

RESOLUTION NO. R-72-270

RESOLUTION DEFINING THE SCOPE AND  
CONTENT OF THE COMPREHENSIVE LAND  
USE PLAN FOR THE UNINCORPORATED  
AREAS OF PALM BEACH COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, has established the Palm Beach County Land Use Advisory Board by Official Resolution No. 71- to render lay advice and assistance to the development of a comprehensive land use plan to guide future development of the unincorporated area of the County and to render advice, opinions and recommendations directing present and future land development policies; and

WHEREAS, Chapter 163, Florida Statutes and Special Acts applicable to Palm Beach County, to wit: Chapter 31119 (1955), Chapter 57-1691 (1957), Chapter 59-1686 (1959), and Chapter 70-863 (1970), authorized Palm Beach County to prepare and adopt a Comprehensive Land Use Plan; and

WHEREAS, it is recognized that rapid urbanization and uncontrolled land development poses a potential danger to the quality of life, the environment and ecology, and the natural resources of Palm Beach County; and

WHEREAS, the Land Use Advisory Board will assist in the preparation and enactment of a Land Use Plan for the purpose of promoting sound development, preservation of open space, and protection of natural resources and the environment; and

WHEREAS, it is recognized that said Land Use Plan shall act as an advisory guide to render decisions on future rezoning and special exception applications pursuant to the County's zoning powers; and

WHEREAS, it is further recognized that the Land Use Advisory Board requires additional guidance and definition as to the scope, content and intent of the Land Use Plan, and requests that such information be set forth in the aforesaid Resolution.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. The Land Use Plan for the unincorporated area of the County shall set forth the recommendations pertaining to future land use distribution most consistent with regional land use goals and policies. It shall further indicate recommended general locations and densities for basic land use categories including, but not limited to, residential, commercial, industrial, agricultural, institutional, recreational, conservation, and other categories that may be deemed appropriate.

In addition, the Land Use Plan shall project and designate future land development as it relates to desirable areas for preservation, conservation, and open space.

SECTION 2. The Land Use Plan will represent community goals and designate immediate objectives, and further provide guidelines for county land use development policies. The plan shall be comprehensive and long range as it pertains to the unincorporated areas of Palm Beach County. The Plan shall relate incorporated areas adjacent to unincorporated areas and shall focus on the relationship of development proposals in the unincorporated areas to municipal land use goals and policies.

The Land Use study and resulting plan shall serve as a basis for maintaining, or if necessary, altering and redefining existing zoning districts now in full force and effect in the unincorporated area of the County.

SECTION 3. The Plan shall be based upon background information and studies including surveys, inventories and research data presently available from County, State and Municipal sources, and specific research including pertinent land use characteristics, population studies, economic analysis, transportation and community facility studies, recreational and open space data, and conservation and ecological needs.

The Land Use Plan shall consist of both a concise written summary of statements supporting the findings of the Land Use Advisory Board as well as graphic representations of said findings.

SECTION 4. The Land Use Plan and the Land Use Advisory Board shall coordinate planning efforts and future land use projections of local municipalities, where such coordination is reasonable and feasible, and shall attempt to minimize potential land use conflicts at municipal/county boundaries.

SECTION 5. The Land Use Plan shall consider and represent, graphically or statistically, future population distribution, density, residential acreage, future regional centers of economic activity, and the general location and types of commercial and industrial land uses.

SECTION 6. The plan shall not only project and designate future land development but determine desirable areas for conservation and consider open space needs.

SECTION 7. The Land Use Plan shall in particular relate to pertinent transportation needs as proposed by other federal, state and local agencies, including location and type of principal highways, major freight and terminal facilities, airports, waterways, and mass transportation corridors.

In addition, the Plan shall relate to community facility planning including water and sewer facilities, hydrology control, drainage, and various other municipal and local government services.

SECTION 8. The Land Use Advisory Board shall at appropriate and reasonable occasions discuss and review the proposed plan with public officials and representatives of municipalities and subregions within Palm Beach County and shall conduct public hearings to allow citizen review of the proposed Land Use Plan.

SECTION 9. The Land Use Plan shall also include a recommendation of major steps for implementing goals and policies contained therein. These recommendations shall include steps necessary to eliminate inconsistencies between local land use controls and regional and state land use planning efforts.

SECTION 10. The Land Use Plan shall, prior to adoption, be subject to review and recommendations of the Palm Beach County Commission at designated public hearings, and upon adoption of any and all amendments thereto, if any, the Land Use Plan shall have the advisory and implementational powers as authorized by Special Acts of Palm Beach County and General Law of the State of Florida.

BE IT FURTHER RESOLVED, that the list of preliminary land use plan goals which is incorporated herein and made a part hereof be approved by said Commission.

The foregoing Resolution was offered by Commissioner Lytal, who moved its adoption. The Motion was seconded by Commissioner Weaver, and upon being put to a vote, the vote was as follows:

Robert F. Culpepper - Aye  
Lake Lytal - Aye  
Robert C. Johnson - Aye  
George V. Warren - Aye  
E. W. Weaver - Aye

The Chairman thereupon declared the Resolution to be duly passed and adopted this 2nd day of May, 1972.

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

Michael J. Small  
COUNTY ATTORNEY

By: [Signature]  
Deputy Clerk

FILED THIS 2nd DAY OF  
May, 1972  
AND RECORDED IN RESOLUTION  
MINUTE BOOK NO. 16 AT  
PAGE 132-137, RECORD VERIFIED  
JOHN B. DUNKLE, CLERK

[Signature] D.C.

