

Appendix D: Incorporation into Other Planning Mechanisms

This appendix addresses the following FEMA requirement:

Requirement §201.6(c)(4)(ii): [The plan *shall* include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, where appropriate.

Under the direction of the LMS Steering Committee and the LMS Coordinator, the ad hoc Plan Integration Committee interfaces with appropriate governmental and non-governmental agencies and offices to ensure LMS goals, objectives, and priorities are consistent with and cross-referenced with those articulated in other existing plans. In addition the LMS will seek opportunities at the regional, county and municipal levels to:

- Update plans, policies, regulations and other directives to include hazard mitigation priorities
- Encourage the adoption of mitigation priorities within capital and operational budgets and grant applications
- Share information on grant funding opportunities
- Offer guidance for carrying out mitigation actions
- Explore opportunities for collaborative mitigation projects and initiatives

Among the principal plans with formally adopted references to the LMS are:

- Palm Beach County Comprehensive Plan (Coastal Management Element)
- Palm Beach County Comprehensive Emergency Management Plan
- Palm Beach County Post Disaster Redevelopment Plan
- Palm Beach County Strategic Economic Development Plan
- Florida Regional Catastrophic Disaster Plan (Draft)
- Treasure Coast Regional Planning Council Comprehensive Management Plan
- Palm Beach County Comprehensive Growth Management Plan

Below are references that demonstrate the relationships among the Regional and County Comprehensive Plans and the Palm Beach County Unified Local Mitigation Strategy. These relationships are further demonstrated in Appendix B. These plans work in tandem toward the shared goal of reducing damage from specific hazards. Section 3 contains a section profiling current and future land uses in each of the county's five Managed Growth Tiers.

Section 1

Table D-1 Treasure Coast Regional Planning Council Comprehensive Management Plan

Section 2

Table D-2 Palm Beach County Comprehensive Growth Management Plan

Table D-3 Comprehensive Growth Management Plan hazard mitigation inventory of plan elements

Table D-4 Existing hazard mitigation projects and programs

Section 3

Current & Future Land Uses in Palm Beach County

Table D-1: Treasure Coast Regional Planning Council Comprehensive Growth Management Plan, Emergency Preparedness Element, (Dec. 1995)

Source	Page Number	Hazard
Goal 5.1	5-27	Natural and Technological Disaster Mitigation
Strategy 5.1.1	5-27	Natural and Technological Disaster Mitigation
Policy 5.1.1.1	5-27	Hurricane Mitigation
Policy 5.1.1.2	5-27	Hurricane Mitigation
Policy 5.1.1.3	5-27	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
Policy 5.1.1.4	5-28	Natural and Technological Disaster Mitigation; Post-Disaster Redevelopment
Policy 5.1.1.5	5-28	Hazardous Materials Disaster Mitigation, Wellfield Contamination Mitigation
Policy 5.1.1.6	5-28	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
Policy 5.1.1.7	5-28	Natural and Technological Disaster Mitigation
Goal 5.2	5-28	Natural and Technological Disaster Mitigation
Strategy 5.2.1	5-28	Natural and Technological Disaster Mitigation
Policy 5.2.1.1	5-28	Natural and Technological Disaster Mitigation; Post-Disaster Redevelopment
Policy 5.2.1.2	5-28	Hazardous Materials Disaster Mitigation, Wellfield Contamination Mitigation
Policy 5.2.1.3	5-29	Hurricane Mitigation
Policy 5.2.1.4	5-29	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.2.1.5	5-29	Natural and Technological Disaster Mitigation
Policy 5.2.1.6	5-29	Natural and Technological Disaster Mitigation
Policy 5.2.1.7	5-29	Hurricane Mitigation, Hazardous Materials Disaster Mitigation
Policy 5.2.1.8	5-29	Flood Mitigation
Goal 5.3	5-29	Flood Mitigation, Natural and Technological Disaster Mitigation
Strategy 5.3.1	5-30	Hurricane Mitigation
Policy 5.3.1.1	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.2	5-30	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
Policy 5.3.1.3	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.4	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.5	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation

Source	Page Number	Hazard
Policy 5.3.1.6	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.7	5-30	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.8	5-31	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.9	5-31	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.3.1.10	5-31	Hurricane Mitigation
Goal 5.4	5-31	Natural and Technological Disaster Mitigation
Strategy 5.4.1	5-31	Natural and Technological Disaster Mitigation
Policy 5.4.1.1	5-31	Natural and Technological Disaster Mitigation
Policy 5.4.1.2	5-32	Natural and Technological Disaster Mitigation
Policy 5.4.1.3	5-32	Natural and Technological Disaster Mitigation
Policy 5.4.1.4	5-32	Natural and Technological Disaster Mitigation
Policy 5.4.1.7	5-32	Flood Mitigation, Hurricane Mitigation
Goal 5.5	5-32	Post-Disaster Redevelopment
Strategy 5.5.1	5-33	Natural and Technological Disaster Mitigation
Policy 5.5.1.1	5-33	Natural and Technological Disaster Mitigation; Post-Disaster Redevelopment
Policy 5.5.1.2	5-33	Hurricane Mitigation, Natural and Technological Disaster Mitigation
Policy 5.5.1.3	5-33	Hurricane Mitigation
Policy 5.5.1.5	5-33	Hurricane Mitigation
Policy 5.5.1.6	5-33	Hurricane Mitigation
Policy 5.5.1.7	5-33	Natural and Technological Disaster Mitigation; Post-Disaster Redevelopment
Strategy 5.5.2	5-34	Natural and Technological Disaster Mitigation; Post-Disaster Redevelopment
Policy 5.5.2.1	5-34	Post-Disaster Redevelopment
Policy 5.5.2.2	5-34	Post-Disaster Redevelopment
Policy 5.5.2.3	5-34	Post-Disaster Redevelopment
Policy 5.5.2.4	5-34	Post-Disaster Redevelopment
Policy 5.5.2.5	5-34	Post-Disaster Redevelopment

Table D-2: Palm Beach County Comprehensive Growth Management Plan (November 1997)

Plan Element	Source	Page Number	Hazards
A	Policy 1.1-h	3.0-AV	Airport Safety Mitigation
A	Policy 1.2-a	3.0-AV	Airport Safety Mitigation
A	Policy 1.2-l	5.0-AV	Airport Safety Mitigation
C	Policy 3.1-e	8.0-C	Wellfield Contamination Mitigation
C	Policy 3.1-f	9.0-C	Wellfield Contamination Mitigation
C	Policy 3.1-g	9.0-C	Wellfield Contamination Mitigation
C	Policy 3.1-h	9.0-C	Wellfield Contamination Mitigation
C	Objective 4.1	11.0-C	Air Pollution Mitigation
C	Policy 4.1-c	11.0-C	Air Pollution Mitigation
IC	Policy 5-d	14-IG	Hurricane Mitigation, Natural and Technological Disaster Mitigation
CM	Policy 1.2-c	10.0-CM	Erosion Mitigation
CM	Policy 1.2-d	10.0-CM	Erosion Mitigation
CM	Policy 1.2-e	10.0-CM	Erosion Mitigation
CM	Policy 1.2-g	10.0-CM	Erosion Mitigation
CM	Policy 1.2-h	10.0-CM	Erosion Mitigation
CM	Goal 2	12.0-CM	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
CM	Policy 2.1-c	12.0-CM	Flood Mitigation, Hurricane Mitigation
CM	Objective 2.2	12.0-CM	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
CM	Policy 2.2-a	12.0-CM	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
CM	Objective 2.3	13.0-CM	Hurricane Mitigation
CM	Policy 2.3-a	13.0-CM	Hurricane Mitigation
CM	Policy 2.3-b	13.0-CM	Hurricane Mitigation
CM	Policy 2.3-c	13.0-CM	Hurricane Mitigation
CM	Objective 2.4	13.0-CM	Natural and Technological Disaster Mitigation
CM	Policy 2.4-a	13.0-CM	Hurricane Mitigation
CM	Policy 2.4-b	13.0-CM	Hurricane Mitigation
CM	Policy 2.4-c	13.0-CM	Hurricane Mitigation
CM	Objective 2.5	14.0-CM	Natural and Technological Disaster Mitigation

Plan Element	Source	Page Number	Hazards
CM	Policy 2.5-a	14.0-CM	Natural and Technological Disaster Mitigation
CM	Policy 2.5-b	14.0-CM	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
CM	Policy 2.5-c	14.0-CM	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
CM	Policy 2.5-d	14.0-CM	Natural and Technological Disaster Mitigation
CM	Policy 2.5-e	14.0-CM	Natural and Technological Disaster Mitigation
CM	Policy 2.5-f	14.0-CM	Natural and Technological Disaster Mitigation
FLU	Policy 1.1-d	5.0-LU	
FLU	Policy 1.1-g	7.0-LU	Flood Mitigation, Wellfield Contamination Mitigation
FLU	Policy 1.1-h	7.0-LU	Flood Mitigation, Wellfield Contamination Mitigation
FLU	Policy 1.1-i	8.0-LU	Natural and Technological Disaster Mitigation
FLU	Policy 1.3-h	12.0-LU	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
FLU	Policy 1.3-i	12.0-LU	Erosion Mitigation, Flood Mitigation, Hurricane Mitigation
FLU	Policy 2.1-a	17.0-LU	Flood Mitigation, Wellfield Contamination Mitigation
FR	Goal 1	3-FR	Fire Mitigation
FR	Policy 1.1-b	3-FR	Fire Mitigation
FR	Policy 1.2-d	5-FR	Fire Mitigation
FR	Policy 1.2-f	5-FR	Fire Mitigation
FR	Policy 1.4-c	6-FR	Fire Mitigation
FR	Policy 1.4-d	6-FR	Fire Mitigation
HH	Policy 6-b	8-HS	Natural and Technological Disaster Mitigation
I	Objective 1.7	12.0-UT	Wellfield Contamination Mitigation
I	Policy 1.7-a	11.0-WS	
I	Policy 1.7-b	11.0-WS	Hazardous Materials Disaster Mitigation, Hurricane Mitigation, Wellfield Contamination Mitigation
I	Policy 1.7-c	12.0-WS	Natural and Technological Disaster Mitigation
I	Goal 2	13.0-WS	Drought Mitigation, Wellfield Contamination Mitigation
I	Objective 2.1	13.0-WS	Drought Mitigation
I	Policy	13.0-WS	Drought Mitigation
I	Policy 2.1-b	14.0-WS	Drought Mitigation
I	Policy 2.1-c	14.0-WS	Drought Mitigation
I	Policy 2.1-d	14.0-WS	Drought Mitigation

Plan Element	Source	Page Number	Hazards
I	Policy 2.1-e	14.0-WS	Drought Mitigation
I	Policy 2.1-f	14.0-WS	Drought Mitigation
I	Policy 2.1-g	15.0-WS	Drought Mitigation
I	Policy 2.1-h	15.0-WS	Drought Mitigation
I	Policy 2.1-i	15.0-WS	Drought Mitigation
I	Objective 2.2	15.0-WS	Wellfield Contamination Mitigation
I	Policy 2.2-a	15.0-WS	Wellfield Contamination Mitigation
I	Policy 2.2-b	15.0-WS	Wellfield Contamination Mitigation
I	Goal 1	4.0-SM	Flood Mitigation
I	Objective 1.1	4.0-SM	Flood Mitigation
I	Policy 1.1-a	4.0-SM	Flood Mitigation
I	Policy 1.1-b	4.0-SM	Flood Mitigation
I	Policy 1.1-c	4.0-SM	Flood Mitigation
I	Policy 1.1-d	4.0-SM	Flood Mitigation
I	Objective 1.2	6.0-SM	Flood Mitigation
I	Policy 1.2-a	6.0-SM	Flood Mitigation
I	Policy 1.2-b	6.0-SM	Flood Mitigation
I	Objective 3.2	7.0-SM	Flood Mitigation
I	Policy 3.2-a	7.0-SM	Flood Mitigation
I	Policy 3.2-b	7.0-SM	Flood Mitigation
T	Policy 1.16-j	46.0-TE	Natural and Technological Disaster Mitigation
T	Policy 1.17-a	46.0-TE	Natural and Technological Disaster Mitigation

A = Aviation Element
 C = Conservation Element
 CM = Coastal Management Element
 FLU = Future Land Use Element
 FR = Fire Rescue Element
 HH = Health and Human Services Element
 I = Infrastructure Element
 IC = Intergovernmental Coordination Element
 T = Transportation Element

Note: Only the above referenced elements in this Comprehensive Growth Management Plan contain hazard mitigation initiatives.

Table D-3: Comprehensive Growth Management, Plan Hazard Mitigation Inventory

Municipality	Comprehensive Growth Management Plan Elements									
	Capital Improvements	Coastal Management	Conservation	Fire Rescue	Future Land Use	Housing	Infrastructure	Intergovernmental Coordination	Transportation	Recreation and Open Space
Atlantis	NT		A,D,F,HZ,W		F,W		D,F,HZ,W	D,F,HZ,NT,W		F,W
Belle Glade	NT		A,D,F,HZ		F,W		D,F,HZ,NT,W			
Boca Raton	E,F,H	D,E,F,H,HZ,NT,P	A,D,E,H,HZ,NT,W		E,F,H,HZ,W	H,F	D,F,W	D,E,F,H,NT,P,W		D,E,F
Boynton Beach	D,E,F,H	E,F,H,NT,P	A,D,F,HZ		F,H,HZ,NT,W		D,F,HZ,W	H,HZ,NT,P		
Briny Breezes	F,NT	E,F,H,P	D,HZ		F,H,W		D,F			
Cloud Lake	F,NT,W		A,D,E,F,W		D,H,HZ,F,W	F	D,F,W	D,H,NT,F,HZ,W		W,E,F
Delray Beach	F,NT,H,P	E,F,FI,H,NT,P	A,D,E,H,HZ,W	F,H,P	F	F	D,F,HZ,W		NT	
Glen Ridge	NT		A,D,E,F		D,E,F,H,HZ,P	F	D,E,FFI,HZ,,NT	F,NT		D,F,H,P
Golf			A,D,HZ,W		F,W		D,F,W			
Greenacres			A,D,E,F,W		D,E,F,W		D,F,W	D,F		
Gulfstream	E,F,H,NT	E,F,H,HZ,NT,P,W	A,D,F,W		F,H,W		D,F,FI,HZ,NT,W			
Haverhill	NT		A,D,W		NT,W		D,F,HZ	NT		
Highland Beach		A,E,F,H,HZ,NT,P,W	A,E,F,H,HZ,NT,P,W		D,F,H,NT		D,F			
Hypoluxo	F	F,H,NT,P,W	A,F,H,NT,P,W				F,W			
Juno Beach	E,F,H,NT	E,F,H,NT,P,W	HZ,W		E,F,H,NT,W		D,F	NT		
Jupiter	NT,E,F,H	E,F,H,N,NT,P	A,D,E,F,HZ,W		F,H,HZ,W		W,D,F,HZ	W,HZ,D,H	H	H,F
Jupiter Inlet Colony	E,F,H,NT	E,F,H,NT,P	D		D,F		D,F,HZ,NT	D		
Lake Clark Shores	NT		A,D,F,HZ,W		D,F,H,W		F	D,F,W		

Municipality	Comprehensive Growth Management Plan Elements									
	Capital Improvements	Coastal Management	Conservation	Fire Rescue	Future Land Use	Housing	Infrastructure	Intergovernmental Coordination	Transportation	Recreation and Open Space
Lake Park	E,F,H,NT	E,F,H,NT,P	A,D,F		F,W		D,F,HZ,NT,W	F,NT,W		
Lake Worth	E,F,H,NT	D,E,F,H,HZ,NT,P	A,D,HZ		E,F,H,HZ,NT,W	F,H	D,F,HZ,W	D,F		
Lantana	F,	E,P	HZ		P,H,		F			
Loxahatchee Groves	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Manalapan	F,W	E,P	D		P,H,W		D,F,W			
Mangonia Park			H,E,A,D,F,HZ,W,P		F,W					
North Palm Beach	E,F,H,NT,P	E,F,H,P	A,D		F,HZ,W		D,F,NT,W	NT		
Ocean Ridge	F,H	H,P	A,D		F,H,W		D,F,FI,HZ			
Pahokee	NT		A,D,F,HZ,W		F,HZ,W		F	F		
Palm Beach	E,F,H,NT	E			A,E,F,H,P		F			
Palm Beach Gardens		E,F,H,NT,P	A,D,F,NT,W	NT	E,F,H,NT,W		A,D, F,HZ,W			
Palm Beach Shores	F	E,F,H,HZ,NT,P	A,D,HZ,W		E,F,H,NT		D,F,W	E,F,H,NT		
Palm Springs	D,F,NT		FI,A,D,HZ,W,E		F,W		E,D,F,FI,W	F,NT		F
Riviera Beach	E,F,H,NT	E,F,H,P	A,D,F,HZ,W		F,H,W		D,F,W	F,FI,H,P		
Royal Palm Beach			A,D,F,HZ,W		F,W		D,FI,HZ,NT			
South Bay			A		F,W		D,F,NT,W			
South Palm Beach	E,F,H	E,F,H,NT,P	A,D,F,HZ		E,F,H		D,F,HZ	NT		
Tequesta	E,F,H,NT,P	E,F,H,HZ,NT, P	A,D,E,F,H,HZ		E,F,H,W		D,F,FI,W			
Wellington	NT		A,D,F,W		F,HZ,W		D,F,NT	D,F,H		

Municipality	Comprehensive Growth Management Plan Elements									
	Capital Improvements	Coastal Management	Conservation	Fire Rescue	Future Land Use	Housing	Infrastructure	Intergovernmental Coordination	Transportation	Recreation and Open Space
West Palm Beach	E,F,FI,H,W	D,E,F,H,NT,P	A,D,F,HZ,NT,W		D,E,F,H,NT,P,W		D,E,F,FI,HZ,W	F,HZ,NT,W		W

A = Air Pollution Mitigation
D = Drought Mitigation
E = Erosion Mitigation
F = Flood Mitigation
FI = Fire Mitigation
H = Hurricane Mitigation

HZ = Hazardous Materials Disaster Mitigation
N = Nuclear Disaster Mitigation
NT = Natural and Technological Disaster Mitigation
P = Post-Disaster Redevelopment
TBD = To Be Determined
W = Wellfield Contamination Mitigation

Note: Only the above referenced elements in these Comprehensive Growth Management Plans contain hazard mitigation initiatives.

CURRENT & FUTURE LAND USES

At 2,023 square miles, Palm Beach County is geographically one of the largest of Florida's 67 counties and has unquestionably been the fastest growing. During the 1990's, its population increased by 31 percent.

In the late 1990's, Palm Beach County received negative press as one of the worst sprawl-threatened areas in the nation. In the span of just over two years, County planners responded by producing an innovative, "award-winning" Managed Growth Tier System as a key component of the County's Future Land Use Element (FLUE).

Future Land Use Element (FLUE)

The Future Land Use Element is the nucleus of County Comprehensive Plans. It defines the components of the community and the interrelationship among them, integrating the complex relationship between land use and all of the other elements of the plan that address the physical, social and economic needs of the people who live, work and visit Palm Beach County. FLUE institutes the framework for growth management and land planning in Palm Beach County.

The intent of the FLUE is to guide the location, type, intensity and form of various types of development patterns that respect the characteristics of a particular area. This is needed to ensure development and maintenance of sustainable communities through smart growth practices which protect natural resources, prevent urban sprawl so that land, facilities, and services are used efficiently, and provide for the appropriate distribution and arrangement of land uses. These factors will facilitate balancing the physical, social, cultural, environmental and economic needs of both current residents and future citizens and create and maintain livable communities.

FLUE was originally created and has been updated based on input from the public and agencies through citizen advisory committees, public meetings, interdepartmental reviews, and the Board of County Commissioners. The following directions and priorities resulted from this process:

- Livable communities
- Growth management
- Infill development
- Land use compatibility
- Neighborhood integrity
- Economic diversity and prosperity
- Housing opportunity
- Economic activity centers
- Level of service standards
- Linear open space and park systems
- Environmental integrity
- Design
- Sense of Community
- Separation of negative externalities

Five broad principles guide Palm Beach County's sustained land use planning and development efforts:

1. Conserve and protect natural and man-made resources, and restore and maintain key ecosystems to provide adequate supplies of clean and safe water for natural, human and economic systems.
2. Prevent urban sprawl through establishment of urban development areas, and encourage urban revitalization and redevelopment.
3. Provide for sufficient open space to protect wildlife, and provide natural and recreational areas for public use.
4. Create quality livable communities and their associated lifestyle choices, and improve the quality of life through better housing, recreational, and cultural opportunities for all.
5. Manage the development of land and service delivery, so that its use is appropriate, orderly, timely and cost effective.

The main components of the FLUE are the County directions, goals, objectives, and policies, the Managed Growth Tier Map (a copy is contained in the miscellaneous map section of Appendix C), and the Future Land Use Atlas (a copy of the Future Land Use Map is also contained in the miscellaneous map section of Appendix C).

Managed Growth Tier System

The Managed Growth Tier System is a growth management tool that recognizes the diverse communities within the county that share common characteristics. Each of these communities requires specific strategies and policies to create and maintain quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors. The purpose of the system is to provide strategies to protect viable existing neighborhoods and communities and promote the enhancement of areas in need of assistance.

In addition, these strategies are intended to direct the location and timing of future development to:

- Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban and rural living;
- Preserve, protect, and improve the quality of natural resources, environmentally sensitive lands and systems by guiding the location, type, intensity and form of development;
- Accommodate future growth but inhibit further urban sprawl by requiring the use of compact forms of sustainable development;
- Enhance existing communities to improve or maintain livability, character, mobility, and identity;

- Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;
- Protect agricultural land for farm users, including equestrian uses;
- Strengthen and diversify the County's economic base to satisfy the demands of the population for employment growth, and provide opportunities for agricultural operations and employment centers; and
- Provide development timing and phasing mechanism in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate growth in a timely and cost effective manner.

Current & Future Land Uses & the Location / Characteristics of Palm Beach County's Managed Growth Tiers

Palm Beach County's Future Land Use Element recognizes and defines the following Managed Growth Tiers:

Urban/Suburban Tier

This tier is expected to accommodate the bulk of the population and its need for employment, goods and services, cultural opportunities, and recreation. It supports a variety of lifestyle choices, ranging from urban to residential estate; however, the predominant development form is suburban in character. The older, established communities are primarily in municipalities within approximately two miles of the Atlantic Ocean. Most of the neighborhoods within the tier are stable and support viable communities. Among the key priorities for this tier is ensuring that land, services and facilities are used effectively, efficiently and safely.

Exurban Tier

The Exurban Tier lies between the Urban and Rural Tiers and supports residential subdivisions, created prior to 1970 before adoption of the Comprehensive Plan. Historically, these areas have been considered rural due to a sparse development pattern, large heavily treed lots, presence of small agricultural operations including equestrian uses, and a desire for minimal services and regulation. However, growth has marked a change in the character from rural to more suburban and semi-rural, or exurban, as the existing and vested 1.25 acre lots develop with single family homes. The corresponding increase in population has caused an escalating increase in the demand for services.

Rural Tier

The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres. This tier is primarily located outside the Urban Service Area and east of the Water Conservation Areas, Twenty Mile Bend and the J.W. Corbett Wildlife Management Area. These areas support large agricultural operations as well as single family homes with small family-owned

agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, The Rural Tier is beginning to experience pressure for urban densities and non-residential intensities normally associated with a more urban area. Land use strategies in this tier emphasize protecting and enhancing rural settlements that support agricultural and equestrian uses.

Agricultural Reserve Tier

The Agricultural Reserve area includes portions of the county that encompass unique farmland and wetlands. Strategies for this tier emphasize protection of farmlands and perpetuation of agriculture through a combination of public action and private development.

Glades Tier

The Glades Tier is generally located west of the Conservation Areas and Twenty Mile Bend, and includes the Glades communities. This area is designated primarily for specialized agricultural operations. Communities within the Glades Tier are engaged in their own efforts with regard to planning and development. This effort is mainly in the form of economic development programming. The geographic distance and the nature of the issues faced by the Glades communities differ from the challenges faced by the coastal communities to manage growth. These factors warrant special strategies.

Detailed information on future land use and growth management issues within the County can be found in the Comprehensive Plans of the County and municipalities. A county-wide future land use map and a map of the Managed Growth Tier areas are contained in the miscellaneous map section of Appendix C and are available online through the Palm Beach County Planning Department website.

Future Land Use & The LMS

The Future Land Use Element of the Comprehensive Plan and the characteristics of the Managed Growth Tiers offer important inputs for formulating and implementing mitigation strategies and plans. The LMS committee structure will seek to increase and enhance the involvement of county and municipal planners and consultants in the mitigation strategy development and project planning processes. At the same time, the LMS will seek to ensure that hazard threats and mitigation options are appropriately considered at all levels in future land use and growth management plans and decisions.