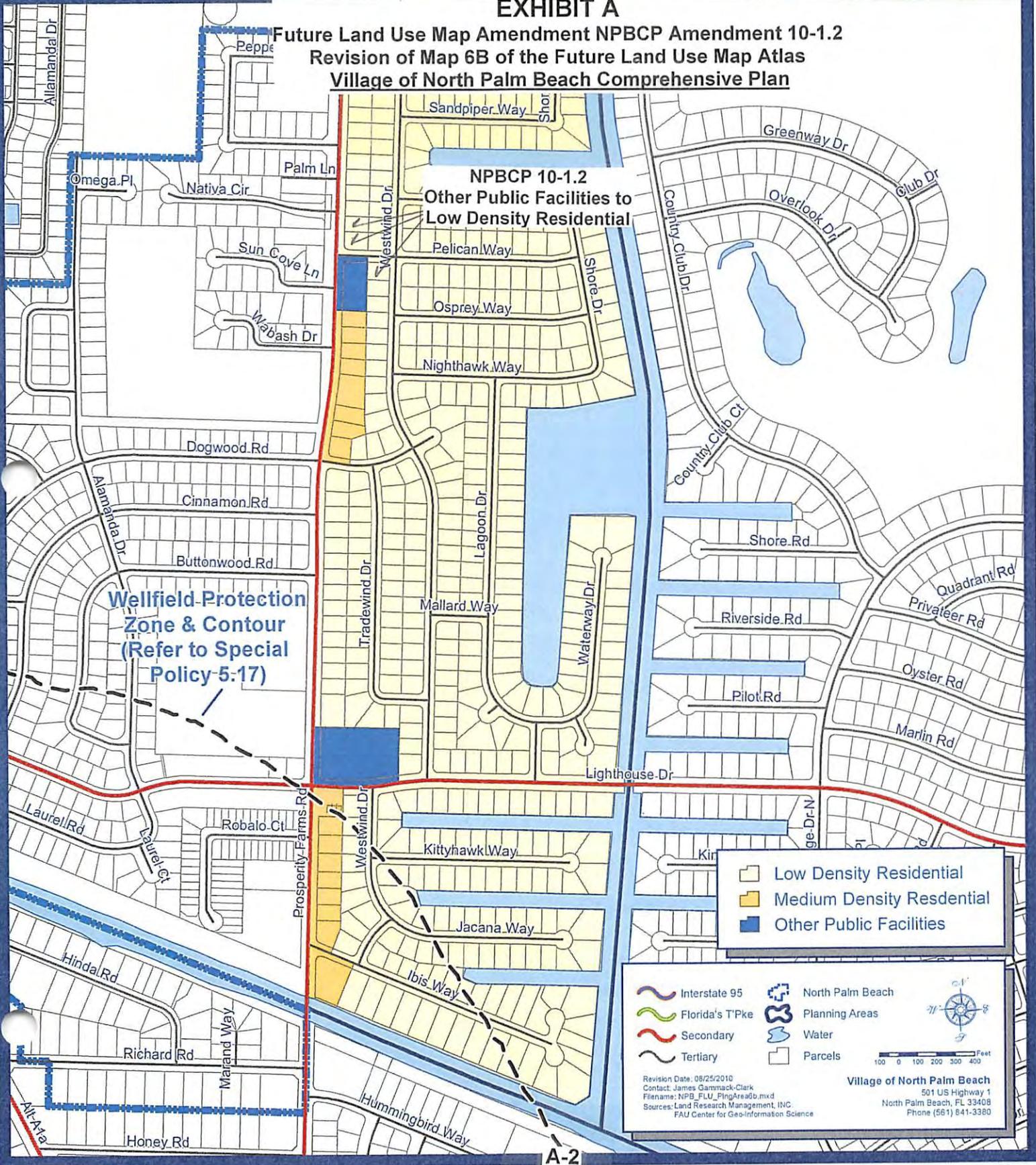


The Village of North Palm Beach

Future Land Use Atlas Map 6b

EXHIBIT A

Future Land Use Map Amendment NPBCP Amendment 10-1.2
 Revision of Map 6B of the Future Land Use Map Atlas
 Village of North Palm Beach Comprehensive Plan

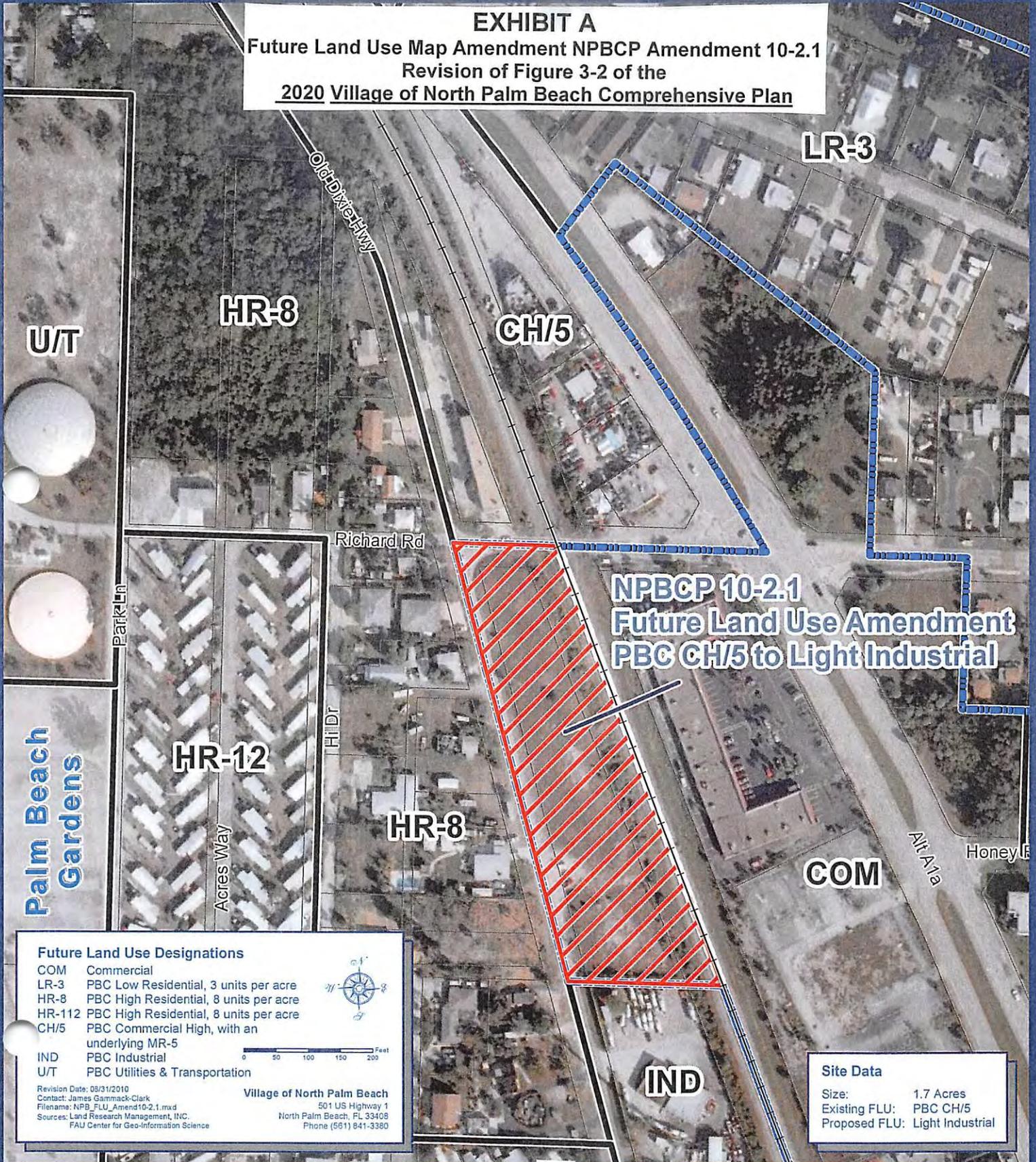




The Village of North Palm Beach

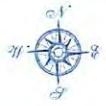
Future Land Use Amendment (10-2.1)

EXHIBIT A
 Future Land Use Map Amendment NPBCP Amendment 10-2.1
 Revision of Figure 3-2 of the
2020 Village of North Palm Beach Comprehensive Plan



**NPBCP 10-2.1
 Future Land Use Amendment
 PBC CH/5 to Light Industrial**

- Future Land Use Designations**
- COM Commercial
 - LR-3 PBC Low Residential, 3 units per acre
 - HR-8 PBC High Residential, 8 units per acre
 - HR-12 PBC High Residential, 8 units per acre
 - CH/5 PBC Commercial High, with an underlying MR-5
 - IND PBC Industrial
 - U/T PBC Utilities & Transportation



0 50 100 150 200 Feet

Revision Date: 09/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.1.mxd
 Sources: Land Research Management, INC.
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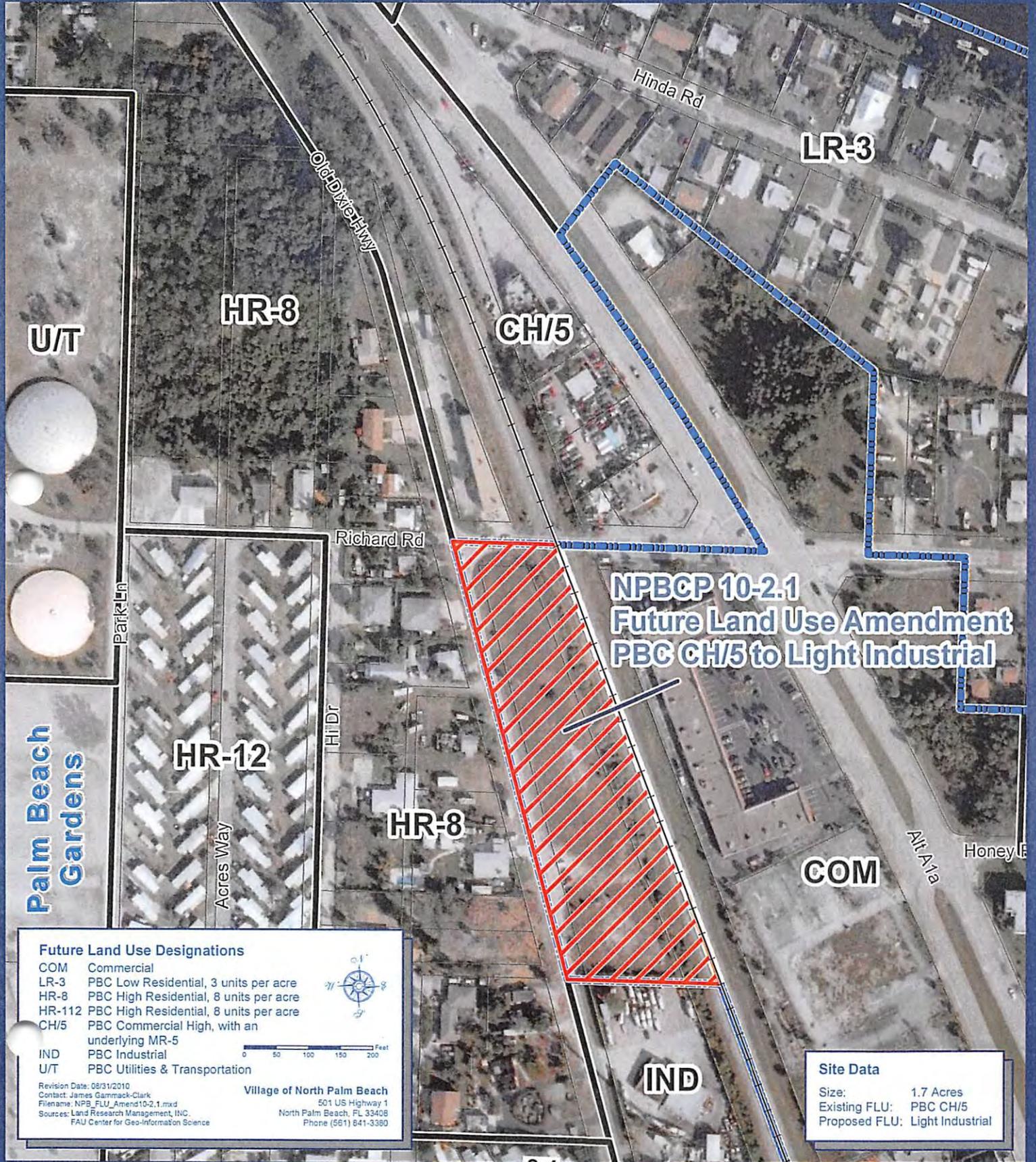
Site Data

Size: 1.7 Acres
 Existing FLU: PBC CH/5
 Proposed FLU: Light Industrial



The Village of North Palm Beach

Future Land Use Amendment (10-2.1)



Future Land Use Designations

- COM Commercial
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- HR-112 PBC High Residential, 8 units per acre
- CH/5 PBC Commercial High, with an underlying MR-5
- IND PBC Industrial
- U/T PBC Utilities & Transportation



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Revision Date: 08/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.1.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

Village of North Palm Beach
 501 US Highway 1
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Site Data

Size: 1.7 Acres
 Existing FLU: PBC CH/5
 Proposed FLU: Light Industrial



EXHIBIT A1

The Village of

North Palm Beach

Future Land Use Amendment (10-2.2.1)



Future Land Use Designations

- COM Commercial
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- HR-112 PBC High Residential, 8 units per acre
- CH/5 PBC Commercial High, with an underlying MR-5
- IND PBC Industrial
- U/T PBC Utilities & Transportation



0 50 100 150 200 Feet

Revision Date: 09/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.2.1.mxd
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 501 US Highway 1
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Site Data

Size: 1.14 Acres
 Existing FLU: PBC CH/5
 Proposed FLU: Light Industrial



EXHIBIT A2

The Village of

North Palm Beach

Future Land Use Amendment (10-2.2.2)



**NPBCP 10-2.2.2
Future Land Use Amendment
PBC HR-8 to Light Industrial**

Site Data	
Size:	0.44 Acres
Existing FLU:	PBC HR-8
Proposed FLU:	Light Industrial

Future Land Use Designations	
LDR	Low Density Residential
LR-3	PBC Low Residential, 3 units per acre
HR-8	PBC High Residential, 8 units per acre
CL-O/3	PBC Commercial Low Office, with an underlying LR-3
U/T	PBC Utilities & Transportation




Revision Date: 08/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.2.1.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

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EXHIBIT A3

The Village of

North Palm Beach

Future Land Use Amendment (10-2.2.3)



**NPBCP 10-2.2.3
Future Land Use Amendment
PBC HR-8 to Light Industrial**

**Palm Beach
Gardens**

Site Data
Size: 0.88 Acres
Existing FLU: PBC HR-8
Proposed FLU: Light Industrial

Future Land Use Designations

- LDR Low Density Residential
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- CL-O/3 PBC Commercial Low Office, with an underlying LR-3
- U/T PBC Utilities & Transportation

Revision Date: 08/31/2010
Contact: James Gammack-Clark
Filename: NPB_FLU_Amend10-2.2.3.mxd
Sources: Land Research Management, INC
FAU Center for Geo-Information Science

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EXHIBIT A4

The Village of

North Palm Beach

Future Land Use Amendment (10-2.2.4)

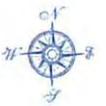


Site Data

Size: 0.58 Acres
Existing FLU: PBC HR-8
Proposed FLU: Light Industrial

Future Land Use Designations

- LDR Low Density Residential
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- CL-O/3 PBC Commercial Low Office, with an underlying LR-3
- U/T PBC Utilities & Transportation



Revision Date: 06/31/2010
Contact: James Casmack-Clark
Filename: NPB_FLU_Amend10-2.2.4.mxd
Sources: Land Research Management, INC.
FAU Center for Geo-Information Science

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501 US Highway 1
North Palm Beach, FL 33408
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EXHIBIT A5

The Village of

North Palm Beach

Future Land Use Amendment (10-2.2.5)

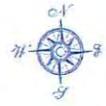


Site Data

Size: 1.02 Acres
 Existing FLU: PBC HR-8
 Proposed FLU: Light Industrial

Future Land Use Designations

- LDR Low Density Residential
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- CL-O/3 PBC Commercial Low Office, with an underlying LR-3
- U/T PBC Utilities & Transportation



Revision Date: 08/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.2.5.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science

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EXHIBIT A6

The Village of North Palm Beach

Future Land Use Amendment (10-2.2.6)



**NPBCP 10-2.2.6
Future Land Use Amendment
PBC HR-8 to Light Industrial**

Site Data

Size: 0.21 Acres
 Existing FLU: PBC HR-8
 Proposed FLU: Light Industrial

Future Land Use Designations

- LDR Low Density Residential
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- CL-O/3 PBC Commercial Low Office, with an underlying LR-3
- U/T PBC Utilities & Transportation

Revision Date: 08/31/2010
 Contact: James Gammack-Clark
 Filename: NPB_FLU_Amend10-2.2.6.mxd
 Sources: Land Research Management, INC
 FAU Center for Geo-Information Science

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North Palm Beach

Future Land Use Amendment (10-2.2.7)



**NPBCP 10-2.2.7
Future Land Use Amendment
PBC HR-8 to Light Industrial**

Site Data

Size: 0.51 Acres
 Existing FLU: PBC HR-8
 Proposed FLU: Light Industrial

Future Land Use Designations

- LDR Low Density Residential
- LR-3 PBC Low Residential, 3 units per acre
- HR-8 PBC High Residential, 8 units per acre
- CL-O/3 PBC Commercial Low Office, with an underlying LR-3
- U/T PBC Utilities & Transportation

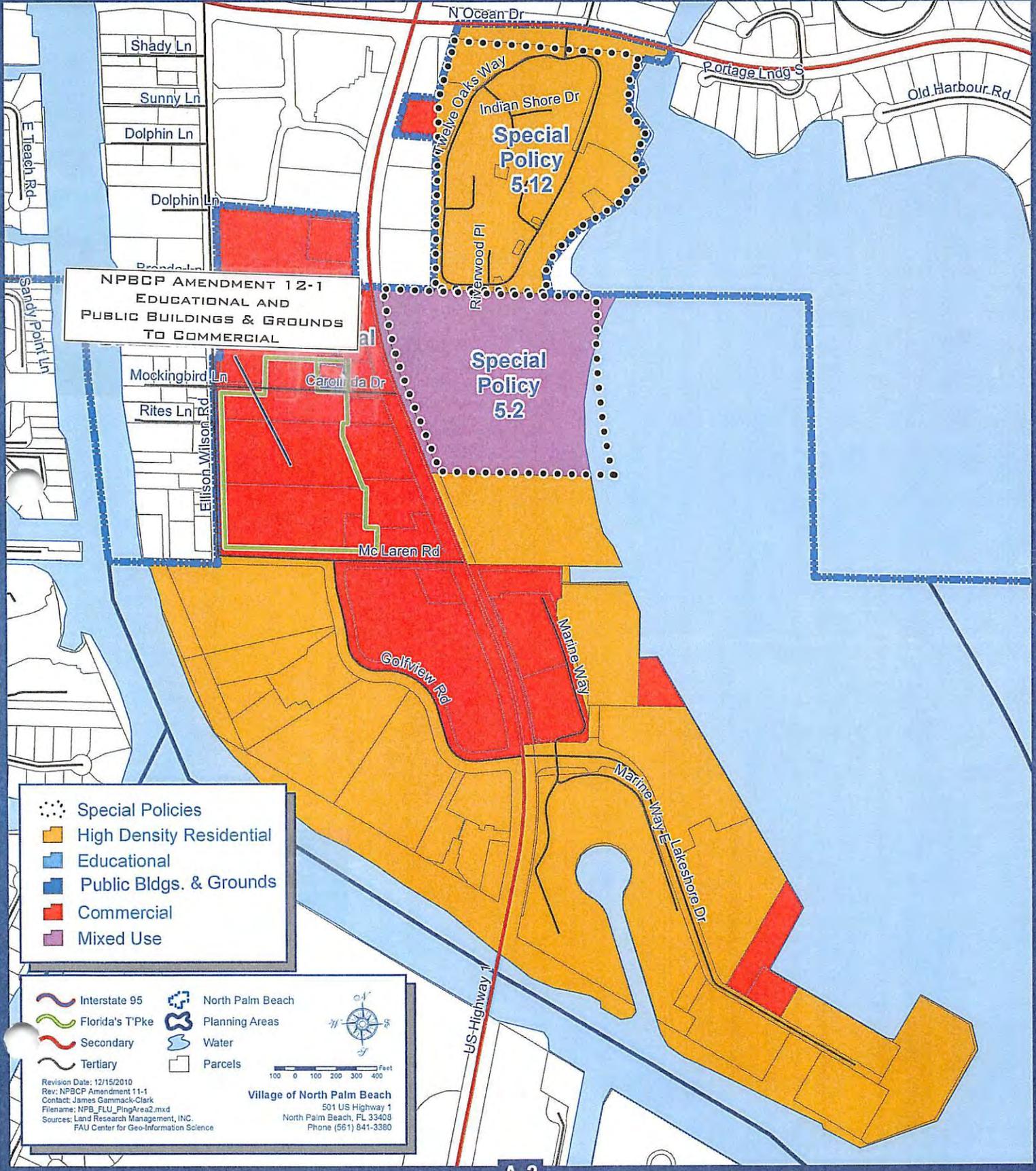
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 Sources: Land Research Management, INC.
 FAU Center for Geo-Information Science

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The Village of North Palm Beach

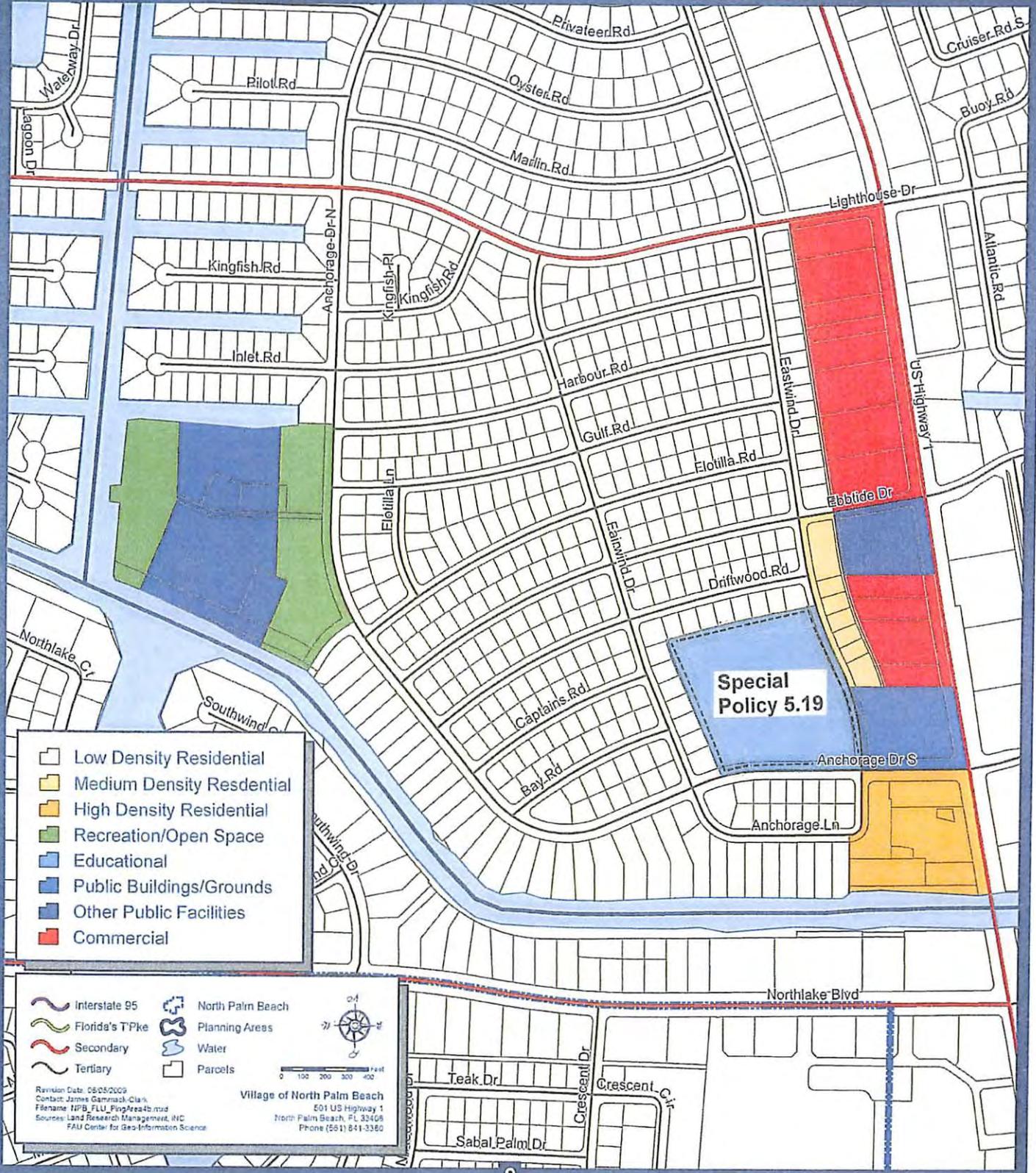
Exhibit A: Future Land Use Map Amendment





The Village of North Palm Beach

Future Land Use Atlas Map 4b



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation/Open Space
- Educational
- Public Buildings/Grounds
- Other Public Facilities
- Commercial

Interstate 95
 Florida's T'Pke
 Secondary
 Tertiary

North Palm Beach Planning Areas
 Water
 Parcels

Revision Date: 08/05/2009
 Contact: James Gammack-Clark
 Filename: NPB_FLU_PingArea4b.mxd
 Sources: Land Research Management, INC
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The Village of North Palm Beach

Future Land Use Atlas Map 2

