

INTRODUCTION AND ADMINISTRATION ELEMENT

I. INTRODUCTION

The City of West Palm Beach has prepared this Comprehensive Plan in conformance with the “Community Planning Act” of Chapter 163 of the Florida Statutes. The plan provides principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental and fiscal development of the City of West Palm Beach. The comprehensive plan’s content is consistent with 163.3177 F.S. It includes the coordination of data and projections of each of the required elements and a map series reflecting such coordination. The plan includes planning periods and the capital improvements element shall be reviewed on an annual basis to encourage efficient use of facilities. As required, consistency with the State Comprehensive Plan, Treasure Coast Regional Policy Plan, surrounding municipalities’ comprehensive plans and the South Florida Water Managements District is attained through the individual plan elements.

A. Plan Elements

The Comprehensive Plan is comprised of thirteen (13) elements or chapters. The City is required by 163.3177(6) F.S. to include ten (10) of these elements:

Future Land Use

Transportation

Housing

Utilities (includes Water, Sanitary Sewer, Stormwater Management, Solid Waste, Aquifer Recharge, and the 10 Year Water Supply Facilities Work Plan)

Coastal Management

Conservation

Recreation and Open Space

Intergovernmental Coordination, including School Board Coordination

Capital Improvement

Property Rights

In order to develop a "comprehensive" plan, the City has included three (3) optional elements in the Comprehensive Plan:

Introduction and Administration

Historic Preservation

Downtown Master Plan

The Introduction and Administration Element provides the general framework for the Comprehensive Plan, identifies the process needed to amend it, and includes a definition section that defines key terms used throughout the Comprehensive Plan.

The Historic Preservation Element was adopted so that the City could provide for the identification and evaluation of local historic resources; to protect those resources against adverse impact; and to promote awareness among residents and government officials of the importance of preserving such resources.

The Downtown Master Plan Element provides a unified vision for the downtown area and establishes guidelines tailored to the unique circumstances of this area of the City.

Each Element in the Comprehensive Plan contains a series of goals, objectives and policies (GOPs) which serve as the framework for development and growth of the City.

The Comprehensive Plan is intended to serve as a flexible document with changes made throughout the ensuing years. The Plan is intended to guide the general growth and development of the City by providing the framework for desirable future conditions and actions. The City's Zoning and Land Development Regulations are the primary implementation tool of the Comprehensive Plan and serve to carry out the desired general policies of the Plan. Both documents are required to be consistent with each other. Amendments to the Plan can be made pursuant 163.3184 F.S., 163.3187 and 163.3191 F.S. The plan amendment process is described below in this document.

Amendments to the Plan can be made pursuant to Chapter 163 F.S.

The Goals, Objectives and Policies presented in the Plan Elements reflect the City's directive of utilizing the following smart growth principles to guide future growth in the City:

1. Provide a mixture of land uses in compact districts and/or neighborhoods that are designed to provide additional opportunities for walking and easier movement and interaction for pedestrians;
2. Provide a range of housing opportunities and choices so that the young and old, single persons and families, and those of varying economic ability may find places to live
3. Create and maintain a walkable environment
4. Build upon community assets
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve and enhance open and/or green space, including but not limited to food-friendly open spaces, areas of natural beauty, and important environmental areas.
7. Promote infill development and redevelopment and compact development that strengthen existing communities and lessen land consumption by using land resources more efficiently.
8. Provide a variety of transportation choices by supporting walking, cycling, and transit as attractive alternatives to driving; providing alternative routes that disperse, rather than concentrate, traffic congestion; and lowering traffic speeds in neighborhoods;
9. Maintain a predictable, fair development review process so that developers are encouraged to apply the principles stated above.
10. Encourage and solicit community and stakeholder collaboration and public participation

B. Enforcement of Regulations

Procedures adopted by the City Commission shall be used to enforce and administer this Comprehensive Plan.

No Plan boundary or regulation change, no zoning boundary or regulation change, no modification of Commission requirements, special exception, variance, building permit, certification of occupancy and use, or other permit shall be granted by the Department, the Commission, or Board of Adjustment or other agency except in compliance with the provisions of the Plan.

Applications for zoning changes, special exceptions, or subdivision approvals which have been certified prior to Plan adoption shall not be considered inconsistent with the Comprehensive Plan, but are required to be consistent with any land development regulations developed or required pursuant to the adopted Plan.

Applications for zoning changes, special exceptions, or subdivision approvals, which have not been certified prior to Plan adoption shall be reviewed against the Plan, as adopted.

C. Applications for Amendment

The following conditions shall apply to applications for amending the City of West Palm Beach Comprehensive Plan:

1. The process for Amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163.
2. Amendments to the text, tables, charts, and maps of the Comprehensive Plan shall be initiated only by the City or the Local Planning Agency (Planning Board).
3. Amendments to the Future Land Use Map (FLUM) shall be initiated only by the owner of the parcel(s) or the City.
4. In addition, one or more of the following standards shall be considered in the evaluation of proposed privately-initiated amendments to the Future Land Use Map:

A. Changed Projections - Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;

B. Changed Assumptions - Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;

C. Data Errors and or Updates - Data errors, including errors in mapping and natural features in the Comprehensive Plan;

D. New Issues - New issues that have arisen since the adoption of the Comprehensive Plan; and

E. Additional Detail or Comprehensiveness - Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan.

II. EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN (EAR)

Pursuant to Section 163.3191, F.S. the city shall evaluate its Comprehensive Plan every seven (7) years to determine if plan amendments are necessary to reflect changes in state requirements pursuant 163.3177 F.S. and local conditions since the last update of the comprehensive plan. The city will notify the state land planning agency as to its determination. If the city determines amendments to the comprehensive plan are necessary, the city shall prepare and transmit within one (1) year such plan amendments for review pursuant to 163.3184 F.S.

In 1996, the first EAR was completed followed by EAR-based Comprehensive Plan amendments in 1999 and 2000; At the time, the report evaluated how successful the City has been at addressing identified major planning issues through implementation of its Comprehensive Plan. Based on that evaluation, the report suggested how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in state requirements.

In March 2007, the City adopted its second EAR. The EAR was the first step in updating the Comprehensive Plan and was intended to accomplish several important purposes:

- Identify major issues which are specific concerns related to the current and future growth and development of the City;
- Review past actions of the City in implementing the plan since the last EAR;
- Assess the degree to which plan objectives have been achieved;
- Assess both successes and shortcomings of the plan;
- Identify ways the plan should be changed by responding to changing conditions and trends, the need for new data, and changes in state requirements and regional plans;
- Evaluate the plan with regard to new statutory requirements for public schools, a regional water supply plan, coastal high-hazard areas, transportation concurrency management, and financial feasibility of providing infrastructure to maintain adopted level of service standards; and
- Ensure effective intergovernmental coordination.

The City identified the following four (4) major planning issues for the EAR through a public participation process involving residents and interested parties, adjacent local governments, state

and regional agencies, City Commissioners and staff:

- a. Address the need for attainable/workforce housing;
- b. Provide additional green space and linkages;
- c. Encourage economic development;
- d. Address the transportation system to meet the City's existing and future needs.

Following the Department of Community Affairs (DCA) finding that the EAR was sufficient on June 1, 2007, staff adopted amendments to the Comprehensive Plan based on the EAR.

In 2015, the City determined that an amendment to the Comprehensive Plan was required to reflect changes in the state requirements and to reflect changes in local conditions as a part of a modified evaluation and appraisal process. The amendments to the Comprehensive Plan resulting from this process were processed during 2016 and early 2017. A subsequent set of EAR-based amendments was processed in 2023 and 2024.

The Comprehensive Plan should act as a living and practical document guiding development that enhances and protects the quality of life for the City residents. The analysis and subsequent recommendations put forth in the EAR were intended to reflect the City's desire to formalize City practices, implement policies, and amend its Comprehensive Plan to achieve this goal.

III. PUBLIC PARTICIPATION

The City encourages the citizens of West Palm Beach to make comments and provide input throughout the planning process, and uses its best efforts to make the public aware of planning meetings and workshops.

The City encourages the development of local neighborhood leadership to advance full communications and to determine the needs of the citizens of West Palm Beach. In addition, the City continues to involve neighborhood leaders in special meetings with other government agencies and/or consultants whose future actions may have significant impact or be of interest to a specific neighborhood.

The City of West Palm Beach shall continue to notify the general public of public hearings on the Comprehensive Plan, including amendments to the Comprehensive Plan as a result of evaluation and appraisal and in all cases where an official action will affect the use of their property, such as Developments of Regional Impact, annexations, land use changes and/or rezonings. The public will be given notice through advertisement in the Palm Beach Post or equivalent newspaper of general circulation. Area property owners will also be contacted through regular mail where deemed appropriate and especially for small area planning projects. General Procedures for Notice of Public hearings will conform to Section 94-39 and Sec 78-215 of the City code, and to Florida Statutes regarding the required advertisement size, content, parties to be notified and mail-out dates for all public hearings including but not limited to the following: F.S. 171.044, F.S. 380.06, F.S. 163.3187, F.S. 166.041, and F.S. 163.3184. Notice of

public hearings for annexations, land use and/or zoning changes will include a legible map indicating the geographic location of the relevant properties, as required by Florida Statutes and the City Code.

IV. INTERGOVERNMENTAL COORDINATION

The City encourages intergovernmental coordination. In addition to the Intergovernmental Element of the Comprehensive Plan, the City encourages active participation and comment through the Intergovernmental Coordination Program (IPARC), Palm Beach Transportation Planning Agency and the Treasure Coast Regional Planning Council. In addition, the supporting data for each element of the comprehensive plan is coordinated with agencies such as the Florida Department of Transportation, Palm Beach County School Board, the South Florida Water Management District, the Downtown Development Authority, Palm Tran and the South Florida Regional Transportation Authority.

IV. DEFINITIONS

The following definitions are provided to clarify terms used throughout the City of West Palm Beach Comprehensive Plan.

“ADAPTIVE USES” means the process of converting a building to a use other than that for which it was originally designed.

“AFFORDABLE HOUSING” means households at or below 80% of the Area Median Income as defined by the U.S. Department of Housing and Urban Development (HUD) income limits per household size and that meets maximum housing payments established by HUD, Florida Housing Finance Corporation or local ordinance. Housing payments generally do not exceed 30% of household’s gross monthly income.

“AFFORDABILITY PERIOD” means the period of time that the dwelling must be maintained as affordable for households that fall below an income eligibility threshold. The affordability period is set by federal, state or local requirements depending on the funding source.

“AGRICULTURAL USES” means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

“AIRPORT CLEAR ZONE” means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

“AIRPORT FACILITY” means any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

“AIRPORT OBSTRUCTION” means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

“AMENDMENT” means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b),

F.S., and corrections, updates, or modifications of current costs in other elements, as provided in Subsection 163.3187(4) F.S. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

“ANCILLARY PLANT” means the building, site, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program.

“ANNUAL ACTION PLAN” A one-year plan that details the City’s housing and community development needs, strategies and budget that will be employed during the one-year period. The Annual Action Plan is required by the Department of Housing and Urban Development as a condition for funding of the CDBG, HOME and HOPWA programs.

“ARCHAEOLOGICAL SITE” means a location that has yielded information on or historic cultures. An archaeological site contains physical remains of the past, which can be found in material culture and/or landscape features that reflect human occupation. An archaeological site may be found within both urban and rural environments.

“AREAS SUBJECT TO COASTAL FLOODING” means the areas delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.

“ARTERIAL ROAD” means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

“BEACH” means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves and in relation to the mean high water line.

“BEACH”, as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

“BICYCLE AND PEDESTRIAN WAYS” means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

“BROWNFIELD” means real property; the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant pursuant 376.80 F.S.

“BUFFER” means the use of a screening device and/or open space to moderate the adverse impacts of one land use upon another by providing a transition between and reduce the negative environmental, aesthetic, compatibility and other impacts of one land use upon another.

“BUILDINGS” means any structure that encloses a space used for sheltering any occupancy.

“CAPACITY PROJECTS” means new school construction or any project that adds necessary improvements to accommodate additional permanent student stations or core facilities needed for the educational program of each type of school based on the State Requirements for Educational Facilities (SREF).

“CAPITAL BUDGET” means the portion of each local government’s budget which reflects capital improvements scheduled for a fiscal year.

“CAPITAL IMPROVEMENT” means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement may be recurring or nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets, which have been identified as existing or projected needs in the individual comprehensive plan elements, shall be considered capital improvements.

“CENTRAL BUSINESS DISTRICT” means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

“CERTIFICATE OF APPROPRIATENESS” means a written authorization issued by the Historic Preservation Board to a property owner permitting a proposed alteration, relocation, demolition or new construction to a designated individual site or property in a historic district.

“CERTIFICATE TO DIG” means a certificate that gives an applicant the Board’s permission to conduct specific excavation activities that may inadvertently uncover archaeological finds.

“CERTIFIED LOCAL GOVERNMENT PROGRAM” means a program enacted as part of the National Historic Preservation Act Amendments of 1980 that links three levels of government - federal, state and local - into a preservation partnership for the identification, evaluation and protection of historic properties.

“CITY OF WEST PALM BEACH REGISTER” means the official list of sites, buildings or districts that are significant in history, architecture, archeology, and culture that are governed by the West Palm Beach Historic Preservation Ordinance.

“COASTAL AREA” means the 35 coastal counties, and all coastal municipalities within their boundaries, designated by the state land planning agency. These local governments are listed in the document entitled “Local Governments Required to Include Coastal Management Elements in Their Comprehensive Plans,” dated July 1, 1986, and meet the

participation requirements in Chapter 380.24, F.S. shall also be included in the coastal area.

“COASTAL BARRIERS” means barrier islands, spits, peninsulas, or similar landforms, including the Florida Keys which front on the Atlantic Ocean, Gulf of Mexico, or Straits of Florida and which separate estuaries or harbors from the open waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida.

“COASTAL HIGH HAZARD AREA” (also “high-hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges for Hurricanes (SLOSH) computerized storm surge model. [Section 163.3178(9)(c), F.S.]

“COASTAL PLANNING AREA” means that when preparing and implementing all requirements of the coastal management element except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal planning area shall be an area of the local government’s choosing; however, this area must encompass all of the following where they occur within the local government’s jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the coastal management element, the coastal planning area shall be those portions of the local government’s jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, the local government’s jurisdiction of oceanic waters or estuarine waters or estuarine environmental quality, the coastal planning area shall be all occurrences within the City’s jurisdiction of oceanic waters or estuarine waters.

“COASTAL OR SHORE PROTECTION STRUCTURES” means shore hardening structures, such as seawalls, bulkheads, revetments, rubble mound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

“COLLECTOR ROAD” means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

“COMMERCIAL USES” means activities within land areas which are predominantly

connected with the sale, rental and distribution of products, or performance of services.

“COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)” Flexible Federal funding provided through HUD that can be used to address a wide range of unique community development and housing needs such as public facilities, temporary rental assistance, home purchase assistance, public services and other activities that serve low to moderate income households or neighborhoods. HUD provides annual CDBG funding on a formula basis to the City of West Palm Beach. The funding is subject to Congressional appropriations.

“COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)” means a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience and be certified as such by the City. A minimum of 15% of the City’s annual HOME fund allocation must be set aside for CHDO activities.

“COMMUNITY PARK” means a park designed to serve the needs of one or more neighborhood. They allow for large group activities, offer recreational opportunities that may not be feasible or desired at the neighborhood level.

“COMPATIBILITY” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

“COMPATIBLE DESIGN” means creation of a new building or an addition to an existing building in a fixed surrounding without compromising design criteria or detracting from the quality of its surroundings.

“COMPLETE STREETS” means streets that are designed, built, and maintained in a manner that accommodates not only automobiles, but transit vehicles and non-motorized modes of travel such as pedestrians and bicyclists.

“COMPOSITION” means the makeup of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

“COMPREHENSIVE EMERGENCY MANAGEMENT PLAN OF PALM BEACH COUNTY” means a plan published and updated by Palm Beach County Department of Public Safety and it is the framework for countywide preparedness, response, recovery and mitigations activities. It is the intent of the plan to provide structure for standardizing plans countywide and to facilitate interoperability between local, state and federal governments.

“COMPREHENSIVE PLAN” means a document that describes community visions for

future growth. The City's Comprehensive Plan describes goals, objectives, and policies for how the City will grow and the tools that are used to guide land use decisions and give general, long-range recommendations for the City's growth. The Comprehensive Plan is divided into different elements. It provides the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented meeting the requirements of 163.3177 F.S. and 163.3178 F.S.

“CONCURRENCY” means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

“CONCURRENCY MANAGEMENT SYSTEM” means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

“CONE OF INFLUENCE” means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

“CONSERVATION USES” means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

“CONSOLIDATED PLAN” A five-year consolidated plan that details the City's housing and community development needs and strategies that will be employed to meet those needs during the five-year period. The Consolidated Plan is required by HUD as a condition for funding of the CDBG, HOME and HOPWA programs.

“CONTRIBUTING BUILDING” means a building in a historic district that contributes to the district's historical significance through location, design, setting, materials, workmanship, feeling and association, and which shall be afforded the same consideration as individually designated historic properties.

“CORE FACILITY” means those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

“CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN” (CPTED) means

a proactive multi-disciplinary approach to deterring criminal behavior through environmental design by utilizing design principles such as natural surveillance, natural access, territorial reinforcement and maintenance of landscaping and lighting treatments.

“DEEPWATER PORTS” means the ports identified in s. 403.021(9), F.S., including Jacksonville, Tampa, Port Everglades, Miami, Port Canaveral, Ft. Pierce, Palm Beach, Port Manatee, Port St. Joe, Panama City, St. Petersburg, and Pensacola.

“DEMOLITION” means the complete removal of an improvement or any part thereof.

“DENSITY” means an objective measurement of the number of people or residential units allowed per unit of land, such as residents, dwelling units, or employees per acre.

“DESIGN GUIDELINES” means criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

“DEVELOPMENT” has the meaning described in s. 380.04, F.S.

“DEVELOPMENT CONTROLS” means standards in the Comprehensive Plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

“DISTRIBUTION” means the spatial array of land uses throughout an area.

“DISTRICT SCHOOLS” means all District owned regular, elementary, middle, high schools, magnet and special education facilities.

“DRAINAGE BASIN” or “STORMWATER BASIN” means the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

“DRAINAGE DETENTION STRUCTURE” means a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

“DRAINAGE FACILITIES” means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

“DRAINAGE RETENTION STRUCTURE” means a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

“EASEMENTS” means restrictions placed against the future development of a property.

“EDUCATIONAL FACILITIES” means the building, equipment, structures, and special educational use areas that are built, installed or established to serve educational purposes only.

“EDUCATIONAL USES” means 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.

“ELEVATION” means a drawing showing vertical elements of a building, either exterior or interior.

“ENCLAVE” means a parcel of land that is surrounded on all sides by another parcel of land, subdivision or PUD; and where there is no connectivity or relationship between the parcels.

“ENDANGERED, THREATENED AND SPECIES OF SPECIAL CONCERN” (referred to as listed species) means plant and animal species listed as endangered, threatened, or of special concern by one or more of the following agencies:

1. U. S. Fish and Wildlife Service
2. Florida Game and Fresh Water Fish Commission
3. Florida Committee on Rare and Endangered Plants and Animals
4. Florida Department of Agriculture
5. Treasure Coast Regional Planning Council

“ENVIRONMENTALLY SENSITIVE LANDS” means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

“ESTUARY” means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has a connection with oceanic waters including bays, embayments, lagoons, sounds and tidal streams.

“EVACUATION ROUTES” means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

“EVALUATION AND APPRAISAL” means an evaluation and appraisal of the comprehensive plan as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S.

“EXTENT” means the amount of development, including the area or size in acres.

“FACILITY AVAILABILITY” means whether or not a facility is available in a manner to satisfy the concurrency management system.

“FIRST FTE STUDENT COUNT” means a first semester count of all “full time equivalent” students. The date of the first FTE count is determined by the Florida Department of Education each school year, pursuant to Chapter 1011.62, Florida Statutes.

“FIRST TIME HOMEBUYER” means a person that has not owned or occupied a home as their primary residence in the last three years. Victims of domestic violence are not subject to the three-year requirement.

“FLOODPLAINS” means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

“FLOOD PRONE AREAS” means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

“FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)” means a report of the capacity of existing facilities. 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. FISH capacity includes modular capacity in Palm Beach County.

“FLORIDA MASTER SITE FILE” means a paper archive and computer database of recorded historical and cultural resources in Florida.

“FOSTER HOME CARE FACILITY” means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

“FUNCTIONAL RELATIONSHIP” means a complementary and interactive relationship among land uses or development, including at minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

“GOAL” means the long-term end toward which programs or activities are ultimately directed.

“GREEN BUILDING” means a building that yields environmental benefits, such as

savings in energy, building materials, and water consumption, or reduced waste generation.

“GREENWAYS” means linear open space systems that knit together other parks and natural systems. Greenways have varying environmental sensitivity and may follow natural resources like conservation land, canals corridors or lakes. Others can be built as part of development or redevelopment projects to connect recreational and natural areas.

1. Conservation greenways feature ecological systems with moderate alteration, medium environmental sensitivity and protection, low to medium public access, single or multiple recreational uses and low to medium facility development and trail maintenance.
2. Ecological greenways are greenways feature intact natural systems with high environmental sensitivity, are accorded a high degree of natural resource protection or restoration, low public access and minimal facility development and trail maintenance.
3. Recreational greenways feature altered ecosystems with low or no environmental sensitivity and protection, medium to high public access, multiple recreational uses and medium to high facility development and trail maintenance.

“GROUP HOME” means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

“HAZARDOUS WASTE” means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

“HIGH RECHARGE AREA” or “PRIME RECHARGE AREA” means an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

“HISTORIC DISTRICT” means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

“HISTORIC PRESERVATION BOARD” means a board of citizens created by local ordinance and charged with enforcing provisions of local laws governing historic districts and individual historic buildings, structures and sites.

“HISTORIC RESOURCES” means buildings, sites, structures, or areas that exemplify the historical, cultural, social, economic, political, aesthetic, architectural, or archeological history of the nation, state or City.

“HISTORIC SITES SURVEY” means the identification and documentation of buildings, sites and structures of any historical, cultural, archeological or architectural importance.

“HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)” means a federally funded program administered by HUD. As a participating jurisdiction the City receives funding according to a formula based on the total yearly amount appropriated by Congress. The HOME funds can be used to provide incentives to develop and support affordable rental housing and homeownership affordability through acquisition, new construction, reconstruction, rehabilitation of non-luxury housing, or financial assistance for rent, security deposits, and utility deposits for income-qualified renters.

“HOMELESS” means an individual who in general lacks a fixed, regular, and adequate nighttime residence as defined by the HEARTH Act of 2009 (P.L. 111-22, Section 1003).

“HOUSING TRUST FUND” means a City of West Palm Beach fund established for the development and preservation of affordable, attainable, and workforce housing.

“HOUSING OPPORTUNITIES FOR PERSON WITH AIDS (HOPWA)” means a HUD program that provides rental assistance and support services on a County-wide basis to income eligible clients who have been diagnosed with HIV/AIDS. Funding is provided by HUD to the City subject to Congressional appropriations.

“HUD” means The Federal Department of Housing and Urban Development.

“HURRICANE SHELTER” means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

“HURRICANE VULNERABILITY ZONE” (also “areas subject to coastal flooding”) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

“INCOME LIMITS” means limits on income set by HUD used as one of determining eligibility factors for Federal and State housing assistance programs. Definitions for very low, low, and moderate income vary by program and are determined by the gross household income and household size.

“INDUSTRIAL USES” means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

“INFILL OR INFILL DEVELOPMENT” means the development or redevelopment of vacant or abandoned parcels in otherwise built-up urban areas.

“INFRASTRUCTURE” means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads, seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

“INTENSITY” means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

“INTERAGENCY HAZARD MITIGATION REPORT” means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

“LEVEL OF SERVICE” means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

“LIMITED ACCESS FACILITY” means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

“LIVE/WORK” means buildings or spaces that are designed to be used jointly for commercial and residential purposes.

“LIVING MARINE RESOURCES” means oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat, fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

“LOCAL HOUSING ASSISTANCE PLAN (LHAP)” means a three-year housing plan that details the strategies that will be employed by the City in its use of State Housing Initiative Program (SHIP) funding provided by the State of Florida. Submission of the LHAP is required in order to receive SHIP funding from the State of Florida.

“LOCAL ROAD” means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high-

volume land access for abutting property.

“MAJOR TRIP GENERATORS OR ATTRACTORS” means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

“MANUFACTURED HOME” means a residential manufactured home meeting the definition in s. 320.01, F.S mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. 320.01, F.S.

“MARINE HABITAT” means areas where living marine resources naturally occur, such as mangroves, sea grass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars of flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, near shore mineral deposits, and offshore sand deposits.

“MARINE WETLANDS” means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species, including those species listed in Subsection 17-4.02(17), Florida Administrative Code, “Submerged Marine Species.”

“MASS TRANSIT” means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

“MINERALS” means all solid minerals including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

“MIXED USE” means a development that combines residential, commercial, retail, and/or office uses in a vertical fashion (in a single building).

“MOBILE HOME” means a structure meeting the definition in s. 320.01, F.S. (1992 Supp.).

“NATIONAL REGISTER OF HISTORIC PLACES” means the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture.

“NATURAL DRAINAGE FEATURES” means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

“NATURAL DRAINAGE FLOW” means the pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regarding.

“NATURAL GROUNDWATER AQUIFER RECHARGE AREAS” or “NATURAL GROUNDWATER RECHARGE AREAS” or “GROUNDWATER RECHARGE AREAS” means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

“NATURAL RESERVATIONS” means areas designed for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or nonprofit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

“NON-CONTRIBUTING RESOURCE” means a building, site, structure or object that does not add to the historic significance of a property.

“NEIGHBORHOOD PARK” means a park that serves as a recreational and social focus of the neighborhood. They may be developed with both active and passive recreation activities and geared specifically for those living in walking distance, generally within a half to a quarter of a mile.

“NEW URBANISM” means development principles that places should be walkable, interconnected, fine-grained, human-scale, and mixed use.

Seven principles guide New Urbanist Development:

- 1) Neighborhoods are the building blocks of a community; many neighborhoods make up a city.
- 2) Neighborhoods are approximately a quarter of mile (5-minute walk) in size and have a fine grain mix of land uses.
- 3) Corridors form boundaries between neighborhoods. Corridors can be parks, trails, enhanced streetscapes, preserves, canals and/ or railway.
- 4) Districts are urbanized areas that specialize in a particular activity and should be interconnected with adjacent neighborhoods to promote pedestrian access.
- 5) Human scale set the portion of the buildings. Buildings are to be placed to honor and embellish the street and/or demarcate a public space.
- 6) Facilities are provided for pedestrians, bicycles, mass transit (if needed) and automobiles.
- 7) The street patterns are interconnected to existing streets and has a hierarchy.
- 8) Detail and prominence are given architecture and landscape design to honor civic and historical building and capture and highlight natural vistas and street

terminates.

“NONPOINT SOURCE POLLUTION” means any source of water pollution that is not a point source.

“OBJECT” means a material thing of functional, aesthetic, cultural, historical or scientific value that may be by nature or design, movable, yet related to a specific setting or environment.

“OBJECTIVE” means a specific measurable, intermediate end that is achievable and marks progress toward a goal.

“OCEANIC WATERS” means waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, excluding estuaries.

“OPEN SPACES” means undeveloped lands that may be suitable for passive recreation or conservation uses.

“PARATRANSIT” means transit services, including ridesharing, car or van pools, demand responsive buses, and other public transit services, which are characterized by their nonscheduled, non-fixed route nature.

“PERMANENT STUDENT STATION” means the floor area in a public-school facility required to house a student in an instructional program.

“PRIVATE PARK” means a privately-owned area of land, with or without buildings, intended for outdoor active or passive recreational uses. Parks include trails, community parks, neighborhood parks, and urban parks.

“PRIVATE SCHOOL” means an individual, association, co-partnership, or corporation, or department, division, or section of such organization, which designates itself as an educational center of facilities whose primary purpose it is to provide kindergarten, elementary or secondary school grades, or vocational or technical education.

“PUBLIC PARK” means a public owned area of land, with or without buildings, intended for outdoor active or passive recreational uses. Parks include trails, regional parks, community parks, neighborhood parks, and urban parks.

“PUBLIC SCHOOL” means facilities whose primary purpose is to provide kindergarten, elementary or secondary school grades, or vocational or technical education and which are operated under the control of the School Board of Palm Beach County.

“PLAYGROUND” means an area within a park with play apparatus.

“POINT SOURCE POLLUTION” means any source of water pollution that constitutes a

discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

“POLICY” means the way in which programs and activities are conducted to achieve an identified goal.

“POLLUTION” is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

“PORT FACILITY” means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

“POTABLE WATER FACILITIES” means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

“POTABLE WATER WELLFIELD” means the site of one or more water wells which supply potable water for human consumption to a Public Water System (PWS), which serves at least 25 or more people for at least 60 days each year or serves 15 or more service connections, used by year-round residents or regularly serves 25 or more people.

“PRESERVATION” means the identification, evaluation, recordation, documentation analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization maintenance or reconstruction of historic properties.

“PRIVATE RECREATION SITES” means sites owned by private, commercial or nonprofit entities available to the public for purposes of recreational use.

“PROPOSED EVALUATION AND APPRAISAL REPORT” means a draft evaluation and appraisal report prepared by the local planning agency that is transmitted to the local governing body for review and adoption.

“PUBLIC ACCESS” means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

“PUBLIC RECREATION AREA” means sites owned and leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

“PUBLIC BUILDINGS AND GROUNDS” means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

“PUBLIC FACILITIES” means existing and major capital improvements, including transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

“QUALITY OF LIFE” means those aspects of the economic, social, and physical environment that affect whether a community is considered a desirable place in which to live or do business.

“RECONSTRUCTION” means the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period.

“RECREATION” means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

“RECREATION FACILITY” means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

“RECREATIONAL USES” means activities within areas where recreation occurs.

“REDEVELOPMENT” means the conversion of a building or project from an old use to a new one.

“REGIONAL PARK” means a park that serves the entire community providing multiple recreational uses, active and passive recreational needs as well as preserving large open spaces with ecologically sensitive areas.

“REHABILITATION” means the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions or features of the building and its site and environment which are significant to its historical, architectural, and cultural values.

“RESIDENT POPULATION” means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

“RESIDENTIAL USES” means activities within land areas used predominantly for housing.

“RESTORATION” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

“RESTRICTIVE COVENANTS” means prohibitions against particular uses of property.

“REVOLVING FUNDS” means a monetary basis on which property can be bought, improved, maintained or sold; monies are subsequently returned and reused.

“RIGHT-OF-WAY” means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

“ROADWAY FUNCTIONAL CLASSIFICATION” means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

“RURAL AREAS” means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low-density property.

“RURAL VILLAGE” or “RURAL ACTIVITY CENTER” means a small, compact node of development within a rural area containing development uses and activities which are supportive of and have a functional relationship, economic and institutional needs of the surrounding rural areas.

“SANITARY SEWER FACILITIES” means structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

“SANITARY SEWER INTERCEPTOR” means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

“SANITARY SEWER TRUNK MAIN” means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

“SEASONAL POPULATION” means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

“SERVICES” means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

“SHORELINE” or “SHORE” means the interface of land and water and, as used in the coastal management element requirements is limited to oceanic and estuarine interfaces.

“SITE” means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of an existing structure.

“SITE PLAN” means a plan of a construction site showing the position and dimensions of a building and the dimensions and contour of the lot.

“SMART GROWTH” means a set of planning principles that value long-range, regional considerations of sustainability over a short-term focus. Its goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

“SOLID WASTE” means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

“SOLID WASTE FACILITIES” means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

“SOLID WASTE PROCESSING PLANT” means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

“SOLID WASTE TRANSFER STATION” means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

“STABILIZATION” means the protection of a building from deterioration.

“STORMWATER” means the flow of water which results from a rainfall event.

“STORMWATER FACILITIES” means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention

facilities.

“STORMWATER MANAGEMENT SYSTEM” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system in accordance with 373.403(10) F.S.

“SUBURBAN AREA” means areas typically located west of I-95 and are comprised of isolated commercial, residential and civic uses surrounded by large parking areas. Secondary and minor roads are arranged in a discontinuous pattern.

“SUITABILITY” means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

“SUPPORT DOCUMENTS” means any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

“SUSTAINABLE DEVELOPMENT” means development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

“TAX INCREMENT FINANCING” means community redevelopment programs used to finance improvements based on increased valuation.

“TRANSFER OF DEVELOPMENT RIGHTS” means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

“TRANSPORTATION DEMAND MANAGEMENT” means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

“TRANSPORTATION DISADVANTAGED” means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining

activities.

“TRANSPORTATION MANAGEMENT INITIATIVE (TMI)” means a program of the City of West Palm Beach which seeks to manage traffic congestion by encouraging commuters to consider alternative transportation modes.

“TRANSPORTATION SYSTEM MANAGEMENT” means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.

“URBAN AREA” means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

“URBAN SPRAWL” means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

“VEGETATIVE COMMUNITIES” means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

“WATER-DEPENDENT USES” means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

“WATER RECHARGE AREAS” means land or water areas through which groundwater is replenished.

“WATER-RELATED USES” means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

“WATER WELLS” means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

“WELLHEAD PROTECTION AREA” means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface areas surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

“WETLANDS” means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetland generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an under story dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

“WORKFORCE HOUSING” means housing that is affordable for households with incomes between 81% to 120% of the Area Median Income (AMI). Eligibility for workforce housing programs and incentives will be based on a percentage of the median income as published by the U.S. Department of Housing and Urban Development, Fannie Mae or the State of Florida without regard to household size.

“XERISCAPE PRACTICES” means a combination of landscape features and techniques that in the aggregate reduce demand for and consumption of water.