

# **FUTURE LAND USE ELEMENT**

## **GOALS, OBJECTIVES AND POLICIES**

### **GOAL**

**THE TOWN SHALL PRESERVE, PROTECT AND ENHANCE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS AND BUSINESSES TO MAINTAIN THE TOWN'S UNIQUE IDENTITY AND ITS HIGH QUALITY OF LIFE THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES THAT ARE CONSISTENT WITH THE ZONING CODE.**

### **OBJECTIVE 1**

~~The Town shall regulate future growth and redevelopment within the Town shall be managed to that maintains and enhances the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. The measurement of this objective shall be the extent to which the following policies are implemented.~~

#### **POLICY 1.1**

~~The Town shall cContinue to comply with Section 163.3202, F.S., regarding land development regulations, enforcement of the Town's Charter and Code of Ordinances containing specific and detailed provisions which are required to implement the adopted Comprehensive Plan, and which, at a minimum:~~

- a. Regulate the subdivision of land.
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space.
- c. Protect lands designated for Conservation.
- d. Regulate signage.
- e. Regulate areas subject to seasonal or periodic flooding and provide for drainage and stormwater management.
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs.
- g. Provide that no development order or permit shall be issued which results in a reduction of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.
- h. Reasonably ensure that newly planted trees are located in a manner that will require no more than minimal trimming in order to avoid contact with power lines.

## POLICY 1.2

The Town shall continue to c~~Conduct a~~ staff reviews of each proposed new development or redevelopment project for the purpose of determining compliance with the Town's Comprehensive Plan and Code of Ordinances.

## OBJECTIVE 2

The Town shall continue to m~~Maintain~~ the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents.

### POLICY 2.1

The Town shall ensure t~~The listing of appropriate land~~ uses in each of the individual Future L~~and U~~se categories identifies those uses generally expected to be appropriate.

2.1.1 Where essential services are indicated as an appropriate use, essential services shall include public utility facilities related to water supply, telephone (excluding wireless telecommunication facilities), cable television, gas, electrical distribution systems, beach renourishment activities, and town-owned services such as sanitary sewer, stormwater drainage, and solid waste collection and disposal systems, including any necessary appurtenant structures serving the Town.

### POLICY 2.2

The Town shall ensure that d~~Development orders shall be~~ are issued by the Town only for new residential development or redevelopment that is consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies.

2.2.1 Single-Family Residential - Intended to accommodate and preserve estates and single- family residential development at a maximum density of four dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family dwellings, residential PUD's as set forth in Policies ~~44~~10.1.1 and ~~44~~10.1.4, cluster development, public uses and facilities, public and private schools, private group uses, ~~group homes and foster care facilities~~, and essential services.

Per Section 419.001(3)(a), siting of group homes shall be considered in multifamily residential zoning districts.

- 2.2.2 Multi-Family Moderate Density - Intended to accommodate and preserve residential development at a maximum density of six (6) dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family, two (2)-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.8.1.2; mixed-use PUD's as set forth in Policy 11.8.1.3; public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.

- 2.2.3 Multi-Family High Density - Intended to accommodate residential development at a maximum density of 13 dwelling units per gross Palm Beach acre (40,000 square feet) and, under limited circumstances, a maximum height of five stories.

Appropriate uses include single-family, two-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.8.1.2; mixed-use PUD's as set forth in Policy 11.8.1.3; hotel and motel uses up to 26 rooms per gross Palm Beach acre (40,000 square feet) and associated accessory commercial uses (hotel and motel rooms are considered to be equivalent to 0.5 dwelling units); timesharing uses up to nine units per gross Palm Beach acre (40,000 square feet); public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.

2.2.4 The Town shall consider creating a new Multi-Family Medium Density Future Land Use category that corresponds to the R-C Zoning District that limits the number of dwelling units per acre to six (6).

### POLICY 2.3

The Town shall ensure dDevelopment orders shall be are issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map Element and Zoning Code and descriptions and intensities of land use as set forth in the following policies.

- 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies:

- a. "Town-serving" shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the "Commercial - Office, Professional & Institutional" (C-OPI) zoning district, which are not required to meet town-serving requirements) of 3,000 square-feet or less of gross leasable area in the C-PC, C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition.
  - b. "Town persons" shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.
- 2.3.2 Conservation - Intended to preserve and protect unique natural areas and submerged land from development and the negative impacts of public use. No development or redevelopment is permitted on or over land designated in this category, with the exception of docks, essential services or parks owned and operated by the Town.
- 2.3.3 Commercial - Intended to create, preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services, and mixed commercial/ residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use ~~Plan~~ Element and the character of the Town.
- a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up to 26 rooms per gross Palm Beach acre (40,000 square feet); timesharing uses up to nine (9) units per gross Palm Beach acre (40,000 square feet); offices; public uses and facilities; public and private schools; private group uses; and residential uses located above the ground floor.
  - b. Except for uses located in the Worth Avenue zoning district (C-WA), one (1) residential unit may be located above the ground floor, or up to a maximum density of six (6) dwelling units per gross Palm Beach acre, whichever is greater. In the Worth Avenue zoning district, the maximum allowable density shall be 10 dwelling units per gross Palm Beach acre provided the Worth Avenue Design Guidelines are met.
  - c. ~~Maximum lot coverage for non-residential uses shall be 75%.~~ It varies for

each commercial district. Contained within Code Sections 134.1113(9), 134-1163(9), 134-1213(9), 134-1262(9) and 134-1308(9)

- d. In limited circumstances, the maximum building height ~~shall~~ may be three (3) stories.
- 2.3.4 Public – Intended to recognize existing locations of, and provide sites for, public uses, structures and facilities.
- a. Appropriate uses include public schools, low intensity public buildings and facilities such as fire and police stations, Town Hall, etc., of a scale and intensity necessary to primarily serve the needs of Town persons. Only public uses owned, operated, franchised, or supervised by a governmental agency are given this designation.
  - b. The designation of a property for Public use on the Future Land Use Plan Map recognizes the current use of the property; ~~and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential and Commercial land use categories.~~
  - c. ~~Maximum lot coverage shall be 40%.~~ This is a land development regulation and there is no corresponding zoning district for the Future Land Use
  - d. In limited circumstances, the maximum building height ~~shall~~ may be three stories.
- 2.3.5 Public Recreation – Intended to provide for low intensity public recreational uses or activities, natural resources and scenic resources of a scale and intensity necessary to primarily serve the needs of Town persons. Only public facilities owned, operated, franchised, or supervised by a public governmental entity are given this designation.
- 2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non-commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.
- a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property; ~~and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential, Multi-family Moderate Density, and Commercial Future~~

~~Land Use categories.~~

- b. ~~Maximum lot coverage shall be 40%. This is a land development regulation and there is no corresponding zoning district for the Future Land Use.~~
- c. In limited circumstances, ~~the Commercial Worth Avenue (C-WA) zoning district,~~ the maximum building height shall may be three stories.

2.3.7 Approved PUD - Intended to recognize existing or previously approved PUD's and provide for new PUD's within the density limits of the land use category in which they are located prior to approval of the PUD. PUD densities shall not exceed 13 dwelling units per gross Palm Beach acre.

#### POLICY 2.4

~~The Town shall continue to prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character, and to overall property values of the community, the Town will take all technical and administrative measures legally available, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.~~

#### POLICY 2.5

~~The Town shall c~~Continue to enforce the provisions of the Town's Zoning Ordinance which are directed toward the encouragement of Town-serving commercial uses and the discouragement of those uses which are likely to attract patronage on a regional level.

#### ~~POLICY 2.6~~

~~The Town shall provide the amount, location, and type of on-street parking and street furniture, signage, beautification measures and traffic control that is sufficient to assure efficient functioning of the Town's business centers at Town-serving levels, and shall require off-street parking as necessary. Policy moved to the Transportation Element.~~

### OBJECTIVE 3

~~The Town shall issue d~~Development orders ~~or~~ and permits for new development ~~or~~

~~and redevelopment shall be issued for construction~~ in the floodplain or coastal high hazard area only if they meet the building elevations identified in the Flood Insurance Rate Maps (FIRM) unless the structure has been landmarked or historically significant building and approved for a floodplain variance.

#### POLICY 3.1

Prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- a. The proposed building elevations meet or exceed elevations identified on the Flood Insurance Rate Maps, except when sufficient justification of extenuating circumstances may be shown and unless the structure has been landmarked or designated as a historically significant building and approved for a floodplain variance).

#### **OBJECTIVE 4**

~~No new development shall be permitted on or over submerged lands or lands predominantly characterized by Tidal Swamp (TM) soils as identified in the Soil Survey of Palm Beach County.~~

#### POLICY 4.1

~~Areas identified as predominantly characterized by Tidal Swamp (TM) soils or identified as submerged lands shall be designated on the Town's Future Land Use Map for Conservation, and the Town's land development regulations shall prohibit urban development on such lands.~~

Moved to the Conservation Element

#### **OBJECTIVE 54**

~~The Town shall ensure that d~~Development orders and permits for new development or redevelopment, or building permits for developments ~~that have been issued development orders prior to the adoption of the Comprehensive Plan, shall be~~ are issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

#### POLICY 54.1

A concurrency analysis shall be conducted prior to the approval of any

application for a development order, and no final development order shall be issued unless:

- a. Existing facilities and services meet the Town's adopted level of service standards as set forth in the Capital Improvements Element, or
- b. The final development order is conditioned on such facilities and services being available at the time the impact of development will occur, consistent with the Town's Concurrency Management System and implemented policies of the Capital Improvements Element.

#### **POLICY 5.2**

~~In order to ensure the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit, the Town shall make and record the through the following determinations:~~

- ~~a. Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and the minor flooding associated with a five-year storm shall be carried off within sixty minutes.~~
- ~~b. Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system; or, the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater; or,~~
- ~~c. For all commercial, or residential development or redevelopment where:
  - ~~i. The proposed value of the improvement exceeds 25% of the market value of the property;~~
  - ~~ii. A new swimming pool is constructed;~~
  - ~~iii. There is redevelopment of more than 20% of landscaped open space, 20% of the impervious area of the site including buildings, patios, etc. or a combination thereof which exceeds 20%;~~
  - ~~iv. New driveways or parking areas are constructed;~~
  - ~~v. The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or~~~~



~~vi. Other development as may be deemed appropriate by the Town Engineer.~~

This is a land development regulation and contained within Chapter 86, Article III, Stormwater Management

- d. ~~There is adequate potable water supply capacity to continue providing the level of service standard established by the City of West Palm Beach, the Town's water provider. The City's current Potable Water Level of Service (LOS) is 272 gallons/per person/day (gpd);~~
- e. ~~There are adequate recreation facilities to maintain a standard of 6 acres/1000 population;~~
- f. ~~The traffic generation of the project will not reduce the level of service on roadways in the Town to a category lower than that established in this Plan;~~
- g. ~~There is adequate sanitary sewer capacity to continue providing the level of service standard established by the City of West Palm Beach, the Town's water provider. The City's current LOS is as follows:~~

## ~~Wastewater Collection~~

Development Type	Avg. Daily Water Flow, gallons per day (gpd)
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Single Family	350 gpd/DU
Multifamily	250 gpd/DU
Commercial	0.20 gpd/SF
Industrial	0.15 gpd/Sf
Hotel	100 gpd/room

DU=dwelling unit                      gpd=gallons per day

SF=Square feet AC=acre

## ~~Pumping Station~~

Peaking Factor	Avg. Daily Flow Million Gallons per Day (MGD)
1.5	1.5
2.0	2.0
2.5	2.5
3.0	3.0
3.5	3.5
4.0	4.0
4.5	4.5
5.0	5.0
5.5	5.5
6.0	6.0
6.5	6.5
7.0	7.0
7.5	7.5
8.0	8.0
8.5	8.5
9.0	9.0
9.5	9.5
10.0	10.0

3.5	0.01 to 0.05
3.0	0.05 to 0.25
2.5	0.25 to 2.0
2.0	>2.0

~~Peaking factors for other facilities shall be determined using historical flow record.~~

~~h. There is adequate capacity to continue collecting and disposing of least 2.55 pounds of solid waste per person per day;~~

~~i. The project will not increase the time necessary to evacuate the Town, in the event of a hurricane, to greater than twelve hours; or,~~

~~j. The development order or permit is specifically conditioned on the availability of the necessary facilities and services for each of the above and that said facilities are authorized when the project is authorized.~~

Level of Service standards are provided in the Infrastructure Data and Analysis and Goals, Objectives and Policies.

#### POLICY 5.34.2

~~The Town shall determine~~ prior to the issuance of a development order or permit, ~~the Town shall make and record a determination~~ that the project provides open space, on-site traffic flow and parking commensurate with the requirements of the Town's land development regulations.

#### **OBJECTIVE 65**

~~The Town shall~~ Efforts shall continue to be made to control blighting influences or other negative impacts to the Town, and ~~redevelopment will be encouraged~~ redevelopment in areas experiencing deterioration, when appropriate.

#### POLICY 65.1

~~The Town shall continue to utilize the code enforcement procedures provided for in Article V, enforce's Code of Ordinances, to~~ proactively allows potential problems to be cited and requires property owners of cited property to take remedial action.

#### **OBJECTIVE 76**

~~The number of uses incompatible with the range and location of land uses, identified in the Town's Future Land Use Plan Map, shall be reduced by attrition; and, no Town shall ensure that no new~~ uses shall be permitted within the Future Land Use categories that are inconsistent with the community's character and the Town's Future Land Use Plan Map.

#### POLICY 76.1

The Town shall amend its land development regulations, when necessary to be

compatible and consistent with the range and location of land uses identified on the Town's Future Land Use Plan.

#### POLICY 76.2

The Town shall prohibit replacement or expansion of uses found to be incompatible or inconsistent with the range and location of land uses identified on the Town's Future Land Use Map and Official Zoning Map.

#### POLICY 76.3

The Town shall continue to allow designated landmark structures, single-family dwellings, two-family, townhouse, multi-family, commercial, and public structures or public/private group uses which are unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature to be rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced provided Florida Department of Environmental Protection (FDEP) standards are met when building east of the Coastal Construction Control Line (CCCL). Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

#### POLICY 6.4

The Town shall consider creating a new Future Land Use category to correspond with the Beach Area (A) Zoning District that provides for essential service uses.

#### POLICY 6.5

The Town shall consider creating Zoning Districts to correspond with the Private Group Use, Public and Recreation Zoning Districts.

#### POLICY 6.6

The Town shall within one (1) year following the adoption of EAR-based amended comprehensive plan update the amend land development regulations and Zoning Map to be consistent with the adopted comprehensive plan.

#### POLICY 6.7

The Town shall encourage development and redevelopment at lower density levels than existing zoning allows, except for redevelopment where maintaining

previous densities and/or intensities are allowed after unintentional damage or destruction, such as by fire or other casualty, act of terrorism, war or act of God or nature (and with approval from FDEP if building east of the CCCL).

**OBJECTIVE 8** (Moved to the Conservation Element)

~~The Town shall protect its natural resources. The measurement of this objective is the extent to which natural resources are preserved and the degree to which the following policies are implemented.~~

~~POLICY 8.1~~

~~The Town shall protect the quality of its air from degradation by continuing to prohibit industrial uses within the Town.~~

~~POLICY 8.2~~

~~The Town shall protect designated native vegetation areas and their associated wildlife by prohibiting removal of vegetative species listed as threatened or endangered by State or Federal agencies on publicly owned property and new private development; and, by prohibiting planting of pestilent exotics and requiring removal of pestilent exotic species from sites of new construction or development.~~

~~POLICY 8.3~~

~~The Town shall stipulate that no development or construction which destroys wetland vegetation, including seagrass beds, shall be permitted in the Town unless loss is 100% mitigated.~~

~~POLICY 8.4~~

~~The Town shall require that all new development and redevelopment on the Atlantic shore restore dunes, where restoration potential exists and is necessary, as determined by the Town and FDEP.~~

~~POLICY 8.5~~

~~The Town will require soil erosion control techniques be used during construction.~~

~~POLICY 8.6~~

~~No development or redevelopment shall occur on or over submerged land other than docks, essential services or parks owned and operated by the Town.~~

## **~~OBJECTIVE 9~~**

~~The Town shall protect its inheritance of structures and neighborhoods having historic or architectural merit. The measurement of this objective is the extent to which historic or architectural structures or neighborhoods are preserved, and the degree to which the following policies are implemented:~~

### ~~POLICY 9.1~~

~~Continue to protect the Town's historically significant properties and aesthetic character through the active participation of the Architectural and Historic Landmarks Preservation Commissions in the development review and approval process, as authorized by the Town's Code of Ordinances.~~

### ~~POLICY 9.2~~

~~The Town shall enforce its archaeological requirements as authorized by the Town's Code of Ordinances.~~

Moved to the Historic Preservation Element

## **OBJECTIVE 107**

The Town will coordinate and comply with any resource planning and management plan prepared pursuant to Chapter 380 FS, as amended.

### **POLICY 107.1**

The Town will continue to ~~Coordinate~~ with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The Town will continue to monitor all other local governments' activities when notice is provided. The Town will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The Town will continue to work closely with the Treasure Coast Regional Planning Council, Palm Beach County and School Board and the State of Florida on regional issues. The Town will continue to maintain mutual aid agreements with other local governments with reference to fire service, police

and disaster preparedness.

#### **POLICY 107.2**

The Town will cContinue to coordinate with other governments in securing full resources by the State and other agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self-determination in matters which are not demonstrated to be of actual regional significance.

#### **OBJECTIVE 118**

The Town will pProvide for Planned Unit Developments, and other innovative regulations and techniques that will assist the Town in maintaining its high standards, quality of life, and appropriate mix and location of land use types and structures; and, in ensuring that new development is compatible with existing surrounding properties.

#### **POLICY 118.1**

The following types of Planned Unit Developments shall be allowed in the Town:

118.1.1 Single-family PUD's located within the Single Family Residential Land Use Category not exceeding four dwelling units per gross Palm Beach acre.

118.1.2 Mixed residential development located within the Multi-Family Moderate or Multi-Family High Density Land Use Categories, not exceeding the maximum density allowable within the Land Use Category.

118.1.3 Mixed-use development within the Multi-Family Moderate Density or Multi-Family High Density Land Use Categories, allowing for a mix of residential uses not exceeding the maximum allowable density within the Land Use Category and nonresidential development not exceeding 20% of the gross floor area of the PUD.

The following equivalencies shall be used in determining the intensity of the nonresidential components, required pursuant to Chapter 163, F.S.

<b>Land Use Type</b>	<b>Unit of Measurement</b>	<b>Equivalence to One Dwelling</b>
Hotels, motels or similar transient facilities	Number of bedrooms	Two (2) bedrooms

Principal Commercial Uses	Total floor area	750 square feet
Accessory Commercial Uses	Total floor area	1,500 square feet
Other Nonresidential Uses	Total floor area	1,000 square feet

~~118.4~~ 8.4 In order to encourage preservation of historic residential structures, such single-family structures may be permitted to be converted through a historic preservation PUD to contain multiple residential units, within the confines of the existing structure, provided the density does not exceed four dwelling units per gross Palm Beach acre.

## **OBJECTIVE ~~129~~**

The Town shall coordinate its coastal area population with the Regional Hurricane Evacuation Plan. The measurement of this objective will be the degree to which the Town coordinates with the appropriate Evacuation Plan, and the extent to which the following policy is implemented.

### **POLICY ~~129~~.1**

The Town will review, and revise if necessary, its coastal area densities to ensure that they do not result in hurricane evacuation or shelter capacity deficiencies.

### **POLICY ~~129~~.4**

The Town shall expand the Town's education and notification process to emphasize the unpredictability of the power of an approaching storm and the need to evacuate early upon an evacuation warning:

## **OBJECTIVE ~~1310~~**

Public access shall be maintained to all recreational facilities, including recreational and commercial working waterfronts as defined in F.S. 342.07, under the jurisdiction of the Town of Palm Beach.

### **POLICY ~~1310~~.1**

The Town of Palm Beach shall establish priorities for siting appropriate water dependent and water related land uses consistent with F.S. 342.07, while at the same time protecting shoreline and conservation areas from degradation.

#### POLICY ~~13~~10.2

The Town of Palm Beach shall continue to implement corrective measures on all access points identified by the Town as inadequate.

#### POLICY ~~13~~11.3

The Town will, on an annual basis, inspect public access points at public facilities located within the Town of Palm Beach, but not under the Town's jurisdiction, to identify any impediments to access. It will notify respective governing agencies of impediments within three months of their identification.

#### POLICY ~~13~~11.4

In evaluating applications for marinas or marina siting all of the following shall be addressed: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane contingency planning; protection of water quality; water depth; environmental disruptions and mitigation actions; availability for public use; and, economic need and feasibility. The criteria shall be reviewed by the Planning Department on an annual basis and updated as necessary.

### **OBJECTIVES AND POLICIES NOT APPLICABLE**

~~No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town of Palm Beach because it is virtually fully developed, and the only areas for potential development are located on "in-fill" parcels.~~

~~No objectives or policies encouraging the availability of suitable land for utility facilities are necessary or applicable. The City of West Palm Beach provides the potable water supply to the Town from its facility on the mainland. Wastewater treatment is provided by the East Central Regional Sewage Treatment Plant, also located on the mainland. Solid waste disposal sites are all located on the mainland with the North County Regional Resource Recovery plant, also located on the mainland, to come on line in the near future.~~

~~No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities in the Town, nor are any expected in the future.~~