COMPREHENSIVE PLANNING IN PALM BEACH COUNTY

The History of How We Saw the Future, arrived at the Present Day, and Beyond

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Overview

- Background—how we got to 1972
- 1972 Land Use Plan—vision established
- 1980 Comprehensive Plan—ties to Service Areas
- 1989 Comprehensive Plan—refines vision
- 1999 Managed Growth Tier System—establishes character and lifestyle as component of Planning
- Present & Future... 2035
Background—Planning 101

- Why do we Plan?
- Anticipate needs for residents, businesses, etc.
- Provide infrastructure based on anticipated growth and demand for services
- Establish a vision for “what do we want to be when we grow up?”
- Respond to changes and emerging issues—modify plans accordingly over time
- Florida Statutes: 2 Planning Horizons: 5 year and other threshold as established in Plan
Background

- English common law on subdivisions
- 1909—Palm Beach County formed from Dade Co.
  - 1915—Broward County est.
  - 1936—Martin County est.
- 1939—Florida—municipal zoning established
- 1957—PBC First Zoning Code
- 1969—PBC Adopts “PUD” Zoning
- 1972—PBC First Land Use Plan
1972 Land Use Plan

- PBC Population at 400,000
- Response to a growth forecast of 750,000-several million by 2000
- “A guide to the most compatible, least disruptive, uses of the land on a broad, general-area basis.”
- Looked at constraints and projected forward
- Assigned growth potential, roads, infrastructure, etc., EVERYWHERE except for EAA, conservation/state owned lands
- Guide for Zoning, new Code & Subdivision regs
1980 Land Use Plan

- Medium High-High Residential
- Medium-Medium High Residential
- Low-Medium Residential
- Very Low-Low Residential
- Very Low Residential
- Reserve
- Agricultural Preservation
- Conservation
- Industrial
- Municipalities

Palm Beach County Planning, Zoning and Building Planning Division

This map was adapted from the amended 1980 E-size mounted FLU Map, and not the 1980 Comp Plan Map.
1980 Residential Future Land Uses

- Residential Future Land Use
  - 5 designations
  - 7 zoning districts
    - Planned Development as a Special Exception

- Density
  - Lowest at 1 du/5 acres
  - Highest at 25 du/acre

- Critical Advance was the establishment of Urban Service Area (USA) Boundary
## 1980 Residential FLU & Zoning

<table>
<thead>
<tr>
<th>FLU</th>
<th>Zoning</th>
<th>Standard Density</th>
<th>PUD Density</th>
<th>PUD &amp; TDR Density</th>
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<tbody>
<tr>
<td>Very Low</td>
<td>AR</td>
<td>1 du/5 ac.</td>
<td>1 du/5 ac.</td>
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<tr>
<td>Low – Medium</td>
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<td>5</td>
<td>8</td>
</tr>
<tr>
<td>Medium – Medium High</td>
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<td>12</td>
<td>16</td>
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<tr>
<td>Medium High - High</td>
<td>RH</td>
<td>12</td>
<td>18</td>
<td>24</td>
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</table>
1989 Residential Future Land Uses

- Residential Future Land Uses
  - 10 designations
  - 7 zoning districts
    - Planned Development as a standalone District

- Density
  - Lowest at 1 du/20 acres
  - Highest at 12 du/acre*

- Urban Service Area (USA) Boundary
This map was adapted from the amended 1980 E-size mounted FLU Map, and not the 1980 Comp Plan Map.
1989 FLU Density Table

<table>
<thead>
<tr>
<th>FLU</th>
<th>Minimum</th>
<th>Maximum w/o PUD*</th>
<th>Maximum w/ PUD</th>
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<tr>
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<tr>
<td>Low Residential 3</td>
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<tr>
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<tr>
<td>High Residential 12</td>
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<td>12</td>
</tr>
<tr>
<td>High Residential 18</td>
<td>5</td>
<td>6</td>
<td>18</td>
</tr>
</tbody>
</table>

*Parcels 3+ acres must be PUD to achieve PUD Max. Density. Development with zoning that allows the max. density is exempt.*
## 1980 - 1989 Maximum/PUD Density

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<thead>
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<th></th>
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<td>RR-2.5</td>
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<tr>
<td>Very Low - Low</td>
<td>RE</td>
<td>1 du/2 ac.</td>
<td>RR-2.5</td>
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<td>Low – Medium</td>
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<td>MR-5</td>
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<tr>
<td>Medium High - High</td>
<td>RH</td>
<td>18</td>
<td>HR-12</td>
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</table>
Unincorporated US Tier Built Dwelling Units

Before 1989:
- Straight: 53%
- PUD: 47%

After 1989:
- Straight: 14%
- PUD: 86%
Managed Growth Tier System

- 5 Tiers in 1999
- Basic principles
  - Maintain Character
  - Protect diversity – lifestyles
  - Promote Redevelopment & Infill
  - Preserve Agriculture & Protect the Environment
- Key strategies
  - Maintain through regulation
  - Optional mixed use developments
Managed Growth Tier System

- Unincorporated Only
  - Reflects municipal counterpart

- Local Strategy
  - Not reflected in Statute
  - Urban Service Area basis

- Tier Boundary Changes
  - Privately initiated
  - County initiated
Glades Tier

- Description
  - Glades Urban Service Area Boundary
  - Everglades Ag Area & Conservation Lands

- The Comprehensive Plan
  - Agricultural production
  - Mining and other operations allowed
  - Everglades Restoration
  - Economic development - Glades Communities
Coastal Urban/Suburban Tier

- **Description**
  - Within Urban Service Area Boundary
  - Majority of municipalities (annexation)

- **The Comprehensive Plan**
  - Anticipates full urban services & 90% population
  - Optional mixed use districts
  - Neighborhood Plans
  - Urban Infill & Redevelopment
    - Urban Redevelopment Area
    - Countywide Community Revitalization Team Areas
Exurban Tier

- Outside Urban Service Area
- Description
  - Primarily antiquated subdivisions
- The Comprehensive Plan
  - Nearly identical to Rural Tier
    - RR-2.5 maximum density
Rural Tier

- Outside Urban Service Area
- Description
  - Antiquated subdivisions, mostly 1 du/5 acre
  - Large agricultural tracts
- The Comprehensive Plan
  - Nearly identical to Exurban Tier
    - RR-5 maximum density
  - Agricultural Enclave
  - Jupiter Farms Neighborhood Plan (15 years old)
Agricultural Reserve Tier

- “Limited Urban Service Area”
- Description
  - Publicly owned agricultural & environmental lands
  - 100 Million Dollar Bond (1999)
  - Private farming
  - New Planned Developments
- The Comprehensive Plan
  - Preserve agriculture through PUD set aside
  - Commercial capped, Existing land uses protected
Unincorporated County

**Acres**

- Glades Rural: 78%
- Urban: 11%
- Suburban: 2%
- Rural: 4%
- Ag Reserve: 2%
- Exurban: 2%

**Population**

- Urban: 86%
- Suburban: 8%
- Exurban: 2%
- Rural: 3%
- Glades Urban: 1%
- Glades Rural: 0.2%

*Population from PBC Population Allocation Model 2009*

Source: PBC Planning Division Existing Land Use 2009
Other Plan Strategies

- Focus on Infill and Redevelopment
  - URA
  - Other Redevelopment: GC Conversions, Commercial Strip Mall Conversions
- 90% of population to be within USA
- Overlays and Limited Urban Service Areas
Looking Forward—Future Trends

- Sufficient land area to accommodate growth through the long range planning horizon in 2035

- Take aways:
  - Vision established can be realized
  - Little change from initial 1972 concepts

- Going forward: Densification of the Urban Suburban Tier
QUESTIONS?