

# Town of Palm Beach 2024 COMPREHENSIVE PLAN

August 12, 2024  
Town Council Meeting -  
updated following meeting



# What is a Comprehensive Plan?



A Comprehensive Plan is a blueprint to guide the growth, development of land, resource protection, and provisions of public services and facilities in the Town.



It is not the intent to include the implementing regulations that are found in the Zoning Code, but rather to require identification of Goals, Objectives and Policies that promote the vision of a community and are then implemented through the Town Code and other regulating documents.



The Plan provides **for the community's** vision through a **series of "Elements"** that provide a framework for development to maintain and achieve the quality of life desired by the residents.

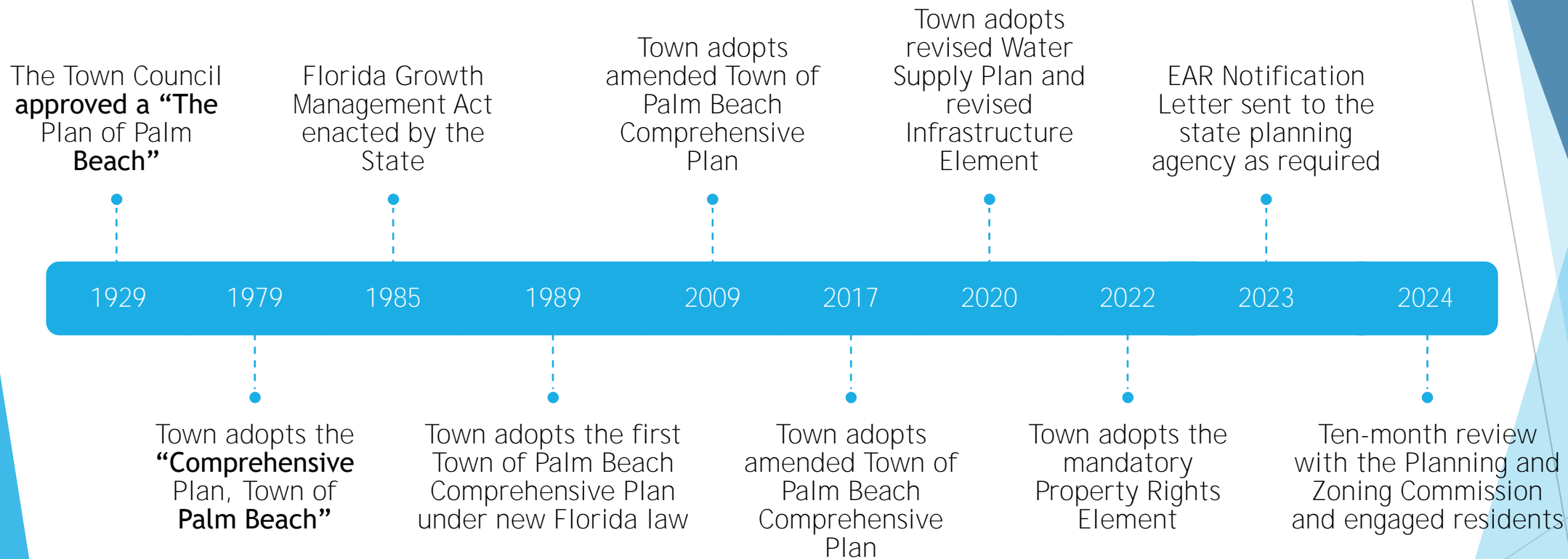


The Comprehensive Plan directly and indirectly influences all aspects of daily life, including where people live, which uses are permitted, how natural areas are preserved and how people travel within their community.

*The Comprehensive Plan addresses Quality of Life Issues*



# Brief History - Comprehensive Planning in the Town of Palm Beach





# 1929 Comprehensive Plan

Almost a 100 years ago, the “Plan of Palm Beach” saw the Town in a similar eye as today. Notice what issues were identified then and now. A desire to preserve and to enhance the charming character of Palm Beach was the keynote of the Plan. The necessity for improving traffic circulation and of providing safe walks for pedestrians was recognized as one of major importance, as was beach access, and parking.

“First a hotel; the present character is the result of steady dignified growth, with beautiful estates, modest homes, hotels, fine shops, excellent administration, creditable public works. The fabric has been woven in a manner approaching the ideal. Business and agriculture have had very little influence in the development of this community. Business exists to supply necessities and luxuries and to give service to the inhabitants and to the winter guests.

But while Palm Beach has been complacent the mainland has become **productive...It is not surprising then ...that** West Palm Beach has grown from a **service village to a city. And so the functions of Palm Beach...are gradually** expanding and problems are increasing.

This is a plan which will localize recreation seeking crowds, discourage trespassing, and provide safety and quiet for residents of Palm Beach.”



# 2017 Comprehensive Plan

The adopted Comprehensive Plan recognized in 2017 that future development and attendant population growth would aggravate traffic problems, perhaps bringing the Town to a critical level of overuse.

“The very aspects of the Town that appeal to most of its citizenry—superlative stores and restaurants, grand architecture and landscaping, and beautiful homes—also attract tourists and other visitors. As a result, during the peak season, the Town's traffic and limited availability of parking reach critical levels that threaten the community's identity, character, and quality of life. **In addition, ...** Intensive development occurring in downtown West Palm Beach is a concern as it relates to impacts on the Town public services. The Town has also been experiencing a shortage of Town-serving services.

It continues to be a major objective of the Town to inhibit further commercialization, contain commercial uses to limited geographic locations, and to promote commercial uses which are primarily oriented to serving the needs of residents, employees and visitors staying in accommodations in the Town, while discouraging those businesses that attract customers and clients from off the Island.”



# 2024 Comprehensive Plan

The proposed Comprehensive Plan is in response to §163.3191, Fla. Stat., that requires every local government every seven (7) years, to evaluate its comprehensive plan through the Evaluation and Appraisal Review (EAR) process to determine if plan amendments are necessary to reflect changes in [state law and changes in local conditions](#).

- ❖ The **Town's** comprehensive plan was last updated was in 2017, with revisions to the Water Supply Plan in 2020 and incorporation of the mandatory Property Rights Element in 2022.
- ❖ On March 31, 2023, PZB staff notified the state land planning agency, Florida Department of Commerce, that amendments are necessary to reflect changes in state law and local conditions.
- ❖ As required by §163.3191(2), Fla. Stat., the PZB staff was on track to transmit the EAR-based 2024 Comprehensive Plan to the state land planning agency within one year, which was April 1, 2024. In fact, the first completed draft of the EAR-based comprehensive plan was presented to the Planning and Zoning Commission on October 17, 2023. The reaction to the first draft was of mixed review.
- ❖ It was requested that staff bring back a strike through and underlined version of the Data and Analysis portion of the Comprehensive Plan to distinguish the information that is to remain, be removed or requires updating.



# State Agency that Oversees Comprehensive Planning

▶ The Department of Commerce (FloridaCommerce) is the State Land Planning agency that oversees all Florida Comprehensive Plans.

- ▶ The Departmental responsibilities include:
- Notification of required submittals
  - Review of proposed and adopted Comprehensive Plan amendments
  - Provides public access to Comprehensive Plans
  - Handles appeals to plan amendments







# Planning in the Town of Palm Beach





# Data & Analysis and Goals, Objectives and Policies in Comprehensive Planning

Data & Analysis (D&A) is needed in the planning process in order to evaluate current local conditions and to predict future conditions.

Typical data and statistics collected include:

- Socioeconomics, (such as population and income)
  - Housing
  - Development patterns (such as land uses and trends)
  - Environmental and coastal management
  - Traffic circulation and parking availability
  - Public services and utilities
- Departmental staff is needed to provide or obtain this data
  - Follows a process of review and assessment
  - Identifies and addresses not only contemporary but emerging issues
  - Provides information to help identify interconnecting issues

*The Data & Analysis serves as the basis for determining the Goals, Objectives, and Policies of the corresponding Element.*



# Data & Analysis and Goals, Objectives and Policies in Comprehensive Planning

Once issues have been identified by the Town, and data is collected and analyzed, a **review of the Town's** Goals, Objectives and Policies (GOPs) are reviewed to determine if the issues of the Town have changed resulting in the need to amend and/or include additional Goals.

The Goals lead to establishing measurable objectives and policies for the Town to make future decisions regarding *Quality-of-Life* issues.

Ultimately, these GOPs provide the necessary directive to identify Capital improvement projects and the associated budget.

- Confirms the community vision
- Requires the active participation of residents and business owners in the community
- Based upon the data and analysis

*The GOPs are the guiding principles of the Elements of the Comprehensive Plan*



# Town's current Comprehensive Plan consists of the following 11 Elements:

1. Future Land Use
2. Transportation
3. Housing
4. Infrastructure
5. Coastal Management/Conservation
6. Recreation /Open Space
7. Intergovernmental Coordination
8. Capital Improvement
9. Historic Preservation
10. Public Safety and
11. Property Rights

The Elements contain a D&A as follows:

- Identifies the purpose and intent
- Statistical data beginning in 2009

The maps are currently contained within each of the corresponding Elements

An update to the D&A and maps are required and necessary for each Element to establish proper policy and planning for the future



Introduction

History/Vision & Values/  
Town Serving

Future Land Use

Development Pattern/Town  
Serving/Trends & Challenges

Transportation

Traffic Circulation/Parking

Housing

Zoning/Aesthetics/Identity

Infrastructure

Level of Service/Long Term  
Strategy

Coastal Management



Sea Level Rise

2024

# Town's Comprehensive Plan Update

Town of Palm Beach  
Vision and Values  
"Quality of Life"

Recreation/Open Space

Level of Service/Programming

GIS Map Series

Intergovernmental Coordination

Coordination with Agencies

Public Safety

Resident Protection

Historic Preservation

Character and Identity

Capital Improvement

Strategic Plan/Budgeting

Property Rights

Florida Statutes

Conservation

Protecting Build and Natural  
Environment



# Town's proposed Comprehensive Plan will consist of the following 12 Elements:

Introduction

1. Future Land Use
2. Transportation
3. Housing
4. Historic Preservation
5. Public Safety
6. Infrastructure
7. Recreation & Open Space
8. Coastal Management
9. Conservation
10. Property Rights
11. Capital Improvements
12. Intergovernmental Coordination

GIS Map Series

Updated D&A to determine if the current the **GOP's of the corresponding Elements need to** be amended, removed or new ones added

The D&A has been updated and with the Public Safety Element, now has a Data & Analysis section

A new Introduction has been added

Coastal and Conservation are now separate Elements

A parking sub-element as been created within the Transportation Element

An independent Map Series is proposed as an Element to the amended Comprehensive Plan



# The Comprehensive Plan is based on Information and D&A provided by each Department



# Future Land Use Element D&A

- **Added history of the statutory requirements and the Town's consistency** state law as it pertains to the Future Land Use Element
- Provided population estimates and projections for the 2024-2044 planning period
- Removed land development regulations
- Relocated Level of Service Standards to appropriate Elements
- Provided for the consideration of 3 story structures in Commercial and Private Group Use Future Land Use designations with Town Council approval
- Removed the ability for future Planned Unit Developments (PUDs)
- Emphasized the need for the Town to prevent critical and dangerous overuse of streets, parking and public services, damage to its historic character and overall property values of the Town
- Reinforced the Town to prevent the change or transition of existing low-density areas or structures to more intensive use patterns to lower the pattern of residential density and commercial intensity and minimizing tourism inflow
- Addressed inconsistencies with the Future Land Use designations and Zoning Districts



# Future Land Use Element GOP's

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Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS AND BUSINESSES TO BY MAINTAINING ITS UNIQUE IDENTITY AND ITS HIGH QUALITY OF LIFE THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES. THAT ARE CONSISTENT WITH THE ZONING CODE.”

Contains 10 Objectives and 33 Policies to achieve the Goal

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## POLICY ~~2.3~~ 1.12

The Town shall insure that 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 and associated Future Land Use Designations set forth in the following policies:

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# Future Land Use Element GOP's - Revised Based on

## Comments from the 8-12-2024 Town Council meeting

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~~2.3.4~~ 1.12.1 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 non-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.~~ Town-serving commercial establishments shall attract not less than the established percentage defined in the Zoning Code of their customers/members/clients from among Town persons.

b. "Town residents" shall include all property owners, full-time and seasonal occupants of the Town.

c. "Town **persons**" shall mean ~~all full and seasonal residents of the Town~~ residents, as well as visitors staying at accommodations in, or employees working in establishments located within the Town.



# Future Land Use Element GOP's

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POLICY 1.2 The Town shall maintain Future Land Use designations that focus on preserving and protecting the **Town's** primarily residential community through controlling the type, distribution and density of development and redevelopment.

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POLICY 1.3 The Town shall protect the stability of its residential neighborhoods by advocating year-round occupancy and neighborhood enhancement.

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POLICY 1.5 The Town shall maintain the character of the Town as a predominantly residential community by only approving redevelopment projects that are necessary to meet the needs of Town residents.

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POLICY ~~2-4~~ 1.6 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 the overall property values of the community.

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POLICY ~~2-4~~ 1.7 The Town shall 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 thereby lowering the pattern of residential density and commercial intensity, where possible to minimize tourism inflow.



# Transportation Element D&A

- ❖ Added history of the statutory requirements and the **Town's consistency with state law as it pertains to the Transportation Element**
- ❖ Changes to local conditions to traffic and parking
- ❖ Focus on existing and future failure of transportation levels of service
- ❖ Projected transportation levels of service and system needs based upon development within the Town and in the City of West Palm Beach
- ❖ Suggests measures of protection to limit non-resident impacts to Town roads and parking

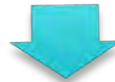


# Transportation Element GOP's

Contains 1 Goal - ~~THE TOWN SHALL MAXIMIZE THE EXISTING STREET TRANSPORTATION SYSTEM THAT WILL PRESERVE, PROTECT AND ENSURE SUSTAIN THE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS AND VISITORS FOCUSED ON SAFE ROADS AND MULTI-MOBILITY TO THAT FOSTERS A SAFE, AND MORE EFFICIENT AND CONVENIENT TRANSPORTATION AND PARKING MANAGEMENT SYSTEM., COORDINATED WITH THE OTHER GOVERNMENTAL AGENCIES, FOR ALL EXISTING AND FUTURE LAND USES.~~



Contains 5 Objectives and 41 Policies to achieve the Goal



POLICY 2.1 The Town shall use the following two-way peak-hour, peak-season Level of Service (LOS) standards for facilities and segments listed below, effective ~~one year from~~ at the time of adoption of this Element. Facility or Segment LOS:

SR A1A (FDOT) ~~"E"~~ "D"

Royal Poinciana Way (FDOT) **"D"**

Cocoanut Row/Bradley Place from to Seabreeze to north of Royal Poinciana Way (Town) ~~"E"~~ "D"

Southern Boulevard (FDOT) ~~"E"~~ **"D"**

All other roadways (Town) ~~"D"~~ "C"





# Transportation Element GOP's

POLICY 2.2 The Town will ~~shall~~ continue to work with the Florida Department of Transportation (FDOT), Palm Beach County and the Palm Beach Metropolitan Planning Organization (MPO) ~~Palm Beach Transportation Planning Agency (TPA) to develop solutions for the purpose of determining an appropriate methodology for determining the level of service on roadways in the Town where there are no traffic signals. The purpose of this effort will be to develop to~~ the constrained roadway strategy segments of SR A1A, Royal Poinciana Way, and Southern Boulevard ~~roadways~~ facilities within the Town that are currently at a LOS “F”, which is failing.



POLICY 2.3 The Town shall collect daily peak season traffic counts for all local roadways to determine the current LOS.



POLICY 2.10 The Town shall develop a strategy to improve the level of service standard on roadways that are at a “D” or lower.



POLICY 2.24 The Town shall maintain the current LOS for those local roadways that are determined to be a LOS “C” or better (“B” or “A”).



# Transportation Element GOP's

POLICY 2.11 The Town shall use the Generalized Service Volume Tables from the FDOT 2020 LOS Handbook dated June 2020 as the standard for determining the road segment level of service on the roadways within the Town of Palm Beach.



POLICY 5.1 The Town shall consider the recommendations of the report titled “**Town** of Palm Beach Traffic Analysis and Commercial Areas Parking **Study**” prepared by The Corradino Group, dated June 10, 2024.



# Transportation Element GOP's

POLICY 5.10 The Town shall explore ways to reduce traffic and parking congestion, including bicycle and pedestrian infrastructure, ride sharing for contractors, hybrid work schedules and employee shuttles to and from the City of West Palm Beach and the Town.



POLICY 5.11 The Town shall explore initiating a Circuit Shuttle program for Town residents traveling within the Town.



POLICY 5.20 The Town shall consider removing the ability to apply for variances to the minimum parking requirements for commercial uses.



POLICY 5.21 The Town shall amend the Zoning Code to update the parking regulations used in the “**Principal of Equivalency**” when calculating the number of required parking spaces for redevelopment projects.



# Housing Element D&A

- ❑ Added history of the statutory requirements and the **Town's** consistency with state law as it pertains to the Housing Element
- ❑ Provided information about the **Town's** housing inventory
- ❑ Updated Town housing statistics based upon 2020 U.S. Census
- ❑ Addressed Affordable housing through regional participation
- ❑ Reaffirmed that housing needs will continue to be met by the private sector
- ❑ Addressed new Condominium Laws





# Housing Element GOP's

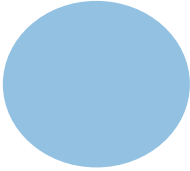
Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE ~~ENCOURAGE THE~~ MAINTENANCE OF THE ~~A~~ HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE ASSURANCE THAT THE **TOWN'S** HOUSING STOCK IS SAFE, SANITARY AND WITHIN A HEALTHY LIVING ENVIRONMENT THAT PROMOTES THE **TOWN'S** STANDARD OF EXCELLENCE. ~~HOUSING STOCK THROUGHOUT THE TOWN WITH A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.~~”

Contains 7 Objectives and 19 Policies to achieve the Goal

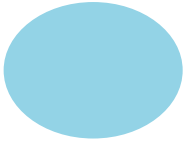
POLICY 1.1 The Town shall process, review and analyze development projects and present staff memorandums to ~~Provide information and technical assistance, upon request, and assist with the design process and zoning review~~ on new construction, and rehabilitation, and demolition projects through the Architectural Review Commission (ARCOM) and Landmarks Preservation Commissions (LPC) ~~for the resident and seasonal population.~~




# Housing Element GOP's



POLICY 1.3 The Town shall require all new construction or redevelopment to comply with the existing protective ordinances related to flood protection and management, including but not limited to, Chapter 50.



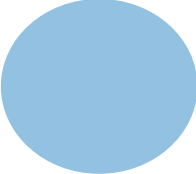
POLICY 5.14.3 The Town shall enforce the provisions of Chapter 88 in accordance with the duties and powers of the code official. ~~If obnoxious conditions or structural deficiencies are found, the Town will cite the property owner, and require rehabilitation of a deteriorating structure, or demolition of a dilapidated structure, within one year.~~




OBJECTIVE 6-5 The Town shall support high quality of housing through the review and approval of new construction by the Architectural Review Commission (ARCOM) and Landmarks Preservation Commission (LPC), and the conformance with the **Town's** building and zoning codes. identify, protect and maintain the Town's inheritance of housing structures and neighborhoods having significant historic and/or architectural merit. The measurement of this objective shall be the extent to which such structures and neighborhoods are protected, and the degree to which the following policies are implemented:



# Housing Element GOP's




POLICY ~~6.4.~~ 5.1 The Town shall require a All requests for demolition, building and landscape plans shall be reviewed by either the Town's Architectural Review Commission or Landmarks Preservation Commission as a prerequisite to the issuance of a development order or building permit.



POLICY ~~6.4.~~ 5.2 The Town shall require the criteria for a designating historically significant house buildings ~~shall be reviewed and approved~~ determined by the Landmarks Preservation Commission as outlined in Chapter 54 of the Town's Code of Ordinances.

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POLICY 5.6 The Town shall propose and adopt regulations that incentivize property owners to retain and improve their existing buildings.



# Historic Preservation Element D&A

- Added history on the Historic Preservation Movement in the Town as this Element is optional per state statute
- Recognized the need to protect archaeological resources through code enforcement
- Documented Historical Markers and Specimen Trees
- Emphasized the need to continue with historic markers and plaques
- Focused on protection of structures as well as streetscapes that have historic or architectural merit
- Promoted public awareness of the **Town's** historic resources
- Addressed disaster planning and resiliency strategies to develop a historic preservation hazard mitigation plan



# Historic Preservation Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE PRESERVATION AND PROTECTION OF THE HISTORIC AND ARCHEOLOGICAL RESOURCES AND THE PERPETUATION OF CURRENT AND FUTURE PROPERTIES OF NOTABLE AESTHETIC, ARCHITECTURAL AND HISTORIC SIGNIFICANCE.”

~~PRESERVE, PROTECT AND ENHANCE THE HISTORIC AND PREHISTORIC RESOURCES OF THE TOWN. THE TOWN SHALL PROTECT THE VISUAL APPEARANCE OF PALM BEACH THROUGH THE PERPETUATION OF PROPERTIES OF SPECIAL NOTABLE AESTHETIC, ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.~~

Contains 2 Objectives and 17 Policies to achieve the Goal





# Historic Preservation Element GOP's

POLICY 1.2 The Town shall cContinue to designate structures, sites, and districts considered worthy of Landmarking in **accordance with Chapter 16, Article III of the Town's Code of Ordinances**, with consideration of the following preservation policies:

**1.2a Preserving Distinct Examples of the Town's Housing Inventory/Types.**

1.2b Creating Nodes of Landmarked Properties that Preserve Historic Streetscapes.

1.2c Prioritizing Structures that Showcase Currently Underrepresented Architectural Styles.

1.2d Increasing the Collection of Resources Designed by Notable Architects/Builders.

1.2e Ensuring a Balanced Geographical Distribution of Landmarks Across Town.



# Historic Preservation Element GOP's

POLICY 2.1 The Town shall continue to protect landmarks, historically significant properties and aesthetic character through the active participation of the Landmarks Preservation Commission and architectural review in the development review and approval process, as authorized by the Town's Code of Ordinances.

POLICY 2.2 The Town shall use the cultural resource inventory, previous survey recommendations or other historical data to support new nominations of significant archaeological sites, landmarked structures, or possible listing on the National Register of Historic Places. These designations provide formal documentation of the **Town's** cultural resources, enhance their appreciation, and provide demolition review for properties protected under local ordinance. The properties identified as eligible for designation will be shared with the community.

POLICY 2.3 The Town shall incorporate historic preservation as a priority into the **Town's** disaster planning and resiliency strategies while accumulating data and analysis that can be used to develop a historic preservation hazard mitigation plan.



# Public Safety Element D&A

- Drafted D&A as the 2017 Comprehensive Plan did not have D&A information in developing **GOP's**
- Added history on the Public Safety in the Town as this Element is optional per state statute
- Explained the coordinated but distinct roles of the Police and Fire Rescue in Public Safety in the Town
- Addressed the need to ensure the best training for all first responders including Ocean Rescue
- Emphasized the enforcement of sea turtle protection



# Public Safety Element GOP's

Contains 1 Goal - "THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE PROTECTION OF THE HEALTH, SAFETY AND SECURITY OF TOWN RESIDENTS."

Promote the health, safety, and security of the ~~City's~~ residents and visitors, including in times of disaster

Contains 3 Objectives and 18 Policies to achieve the Goal

POLICY 1.1 ~~Provide~~ The Town shall maintain a coordinated and proactive public safety program through the Public Safety Director coordinated roles of the Police and Fire Rescue Departments.

POLICY 1.2 The Town shall maintain a well-trained and adequately staffed sworn law enforcement officers within the Police Department dedicated to state certified regular training to ensure the protection of Town residents. ~~law enforcement activities within the Town.~~

POLICY 1.6 The Town of Palm Beach Fire Rescue Department shall encourage Ocean Rescue staff to obtain supplemental advance training, as paramedics and Emergency Medical Technicians (EMTs).



# Infrastructure Element D&A

- Added history of the statutory requirements and the **Town's** consistency with state law as it pertains to the Infrastructure Element
- Reorganized sub-elements to create a story
- Identified appropriate public facilities and their service areas, design capacities, and levels of service standards (LOS)
- Summarized current and future needs and the determination that the Town will continue to be in compliance
- Affirmed that new development will need to meet the LOS for public services
- Addressed the status of undergrounding



# Infrastructure Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HEALTHY A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS AND BUSINESSES, THROUGH THE MAINTENANCE AND UTILIZATION OF PUBLIC SERVICES AND FACILITIES FOR EXISTING AND FUTURE RESIDENTS. MAINTAIN ADEQUATE LEVELS OF UTILITY SERVICES FOR EXISTING AND FUTURE POPULATIONS AND MAXIMIZE UTILIZATION OF EXISTING INVESTMENT AND FACILITIES.”

Contains 11 Objectives and 29 Policies to achieve the Goal, and includes the following sub-elements in this order: Drainage, Potable Water, Sanitary Sewer, and Solid Waste

POLICY 7.2 1.1 The Town shall implement a Capital Improvement Program that includes the proactive maintenance of drainage pump stations while maintaining the collection system to the pump stations. A drainage pump station facilities assessment was completed in 2016. A new assessment is being completed in 2024. This assessment will be integrated into the Capital Improvement Program and the Lucity program to track life cycle maintenance. The Town shall implement trunk lines and pump stations as set forth in the Town's adopted drainage improvement program.





# Infrastructure Element GOP's

~~POLICY 7.2~~ 1.1 The Town shall implement a Capital Improvement Program that includes the proactive maintenance of drainage pump stations while maintaining the collection system to the pump stations. A drainage pump station facilities assessment was completed in 2016. A new assessment is being completed in 2024. This assessment will be integrated into the Capital Improvement Program and the Lucity program to track life cycle maintenance. ~~The Town shall implement trunk lines and pump stations as set forth in the Town's adopted drainage improvement program.~~

~~POLICY 9.4~~ 3.1 The Town shall ~~establish~~ adopt a potable water Level of Service standard in accordance with the City of West Palm Beach or the future provider of potable water, the Town's water provider. The City of West Palm **Beach's** current Potable Water LOS is 243.3 gallons per capita per day (gpcpd), based upon the 2020 CAR submitted in January 2020.

~~POLICY 9.3~~ 3.3 The Town shall establish in a timely manner a contract for potable water services to replace the existing agreement with the City of West Palm Beach, which expires in 2029.



# Infrastructure Element GOP's

POLICY 7.2 The Town shall implement a Capital Improvement Program that includes the proactive maintenance of sewer lift stations while maintaining the collection system to the lift stations. A lift station facilities assessment was completed in 2016. A new assessment is being completed in 2024. This assessment shall be integrated into the Capital Improvement Program and the Lucity program to track life cycle maintenance.

OBJECTIVE 3.9 The Town will shall coordinate with the City of West Palm Beach East Coast Regional (ECR) Board in the City of West Palm Beach's efforts to extend, or increase, the capacity of its sanitary sewer treatment facilities to meet future needs. The measurement of this objective is whether or not the Town coordinates with the City in its efforts, and the extent to which the following policy is implemented.



# Recreation/ Open Space Element D&A

- ✓ Added history of the statutory requirements and the **Town's** consistency with state law as it pertains to the Recreation and Open Space Element
- ✓ Provided an inventory and analysis of existing public and private recreation sites and open spaces
- ✓ Provided data on current and projected programmed recreation and open space needs



# Recreation/ Open Space Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE PROVIDE RECREATIONAL PROGRAMMING AND WELL-MAINTAINED OPEN SPACE THAT SUPPORT A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS.”

~~ENSURE THE PROVISION OF LOW-INTENSITY RECREATIONAL USES, WHILE PRESERVING, TO THE MAXIMUM EXTENT POSSIBLE, THE RESIDENTIAL CHARACTER OF THE TOWN OF PALM BEACH~~

Contains 4 Objectives and 15 Policies to achieve the Goal

POLICY 3.4 The Town shall continue to have oversight of all Vendors to Recreation Department activities, including, but not limited to, sports, enrichment and educational programs.

POLICY 5.3 The Town shall prepare a Parks Guidebook that provides a complete list of active and passive parks and public open space within one (1) year of adoption of the subject comprehensive plan update.

POLICY 5.4 The Town shall continue to participate in the Florida Clean Marina Program for the Town Marina.



# Coastal Management Element D&A

- Bifurcated the Coastal/Conservation Element into two separate Elements
- Added history of the statutory requirements and the **Town's** consistency with state law as it pertains to the Coastal Management Element
  - Emphasized the enforcement of the Beach Management Agreement (BMA)
  - Addressed the priority of dune restoration to protect against coastal flooding
  - Questioned as to whether a more sophisticated development control than the bulkhead line be implemented for development control along the shoreline



# Coastal Management Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENHANCE ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE PROTECTION OF NATURAL AND HISTORIC RESOURCES OF THE TOWN, AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS, WHILE ENSURING MAXIMUM ENJOYMENT AND WHILE MINIMIZING EXPOSURE OF THE IMPACTS OF NATURAL AND MANMADE IMPACTS ALONG THE OF HUMAN LIFE IN THE COASTAL ZONE.”

Contains 5 Objectives and 32 Policies to achieve the Goal





# Coastal Management Element GOP's

POLICY 5.1.3 The Town shall require ~~that~~ all new development and redevelopment on the Atlantic shore to restore dunes, where restoration potential exists and is ~~necessary~~ appropriate, as determined by the Town and FDEP. Primary dune restoration to a higher crest elevation and sediment volume along Reach 1 is a high priority for coastal flood control

POLICY 5.1.4 The Town shall evaluate the utility of maintaining its 1931 bulkhead lines along the Atlantic Ocean and the Lake Worth Lagoon shore as at the mean high-water line.

POLICY 5.15 The Town shall incorporate Federal Emergency Management Agency (FEMA) Floodplain Management Regulations or higher regulatory standards to guide development and redevelopment activities where applicable.

POLICY 7.13.1 The Town shall ~~continue to implement priorities for the~~ utilize the remaining limited opportunities for shoreline land uses for essential services provided for protection of upland properties and natural resources and ultimately the residents in of the Town.



# Conservation Element D&A

- Added history of the statutory requirements and the **Town's** consistency with state law as it pertains to the Conservation Element
- Further supports protection of Historic and Specimen trees in public rights of way
- Emphasizes the standards for vegetation that prohibits pestilent exotics and allows for trimming of shoreline vegetation for visual access per Code
- Supports the goals of the Lake Worth Management Plan for improved water quality
- Addresses environmental threats by identifying and planning for immediate and future threats such as climate change impacts, pollution from pesticides and chemicals, invasive species, sewage/stormwater/garbage impacts, and intrusive new technologies
- Supports inter-governmental coordination in environmental protection



# Conservation Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ENSURE THE HIGH QUALITY OF LIFE FOR TOWN RESIDENTS BY PRESERVEING, AND PROTECTING AND ENHANCE THE NATURAL AND HISTORIC RESOURCES AND WILDLIFE OF THE TOWN., AND LIMITING PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS, WHILE BY PROMOTING ENVIRONMENTAL CONSERVATION EFFORTS. ENSURING MAXIMUM ENJOYMENT AND MINIMUM EXPOSURE OF HUMAN LIFE IN THE COASTAL ZONE”

Contains 10 Objectives and 51 Policies to achieve the Goal



# Conservation Element GOP's

POLICY 1.3 The Town shall continue to mMaintain lush vegetated strips medians and existing plantings along the roadways within the Town and in high density areas, through enforcement by adhering to Chapter 126, Article II, **Town's** Code of Ordinances including the Historic and Specimen Tree Ordinance, and Chapter 66, Division 3, Plans related to the **Town's** landscaping and irrigation plans, and through Town initiated landscaping projects.

POLICY ~~3.4~~ 2.5 The Town will shall continue to enforce landscaping standards that require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.

OBJECTIVE 7 The Town shall proactively manage environmental threats by identifying and planning for immediate and future threats such as climate change impacts, pollution from pesticides and chemicals, invasive species, sewage/stormwater/garbage impacts, and intrusive new technologies.



# Property Rights Element D&A

- **Added history of the statutory requirements and the Town's consistency with state law as it pertains to the Property Rights Element**
- Removed Mineral Rights in local decision making as not applicable to the Town
- Added positive language for collaboration among Town government, residents and businesses



# Property Rights Element GOP's

Contains 1 Goal - “THE TOWN OF PALM BEACH SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS BY RESPECTING THE JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS, AND IN ADDITION MAINTAINING LOCAL TRANSPARENCY IN ITS LOCAL DECISION-MAKING PROCESSES TO MAINTAIN.”

Contains 2 Objectives and 6 Policies to achieve the Goal

POLICY 1.1 The Town shall consider rights of a property owner to physically possess and control his or her interests in the property, including easements, and leases, ~~or mineral rights.~~

OBJECTIVE 2 The Town shall maintain collaborative Town government among elected officials, Town staff, volunteers, residents, and businesses to work together to respond positively and proactively to the needs of residents and businesses.





# Capital Improvement Element D&A

- **Added history of the statutory requirements and the Town's consistency** with state law as it pertains to the Capital Improvement Element
- Costs of capital improvements for mitigation of existing deficiencies, replacement, and new growth needs from 2023-2028
- Provided revenue sources and funding mechanisms
- Town's ability to finance capital improvements based upon anticipated population and revenues



# Capital Improvement Element GOP's

Contains 1 Goal - “THE TOWN SHALL PRESERVE, PROTECT AND ~~ENHANCE~~ ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS BY ADHERING TO, ~~USING~~ SOUND FISCAL POLICIES, AND PROVIDING ~~PROVIDE ADEQUATE EFFICIENT PUBLIC SERVICES AND FACILITIES. IN~~ A TIMELY AND EFFICIENT MANNER.

Contains 6 Objectives and 15 Policies to achieve the Goal

OBJECTIVE 1 The Town shall coordinate its land use decisions and fiscal resources with its schedule of capital improvements identified as necessary to maintain the Town's adopted Level of Service (LOS) standards and meet existing and future facility needs of public facilities. These capital improvements and facility improvements shall have first priority for allocation of the Town's fiscal resources available for capital expenditures.



# Capital Improvement Element GOP's

POLICY 1.4.5 ~~The Town shall continue to establish a priority ranking system~~ prioritize for capital improvement projects identified as necessary in the various elements of its Comprehensive Plan. This system will include consideration as to whether each project addresses the following:

Public health, safety, and welfare benefits of the facility.

Degree of public benefit.

Maintenance of established levels of service, including prevention of future capital costs.

The critical nature of facility needs.

Financial feasibility.

Overall distribution of projects between facility types and geographical location.

Quality of life and timing issues to balance public improvement needs with general welfare and inconvenience.

~~1.4a — Is needed to eliminate public hazards; 1.4b — Is needed to eliminate existing capacity deficiencies, or other current infrastructure deficiencies 1.4c Prevents or reduces future capital costs; 1.4d — Is located to serve new growth or redevelopment and existing needs for repairs and/or rehabilitation; 1.4e — Is financially feasible; and 1.4f — Is compatible with facility or acquisition plans of Federal, State, Regional, and local agencies that provide public facilities within the Town.~~



# Intergovernmental Coordination Element D&A

- ✓ Added history of the statutory requirements and the **Town's consistency with state law as it pertains to** the Intergovernmental Coordination Element
- ✓ Consolidated Goals into one Goal as consistent with the remaining Elements
- ✓ Identified needed coordination mechanisms with local governments and other agencies
- ✓ Recognized the need to join local agencies and business development boards that are impacted the Town



# Intergovernmental Coordination Element GOP's

THE TOWN SHALL PROVIDE FOR THE OVERALL PRESERVE, PROTECT, AND ENSURE THE HIGH QUALITY OF LIFE FOR THE TOWN RESIDENTS THROUGH EFFECTIVE GOVERNMENT OPERATIONS THAT ~~WHICH~~ UTILIZES INTERGOVERNMENTAL COORDINATION TO MAXIMIZE EFFICIENCY IN PROVIDING SERVICES AND FACILITIES; ~~TO~~ AND REDUCE DUPLICATION OF EFFORT; ~~AND,~~ TO SOLVE COMMON PROBLEMS.

Contains 9 Objectives and 49 Policies to achieve the Goal



# Intergovernmental Coordination Element GOP's

POLICY 1.1.2 The Town Planning, Zoning and Building Administrator shall continue to review the Intergovernmental Coordination Element Plan in light of the plans of adjacent local governments. This process will continue through the Intergovernmental Plan Amendment Review Committee (IPARC) which consists of regional and local representation, including During the review process the Planner will contact representatives of the Treasure Coast Regional Planning Council, Palm Beach County, Palm Beach County School Board, adjacent municipalities, and other units of local government providing services, but having no regulatory authority within the Town of Palm Beach. The Planning Administrator will continue to review the Intergovernmental Coordination Element will be on an as needed basis for implementation and incompatibilities. Coordination will occur through the **Town's** Planning, Zoning and Building Department.



# Intergovernmental Coordination Element GOP's

POLICY 1.2.6 The Town shall continue to participate in Pursue joint resolution on growth management, development and impact assessment issues through the participation with IPARC, League of Cities, TPA, and other similar agencies with that impacts transcending the Town's political jurisdiction.

POLICY 1.2.8 The Town shall take a leadership role in establishing a process providing for adjoining local governments and the Town to provide opportunities for input to ensure consistency related to planning and zoning matters with the intent of lessening and/or mitigating the potential objectionable impacts of development of the area and the establishment of equitable Level of Service standards for facility and service delivery systems.

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c. Actively participating on Palm Beach TPA Governing Board and Committees.





# Intergovernmental Coordination Element GOP's

POLICY 3.2 The Town shall continue to request the United States Coast Guard reduce bridge openings during rush hour.

POLICY 3.3 The Town shall pursue appointing a member from the Town Council or a Town Commission member to the Business Development Board of Palm Beach County and the Palm Beach County Chamber of Commerce.



# Map Series

- 1.1 TOWN LOCATION MAP
- 1.2 FUTURE LAND USE MAP
- 1.3 ZONING MAP
- 1.4 TOWN BRIDGES MAP
- 2.1 FUNCTIONAL CLASSIFICATION MAP
- 2.2 ROADWAY NUMBER OF LANES MAP
- 2.3 ROAD NETWORK MAP
- 2.4 ROADWAY RESPONSIBILITY MAP
- 2.5 BICYCLE FACILITIES MAP
- 2.6 PEDESTRIAN NETWORK MAP
- 2.7 PUBLIC TRANSIT MAP
- 2.8 OD ZONES ANALYSIS MAP
- 4.1 LANDMARK STRUCTURES MAP
- 4.2 HISTORIC DISTRICTS & SCENIC VISTAS MAP
- 4.3 HISTORICALLY SIGNIFICANT STRUCTURES MAP
- 4.4 HISTORIC MARKERS MAP
- 4.5 ARCHAEOLOGICAL SITES MAP
- 4.6 HISTORIC SPECIMEN TREES MAP
- 6.1 PUBLIC BUILDINGS MAP
- 6.2 SEAWALL MAP
- 7.1 PARKS & RECREATIONAL FACILITIES MAP
- 7.2 BEACH ACCESS MAP
- 8.1 FLOOD ZONE MAP
- 8.2 COASTAL HIGH HAZARD MAP
- 8.3 100-YEAR FLOOD PLAIN MAP
- 8.4 BEACHES, SHORES, AND WILDLIFE MAP
- 8.5 ESTUARINE AREAS, WETLANDS & VEGETATIVE COVER MAP
- 9.1 MINERALS & SOILS MAP
- 9.2 TOWN SPOIL ISLANDS MAP
- 9.3 NATURAL & ARTIFICIAL REEFS MAP



# 2024 Comprehensive Plan Update - PZC Meetings

- ▶ May 16, 2023 - Kick off meeting with staff
- ▶ October 17, 2024 - Presentation on Draft Comprehensive Plan to PZC
- ▶ November 8, 2023 - Future Land Use Element with Strike thru and underline version, first review
- ▶ December 6, 2023 - Introduction, Future Land Use (updated from comments), Housing, Historic Preservation, Recreation & Open Space, Public Safety, and Property Rights in strike through and underline
- ▶ January 3, 2024 - Future Land Use, Housing, Historic Preservation, Recreation & Open Space, Public Safety, and Property Rights (2<sup>nd</sup> and 3<sup>rd</sup> versions in strike through and underline) Infrastructure, Coastal Management, Conservation, Capital Improvements, Intergovernmental Coordination (first version in strike through and underline)
- ▶ February 6, 2024 - Transportation and Infrastructure Elements (first version of strike through and underline and Maps
- ▶ March 5, 2024 - All Elements but the Transportation Element
- ▶ May 7, 2024 - Transportation Element
- ▶ June 4, 2024 - Transportation Element including beginning the discussion on Traffic Circulation Management & Mitigation Strategies
- ▶ August 6, 2024 - Entire Comprehensive Plan including Map Series, focus on Future Land Use, Transportation and Intergovernmental Coordination Elements was recommended to approve for consideration of transmittal to the Town Council



# Next Steps -

August 12, 2024 - First Official Review by Town Council

September 11, 2024 - Second Review by Town Council

October 9, 2024 - Third Review by Town Council

November 13, 2024-Transmittal Hearing by the LPA and the Town Council

- ✓ After initial local hearings (Local Planning Agency and Town Council) approving the proposed amendment to the Comprehensive Plan, the Town is required to transmit the complete proposed plan amendment to the State Land Planning Agency.
- ✓ Next, within 60 days of receiving the complete amendment proposal, the State Land Planning Agency must issue an Objection, Recommendation, and Comments Report (ORC) to the local government.
- ✓ The Town is required to hold a second public hearing to adopt the amendment to the Comprehensive Plan.
- ✓ The complete adopted Comprehensive Plan amendment must then be submitted back to the State.
- ✓ Finally, within 45 days of receiving the complete adopted plan amendment, the State Land Planning Agency issues a Notice of Intent to find the plan in compliance or not in compliance, which is posted on its website.
- ✓ 60-Day Florida Department of Commerce Review and response via ORC Report



# Questions and Discussion

