



2024 Town of Palm Beach A COMPREHENSIVE PLAN

February 12, 2025 Town Council Adoption Hearing



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Commerce
dated January 13, 2024



Objection: The proposed update to the Town of Palm Beach does not include the recently mandated change from a 5-year and 10-year projection to a 10-year and 20-year projection. This effected the Infrastructure and Capital Improvement Elements.

Comment: The proposed update to the Town of Palm Beach Comprehensive Plan does not include intensity standards for non-residential land uses.

Response: The Infrastructure Element has been amended to include LOS capacity through the year 2045 (See amended Element) and the Capital Improvement Element now includes the projected 10-year budget. A new policy was created POLICY 4.3 as follows:

The Town shall employ financial forecasting for both the 10- and 20-year planning periods. These forecasts will provide the Mayor, Town Council and staff with information needed to more effectively determine future levels of service and methods of funding.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Commerce
dated January 13, 2024



Response: The Future Land Use Element Goals, Objectives and Policies has been amended to acknowledge that intensity standards are necessary in the Comprehensive Plan but must be consistent with the Zoning Code. Therefore, during Code Review, a maximum intensity standard shall be established.

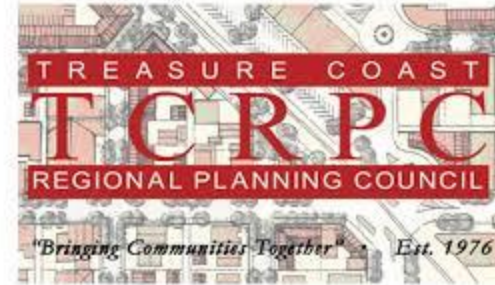
A new policy was created POLICY 1.13 as follows:

The Town shall establish non-residential intensity standards that are compatible with the corresponding zoning districts.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Treasure Coast Regional Planning Council
dated December 13, 2024



Comment: Transportation Element Objective 2, Policy 2.2 would be improved by incorporating support for vehicular and pedestrian cross-access between parcels to allow fewer curb cuts and improve efficiency, reduce roadway trips and enhance resident convenience.

Response: A new POLICY 2.4 was added:

The Town shall encourage vehicular and pedestrian cross access between parcels to allow for fewer curb cuts to improve efficiency, reduce roadway trips and enhance residential convenience.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comments: FLUE Policy 4.1 states that 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 existing facilities and services meet the Town's adopted level of service standards, or the final development order is conditioned on such facilities and services being available at the time the impact of development will occur. FLUE Policy 7.1 references coordination with various agencies with resource planning and management plans. FDOT maintains several State roads in the Town; however, FDOT is not referenced as a collaborative partner.

Recommendation: Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Response: A new POLICY 4.3 was added:



The Town shall coordinate with FDOT prior to the approval of any development that could potentially impact the operations of a State/SIS facility.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Response: POLICY 7.1 was edited:

POLICY 7.1 The Town shall 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, Florida Statutes 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 Florida Department of Transportation, Treasure Coast Regional Planning Council, Palm Beach County, the City of West Palm Beach, TPA, Palm Beach County School District 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.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comment: TE Map 2.1 references the Federal Functional Classification System and identifies several State Roads as “Major Arterial” roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024) and the FHWA Highway Functional Classification <https://www.fdot.gov/statistics/rci/default.shtm>

Recommendation: Please update the TE to designate the official Federal Functional Classification category under the TE Data and Analysis (DIA) and Map 2.1, for consistency with the 2024 RCI Handbook and federal guidelines.

Response: The Transportation Element Data and Analysis has been amended to update the newly established official Federal Functional Classification categories and is reflected on Map 2.1 in the Comprehensive Plan Map Series.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comment: TE Policy 1.11 references the Generalized Service Volume Tables from the FDOT 2020 LOS Handbook, dated June 2020. This handbook was updated in 2023 to the Multimodal/Quality Level of Service Handbook.

Recommendation: Consider revising TE Policy 1.11 to include the correct reference to the Generalized Service Volume tables from the 2023 Multimodal/Quality Level of Service (MMLOS) Handbook. Additionally, the updated MMLOS Handbook incorporates FDOT's context classification systems for assessing LOS on State and other roadways.

Response: The Town adopted maintaining the standards contained with the FDOT 2020 LOS Handbook as Palm Beach County has not amended their Comprehensive Plan and the Town is limited in right-of-way to facture in quality of level of service standards as dictated in the 2023 FDOT Handbook.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comment: TE Objective 2 states that the Town shall correct traffic operational deficiencies and undertake necessary measures to provide a safe, convenient, and energy-efficient multimodal transportation system with consideration for the safety of all road users. The USDOT Federal Highway Administration defines a vulnerable road user as a nonmotorist, including a person walking, biking, or rolling.

Recommendation: FDOT recommends that the Town add language to Objective 2 to prioritize the safety of vulnerable road users when making design decisions in the multimodal transportation system in tandem with the safety of motorists.

Response: Objective 2 was edited:

The Town shall continue to correct traffic operational deficiencies and undertake other needed measures, identified in this Element, that are necessary to provide a safe, convenient, and energy efficient, multimodal transportation system, including providing for the protection of existing and future rights-of-way from building encroachment. The multimodal transportation system will be designed to ensure the safety of motorists, and “vulnerable road users”, which is defined by the USDOT Federal Highway Administration as nonmotorists, including cyclists, wheelchair users and pedestrians.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comment: TE Policy 5.7 references safety of all modes of traffic through enforcement and education. However, there is no reference to FDOT's Target Zero or the Palm Beach TPA Vision Zero campaigns to eliminate all traffic fatalities and serious injuries while increasing mobility for all.

Recommendation: Consider adding language in the Comprehensive Plan that acknowledges the TPA's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian. FDOT offers numerous tools, data and additional resources that can aid the Town in achieving safety objectives.

Response: POLICY 5.7 was edited:

The Town shall improve the safety of all modes of traffic to reduce accidents incidents on roadways and waterways through enforcement of traffic laws, ~~and increased public education opportunities,~~ and adherence to FDOT's Target Zero and Palm Beach TPA Vision Zero campaigns to eliminate all traffic fatalities and serious injuries for all.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

Department of Transportation
dated January 13, 2024



Comment: CM Policy 5.16 states that the Town shall support engineering solutions to prevent flooding that include retaining walls, seawalls, and property elevation, and does not include nature-based solutions (NBS), low impact development (LID), or green stormwater infrastructure (GSI) in the list of strategies supported.

Recommendation: FDOT encourages the Town to consider additional language that expands engineering solutions to include nature-based solutions, low impact development, and green stormwater infrastructure as flood mitigation and prevention, which can reinforce the engineering strategies identified in CM Policy 5.16.

Response: A new POLICY 4.19 was added:

The Town shall explore engineering solutions to include nature-based solutions, low-impact development, and green stormwater infrastructure for flood mitigation and prevention.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

South Florida Water Management District
dated December 9, 2024



Comment: The Town is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board.

Recommendation:

The Town's Work Plan needs to be updated and adopted by March 24, 2026. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and activities needed to meet the projected future demands.

Response: The Infrastructure Element has been updated to affirm compliance as stated below:

The combined population statistics have been used to project future water demand in the Utility Service Area for the City of West Palm Beach and are included in the City's 10-Year Water Supply Facility Work Plan in the City's Comprehensive Plan. The 2023-2024 Lower East Coast Water Supply Plan was approved by the SFWMD in September of 2024. The Town will work with the City of West Palm Beach to update the Work Plan by March of 2026.

