

31. Proposed Changes to Comprehensive Plan

3.0 FUTURE LAND USE ELEMENT

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

- a. **Location** shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map Series;
- b. **Maximum lot coverage** ratio shall be governed by applicable land development regulations;
- c. **Maximum building height** shall be governed by applicable land development regulations and shall be consistent with the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016, and compatible with neighboring land uses; and
- d. **Adequate off-street parking** and loading facilities.
- e. **Maximum Floor-Area-Ratios** for non-residential land uses shall be established as follows:
 1. **Commercial, religious, and institutional land uses:** A maximum of 0.70 for mixed-use development and 0.35 for all other non-residential land uses along U.S. Highway No. 1, north of the Parker Bridge; a maximum of 1.10 along U.S. Highway No. 1, from the Parker Bridge, south to Northlake Boulevard; a maximum of 0.70 along U.S. Highway No. 1, south of Northlake Boulevard; and a maximum of 0.70 along Northlake Boulevard and S.R. Alternate A-1-A. The following areas ~~Twin City Mall site~~ shall be exempt from this requirement to implement the 2016 Citizens' Master Plan:
 - The Twin City Mall site, and subject to the latest land development regulations of the C-3 zoning district, which have been was jointly developed by the Village and the Town of Lake Park.
 - The C-MU zoning district along U.S. Highway No. 1, updated in accordance with the Citizens' Master Plan.
 - Other key redevelopment sites that are explicitly identified in the Village's land development regulations to carry out the Citizens' Master Plan.
 2. ~~**Public Buildings And Grounds Uses:** A maximum of 0.25.~~
 3. **Educational Uses:** A maximum of 0.15;
 4. ~~**Other Public Facilities Uses:** A maximum of 0.30.~~
 5. **Recreation and Open Space Uses:** A maximum of 0.05
 6. **Light Industrial/Business Uses:** A maximum of 0.45.

Policy 1.A.9: In 2020, the Village ~~shall~~ revised its land development regulations and this Comprehensive Plan no later than 2019 to implement the provisions and guiding principles of the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016.

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OBJECTIVE 1.B: The Village desires to enhance certain aging commercial corridors that have Mixed-use developments may be permitted through the commercial planned unit development approval process in areas with a Commercial Future Land Use designation, as depicted on the Future Land Use Map Series, into walkable and bikeable centers of vibrant activity. Current business uses along these corridors will be supplemented with new residential and mixed-use development as described in Policy 1.B.4.

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

1. **Maximum development potential:** Maximum commercial mixed-use development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
2. **Permitted uses:** Permitted uses shall be specified in each zoning district that allows mixed-use development (see Policy 1.B.4). ~~Each mixed-use development must contain a residential component, together with at least one non-residential component consisting of uses authorized in the assigned underlying commercial zoning district, subject to conditions of approval.~~
3. ~~**Mix of uses:** The non-residential component of a mixed-use development must comprise a minimum of 10% the gross floor area. The residential component of a mixed-use development must contain a minimum of 25% of the gross floor area.~~
3. **4. Residential density:** Dwelling units in Commercial designations ~~The residential component of a mixed-use development shall not exceed a density of 24 42 units per acre or as further limited by zoning district regulations. Developments that qualify for the workforce housing density bonus described in Policy 1.B.2 may construct up to 12 additional units per acre).~~
4. **6. Height limitations:** ~~With the exception of those properties located along U.S. Highway 1, The maximum height of a mixed-use development shall be limited to that allowed by the underlying commercial or mixed-use zoning district. The maximum height for mixed-use developments with frontage along U.S. Highway 1 is related to the depth of the property, as measured from the U.S. Highway 1 right-of-way, as follows:~~
 - ~~250 feet or less: Maximum height of 2 stories~~
 - ~~Greater than 250 feet to 300 feet: Maximum height of 3 stories~~
 - ~~Greater than 300 feet: Maximum height of 4 stories~~

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1 **Policy 1.B.2: Workforce housing density bonus:** The maximum
2 residential density of a mixed-use development ~~may~~ shall be increased
3 from ~~12 to 24~~ to 36 units per acre provided that either: (a) bonus units are
4 constructed on-site; or ~~(2)-(b)~~ funding is provided to assist in an workforce
5 affordable housing program in another jurisdiction or an appropriate
6 alternative, as determined by the Village of North Palm Beach. If
7 alternative (a) is selected, 50% of the bonus units shall ~~be affordable~~
8 qualify for any of the four (4) eligible income group categories based on
9 Average Median Income (AMI) as defined by the set forth in the County's
10 Workforce Housing Program income guidelines. No more than 50% of the
11 workforce housing units shall be in the 120-140% category. If alternative
12 (b) is selected, an amount equal to 5% of the cost of the vertical
13 construction of the bonus units shall be contributed to the Palm Beach
14 County Affordable Housing Trust Fund, or other appropriate alternative,
15 as determined by the Village of North Palm Beach.

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

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

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1 characteristics and the application of Village land development
2 regulations.

- 3 6. **Height limitations:** The maximum height of a mixed-use
4 Assisted Living Facility shall be determined by the application of
5 Policy 1.B.1.6.
- 6 7. **Waivers** for reductions in minimum dwelling unit size and
7 parking requirements may be requested during the commercial
8 planned unit development or other authorized approval process.

9 **Policy 1.B.4:** ~~Specific additional development limitations and conditions~~
10 ~~on proposed Residential and mixed-use developments may be approved~~
11 ~~in areas with a Commercial Future Land Use designation in order to~~
12 ~~achieve a mixed-use development pattern. The Village may use any of~~
13 ~~the following mechanisms to achieve the desired pattern: shall be~~
14 ~~established, as necessary, by the Village~~

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

24 **Special Policy 5.6:** As a means of enhancing the commercial character
25 of the area along Northlake Boulevard through renovation and/or
26 redevelopment, maintain a waiver process ~~the Commercial Planned Unit~~
27 ~~Development (CPUD) ordinance~~ which may allows proposed projects to
28 depart from the strict interpretations of the Zoning Code if, after review by
29 the Village, it is found that said projects are in compliance with the North
30 Palm Beach Comprehensive Plan and meet standards in the Zoning
31 Code.

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

40 **Special Policy 5.18:** Residential development on the property delineated
41 as "Special Policy 5.18 5-16" on Map 3B of the Future Land Use Map
42 Atlas shall be limited to a maximum of 16 residential units.

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

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

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

3.5.4 Northlake Boulevard Overlay Zone Map The Northlake Boulevard Overlay Zone is illustrated on Maps 3C and 5 ~~appropriate maps~~ in the Future Land Use Map Atlas. ~~All properties within the overlay zone are illustrated on Maps 3C and 5 of the Future Land Use Map Atlas~~ Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor. ~~adopted under the Overlay Zone ordinance.~~

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

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

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

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

[remainder of Table 3-1 deleted for brevity]

[the identical changes are being made to Table 1 in the Future Land Use Atlas]

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4.0 TRANSPORTATION ELEMENT

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

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

Policy 1.6: The Village intends to establish a transportation concurrency exception area to include non-residential and mixed-use development along the Northlake Boulevard corridor and along the U.S. 1 corridor south of the Parker Bridge, as shown in Figure 4-6. The Village will work with Palm Beach County and the Florida Department of Transportation to establish this exception area by the end of 2021.

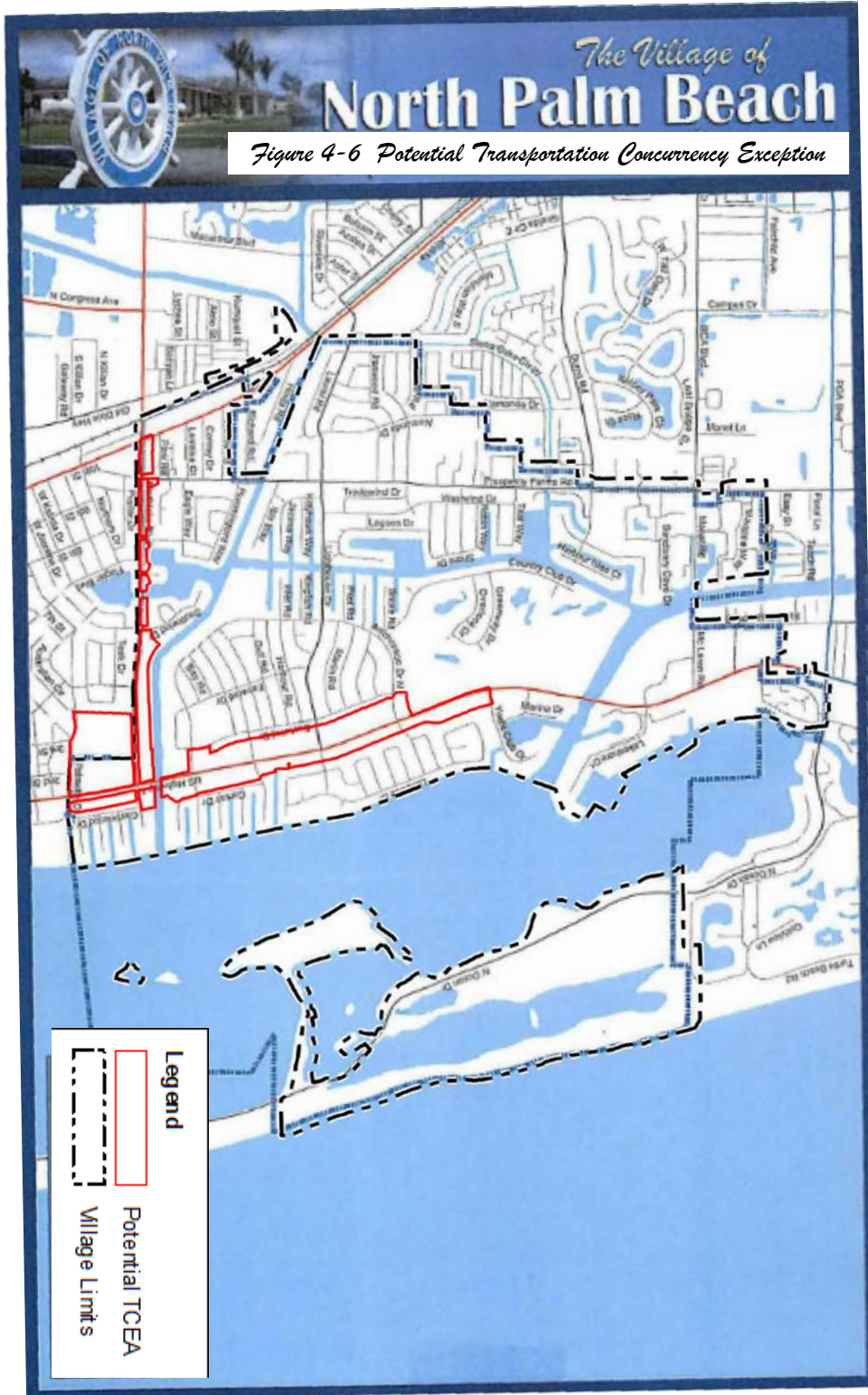
4.4 FUTURE TRANSPORTATION MAP SERIES

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

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

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11.0 CAPITAL IMPROVEMENTS ELEMENT

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

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

Facility	Level-Of-Service Standard
A. Traffic Circulation:	
	1. Arterial and Collector Roadways within the corporate limits: Peak-hour Level-of-Service (LOS) "D", with the exception of item #2 <u>and item #3</u> , below.
	2. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element Policy 1.4.
	3. <u>Transportation concurrency exception area(s) that are designated in the comprehensive plans of the Village of North Palm Beach and Palm Beach County.</u>
B. Sanitary Sewer:	<i>[no changes required]</i>
C. Potable Water:	<i>[no changes required]</i>
D. Solid Waste:	<i>[no changes required]</i>
E. Drainage:	<i>[no changes required]</i>
F. Groundwater Recharge:	<i>[no changes required]</i>
G. Recreation/Open Space:	<i>[no changes required]</i>

Footnotes: *[no changes required]*