

**TOWN OF HYPOLUXO
FLORIDA
COMPREHENSIVE PLAN
FY 2017 - 2027**

CONSULTANT: LAND RESEARCH MANAGEMENT, Inc.

Revisions: Ordinance 170, 190, 209 and 216

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1.0 GENERAL REQUIREMENTS

Chapter 163.3161 - 163.3197, Florida Statutes (Community Planning Act) establishes basic requirements for the format and content of the Town of Hypoluxo Comprehensive Plan.

1.1 FLORIDA STATUTES

Chapter 163.3164(4), Florida Statutes defines comprehensive plan as "... a plan that meets the requirements of Sections 163.3177 and 163.3178".

Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan.

Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Hypoluxo is charged with setting levels of service for public facilities in the comprehensive plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in Hypoluxo shall be available concurrent with the impacts of such development.

1.2 COMPREHENSIVE PLAN REQUIREMENTS

1.2.1 Format Requirements

The Town's comprehensive plan must consist of the items listed below. All other documentation may be considered as support documents. Support documents need not be adopted unless the local government desires to include them in the comprehensive plan. Background data, including studies, surveys, and analysis and inventory maps not adopted as part of the comprehensive plan must be available for public inspection while the comprehensive plan is being considered for adoption and while it is in effect. At a minimum, the Town's comprehensive plan must consist of the following minimum components:

1. Goals, objectives, and policies.
2. Requirements for capital improvements implementation.
3. Procedures for monitoring and evaluation of the plan.
4. Required maps showing future conditions.
5. A copy of the local comprehensive plan adoption ordinance.

In addition to the above general content requirements, the Town's comprehensive plan is required to include the following format components:

1. A table of contents.
2. Numbered pages.
3. Element headings.
4. Section headings within elements.
5. A list of included tables, maps, and figures.
6. Titles and sources for all included tables, maps, and figures.
7. A preparation date.
8. The name of the preparer.

1.2.2 Data and Analysis Requirements

All goals, objectives, policies, standards, findings and conclusions within the Town's comprehensive plan and its support documents shall be based upon relevant and appropriate data. All tables, charts, graphs, maps, figures and data sources, and their limitations shall be clearly described.

The Town is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the comprehensive plan data base, as long as methodologies are professionally accepted.

Data used shall be the best available, unless the Town desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The comprehensive plan shall be based upon resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economic and Business Research, those provided by the Executive Office of the Governor, or shall be generated by the Town.

1.2.3 Level of Service Standard Requirements

Level of service standards shall be established by the Town for ensuring that adequate facility capacity is provided for future development and for the purposes of issuing development orders or permits. Hypoluxo shall establish a level of service standard for each public facility located within its boundary.

1.2.4 Internal Consistency Requirements

Required comprehensive plan elements shall be consistent with each other. All elements shall follow the same general format. Where data are relevant to several elements, the same data shall be used, including population estimates and projections.

Each map depicting future conditions must reflect goals, objectives, and policies within all elements and each such map must be contained within the comprehensive plan.

1.2.5 Plan Implementation Requirements

Recognizing that the intent of the Legislature is that comprehensive plans are to be implemented, sections containing goals, objectives, and policies shall describe how Hypoluxo's programs, activities, and land development regulations will be initiated, modified or continued to implement the comprehensive plan in a consistent manner.

1.2.6 Monitoring and Evaluation Requirements

For the purpose of evaluating and appraising its implementation, the Town's comprehensive plan shall contain a section identifying the monitoring, updating and evaluation procedures to be followed in preparing the required periodic evaluation and appraisal report (EAR). That section shall address:

1. Citizen participation in the process.
2. Updating appropriate baseline data and measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period.
3. Accomplishments in the first five-year period, describing the degree to which the goals, objectives and policies have been successfully reached.
4. Obstacles or problems which resulted in the underachievement of goals, objectives, or policies.
5. New or modified goals, objectives, or policies needed to correct discovered problems.
6. A means of ensuring continuous monitoring and evaluation of the plan during the ensuing five-year period.

1.2.7 Procedural Requirements

The Town's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3184 and 163.3187, Florida Statutes.

1.3 COMPONENTS OF THE HYPOLUXO COMPREHENSIVE PLAN

The Hypoluxo Comprehensive Plan is structured to meet all of the statutory and rule requirements as defined in Sections 1.1 and 1.2 above.

1.3.1 Goals, Objectives and Policies

The following sections of this document shall comprise the goals, objectives and policies component of the Hypoluxo Comprehensive Plan:

ELEMENT	SECTION
FUTURE LAND USE	3.0
TRANSPORTATION	4.0
HOUSING	5.0
INFRASTRUCTURE	6.0
COASTAL MANAGEMENT	7.0
CONSERVATION	8.0
RECREATION AND OPEN SPACE	9.0
INTERGOVERNMENTAL COORDINATION	10.0
CAPITAL IMPROVEMENTS	11.0

1.3.2 Capital Improvements Implementation

Sections 1.3.5 and 11.4 of this document shall comprise the capital improvements implementation component of the Hypoluxo Comprehensive Plan.

1.3.3 Monitoring and Evaluation

The intent of this section is to meet that portion of the general requirements regarding monitoring and evaluation procedures. Specific procedures for evaluating the effectiveness of the Comprehensive Plan are provided in Section 163.3191, Florida Statutes.”

Florida Statutes requires that the Town’s planning program be a continuous and ongoing process. In order to institute the ongoing process, Section 163.31643191 requires that a formal Evaluation and Appraisal Report (EAR) be prepared and submitted to the state each seven years.

1.3.4 Citizen Participation

When the Town begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings, to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 163, Florida Statutes.

Depending upon the detail and need for summaries, the LPA may decide if, and when, to prepare Executive Summaries of comprehensive plan amendments, elements and/or support documentation.

1.3.5 Monitoring and Evaluating Capital Improvements

The Town shall review the Capital Improvements element of the Comprehensive Plan each year to assess the need for amendments thereto.

1.3.6 Maps Showing Future Conditions

Required maps showing future conditions are included within the Goal, Objectives and Policies components of the various elements of the Hypoluxo Comprehensive Plan.

1.3.7 Comprehensive Plan Adoption Ordinance

The comprehensive plan adoption ordinance is included herein by reference. Copies of ordinances and legal notices, published pursuant to Chapter 163, Florida Statutes are on file with the Hypoluxo Town Clerk.

1.4 SUPPORT DOCUMENTATION

The balance of the statutory requirements not specifically cited in Sections 1.3.1 through 1.3.7 shall be considered as support documentation. These requirements are addressed in the 1989 Town of Hypoluxo Comprehensive Development Plan document, and updated by the Hypoluxo Evaluation and Appraisal Report (EAR), dated May 1996 and 2006, and the 2008 Support Documentation report, and the Evaluation and Appraisal Notification Comprehensive Plan Amendments dated February 2017.

Support documentation that forms the basis for the Comprehensive Plan should be updated, as necessary, during the preparation of the annual review and update of the Capital Improvements Element and 5-Year Schedule of Improvements, the EAR, or as part of the EAR-based comprehensive plan amendments.

1.5 PLANNING PERIOD

The Town's comprehensive plan must include at least two planning periods; one for at least the first five-year period subsequent to the adoption and one for an overall ten-year period. On this basis, the following two required planning periods are utilized in the Hypoluxo Comprehensive Plan: Short-range - FY 2017 - 2022; and Long-term - FY 2023 - 2027.

The Town is projected to be fully developed, with no remaining vacant land, during the short-range planning period. As a result, buildout impacts upon infrastructure and services, as projected in the Evaluation and Appraisal Report are fully accounted for in the short-range planning period. This conclusion will be reassessed at the time each subsequent Evaluation and Appraisal Report is prepared.

1.6 POPULATION PROJECTIONS

Population projections for Hypoluxo were prepared during the 2006 EAR process. It was projected that buildout of the Town will occur during the 2005 – 2010 period. Based upon analysis in the EAR, it is projected that Hypoluxo will reach its buildout population potential of 2,565 permanent residents and 683 peak seasonal residents during the Short-range planning period (FY FY 2017 - 2022) of this Comprehensive Plan.

2.0 COMMUNITY OVERVIEW

Hypoluxo is a small-town community, approximately 347 acres in size, which was incorporated in 1955. At the present time, the Town is approaching builtout, as there are approximately 5 acres of land remaining to be developed.

The Town, located in the central portion of Palm Beach County along the west shore of the Intracoastal Waterway. It is bounded on the north by the—Town of Lantana, and the south by the City of Boynton Beach. Unincorporated Palm Beach County lies to the west. (see Hypoluxo Location Map 2-1.)

Hypoluxo is an Indian name meaning “water all around, no get out”. When the first settlers came to Hypoluxo, the lake (now part of the Intracoastal Waterway) was landlocked, without inlet or outlet.

The Town of Hypoluxo was chartered on July 4, 1955, and is known as the “Home of the Barefoot Mailman”. The barefoot mail route, established in 1885, linked Palm Beach and Miami. The route from Hypoluxo was 80 miles round-trip on foot and by small sailboat and rowboat and crossed two inlets. A round trip was made each week by the mailman for which he was paid \$600.00 per year.

After minimal growth in the early eighties and nineties, extensive growth during the 2000 – 2006 period has resulted in the Town approaching buildout.

The largest parcel of previously vacant land (the 101-acre Hypoluxo Scrub Natural Area) was purchased by Palm Beach County in 2003 and assigned a Conservation future land use designation by the Town. These actions reduced the Town’s inventory of vacant developable land and remaining residential development potential by approximately 600 units.

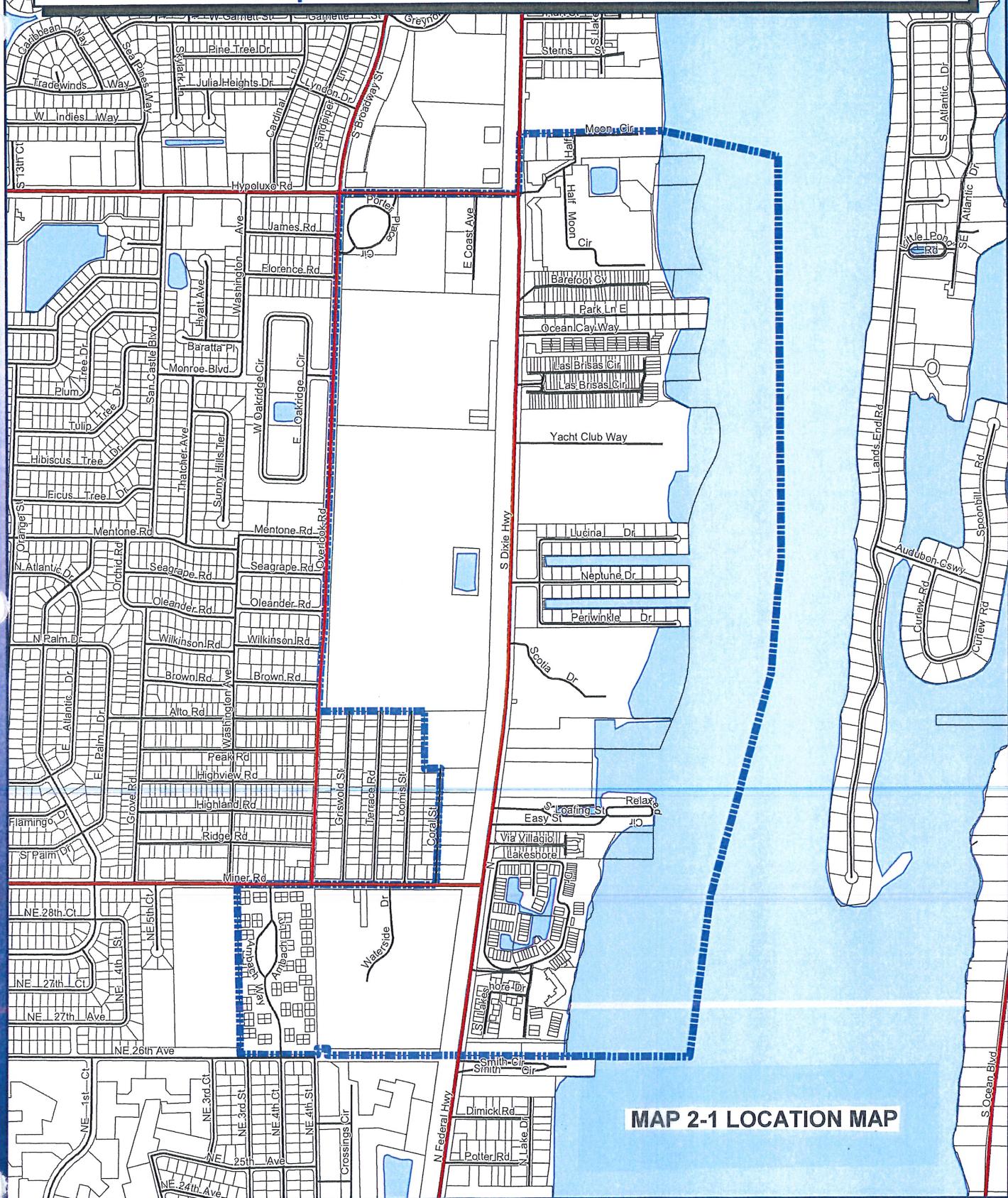
2.1 NATURAL ENVIRONMENT

The geology underlying the area of Hypoluxo is the Anastasia formation, a deposit of shell material and sand. This was formed during the “Ice Age” over one million years ago and resulted in a generally flat topography for the Town with elevations ranging from 5 – 15’ MSL. The climate is sub-tropical with very rare freezing temperatures, and summers in the 85 – 95-degree F. range and winters generally in the 65 – 80 degree F. range.

The Town has about 1.3 miles of frontage on Lake Worth which is designated as Class III waters by the State of Florida, (i.e. suitable for recreation and propagation of wildlife). The area Town is subject to flooding only during severe storm conditions, and the only recorded flood damage occurred in 1928.

TOWN OF HYPOLUKO

Corporate Limits



MAP 2-1 LOCATION MAP

Revision Date: 1/15/2008
 Contact: James Garret Clark
 File name: Hypoluxo Corporate Limits.mxd
 Sources: Land Research Management, INC.
 FAU Center for Geoinformation Science
 Note: Map is not official, for presentations purposes only.

500 0 500 1,000 1,500 Feet

Town of Hypoluxo
 7580 South Federal Highway
 Hypoluxo, FL 33462
 Phone (561) 582-0155



The general soil association in Hypoluxo is categorized as infertile, sandy, well drained with high water tables, and presents no problems for development. With the exception of the Hypoluxo Scrub and Hypoluxo Hammock areas, few undisturbed natural areas exist in the Town resulting in minimal presence of terrestrial and aquatic wildlife. Both the Scrub" and "Hammock" areas are government owned and protected from future development. There is also a privately-owned protected preserve in the Mariner's Cay development.

2.2 BUILT ENVIRONMENT

2.2.1 Land Use Patterns

The Town of Hypoluxo is one of 13 municipalities in Palm Beach County with populations of less than 3,000 residents. The 2007 population of 570 was estimated at 2,499 residents, with a peak-day seasonal population of 683. The overall dimensions are about 1-1/4 miles north to south and ¾ mile east to west.

It The Town has an enviable location on the west shore of Lake Worth, is traversed by U.S. Highway #1, and has a direct highway access to I-95 about 1 mile to the west. It Hypoluxo is administered by a strong mayor and Town Council and enjoys a high level of community services.

The Town has experienced rapid development over the last 6 years with the result that only 1.4% of the land area of the Town remains undeveloped.

The Town is characterized as a relatively moderate density quality residential community with a scattered component of mixed commercial development. Existing residential development comprises 59% of the land area with a total of 2,057 dwelling units, or a gross residential density of approximately 10 units per acre. The housing stock is determined to be in very good condition.

There are no industrial uses in Hypoluxo, but there are some service commercial activities including auto repair, and warehousing-businesses.

Hypoluxo, unlike many communities along U.S. #1, has little strip commercial development. Existing general commercial uses comprise approximately 4% of the land area and include office, service and retail uses.

One special feature of the commercial makeup of the Town is its 2 two commercial marinas, one of which has sold a Working Waterfront Preservation Easement to Palm Beach County ensuring public access to its facilities on Lake Worth.

2.2.2 Community Facilities

Hypoluxo's administrative function is housed in the Key West style Town Hall located on U.S. Highway 1. The accommodation, dedicated in 1996, is adequate to serve the needs of the buildout population of the Town.

In addition to the Town Hall, where various events can be held, there are three primarily passive recreation facilities within the Town limits; Hypoluxo Scrub Natural Area (a County-owned nature preserve) and two Town-owned facilities (Hypoluxo Scrub Natural Area Park and Hypoluxo Hammock). Additional public parks, cemeteries, municipal boat launch ramps, and library services are conveniently available in the adjacent communities of Boynton Beach and Lantana.

Although there are no public schools located in Hypoluxo, there are several educational facilities in neighboring municipalities available to school age children. Similarly, health care facilities are provided at reasonably convenient locations in the County and adjacent cities.

2.2.3 Community Services

Apart from providing administrative services through the Mayor, Town Clerk, and Deputy Town Clerk, most community services are provided by contract, franchise or interlocal agreement, including: Police and fire rescue; water and sewer; solid waste collection and disposal; planning and building department; and cable. Per the 2006 Evaluation and Appraisal Report, all service providers have the capability/capacity to serve the Town through buildout.

The water supply system is provided by the Town of Manalapan and the City of Boynton Beach and sewers are tied into the Boynton Beach sewer system. Some septic tanks exist, but all future development will be served by the sewer system. Both water and sewer systems are planned to be adequate to serve the buildout population.

Fire rescue & police protection until 1986 was provided solely by the Palm Beach County Fire District & Sheriff's Department. Currently the City of Boynton Beach provides fire rescue services, and the Town of Lantana provides police protection services. Each of these services is provided by contract.

The County provides Palm Tran bus service through the Town. Palm Beach County and the Florida Department of Transportation are responsible for the maintenance of county and state roads within the corporate limits. Local Maintenance of local development roads is the responsibility of the private developments under the supervision of the Town.

The Town has a franchise agreement with Waste Management, Inc. to provide solid waste collection services to both private and commercial sources and they are billed individually by the company. Similarly, Florida Power & Light provides electrical services, and Comcast provides cable services. Each utility bills customers individually.

2.3 COMMUNITY CHARACTER STATEMENT

2.3.1 Introduction

To establish direction for the comprehensive plan, a statement of community character is established for the Town of Hypoluxo. This statement forms the foundation for the development process and represents a commitment by the community toward the achievement and maintenance of a desirable quality of life.

2.3.2 Community Character

The Town of Hypoluxo, located in central Palm Beach County, is a near fully developed water-oriented residential community bordering Lake Worth (Intracoastal Waterway).

Incorporated in 1955, the Town's 0.54 square miles of land area supported a year-round population of 2,459 residents in 2005. Further, it is estimated that an additional 711 persons temporarily reside in Hypoluxo during the peak season, from November through April.

The "Key West" style Town Hall complex, dedicated in 1996, is the focal point of the community. The facility contains a spacious Council Chamber, conference room and municipal offices. Located on the southern portion of the Town Hall site is Hypoluxo Hammock, a 0.5-acre natural enclave consisting entirely of native plant species. The preserve is designed to recreate a coastal hammock environment which was common to the area prior to urban development and the associated introduction of exotic plant species.

Approximately 59% of the Town's land area of 347 acres consists of residential uses at low to moderate densities, and limited building heights. An additional 29% of the land area is devoted to conservation uses, including Hypoluxo Hammock and the Hypoluxo Scrub Natural Area, a 101-acre parcel purchased by Palm Beach County for conservation purposes. The balance of the area (12% of the total) is devoted to commercial, marina and utility uses.

Hypoluxo operates under a Strong Mayor and Council form of government, consisting of five elected Councilmembers and an elected Mayor who serves as Town Manager. A group of appointed boards whose duties include advisory and plan review functions, meet regularly to ensure careful consideration of matters relating to development, planning, recreation, and administrative affairs. These board meetings, often well attended by Town residents, provide a vital means of ensuring public input into the decision-making process.

A web site and periodic newsletter, published and distributed by the Town, keeps residents informed on a number of issues including council meetings and agendas, public safety and service information, and cultural activities. The newsletter is also used to address current issues affecting the day-to-day operation of the Town and provides a forum for community involvement in matters of concern to all residents.

Primarily by contract or interlocal agreement, Hypoluxo provides a full range of municipal services, including infrastructure facilities, public safety (police, fire and emergency medical services) and sanitation. General political and administrative

The Town's two marinas and waterfront residential locations provide boating opportunities for all types of watercrafts, from small boats to luxury yachts. These locations also provide direct access to productive fishing areas, with local catches that include snook, snapper and other game fish.

By restricting commercial development to Hypoluxo Road and U.S. Highway One, and by prohibiting industrial development, Hypoluxo has achieved a desired balance of land uses.

As stated in the introduction to its first adopted Comprehensive Plan, the goal of the Town of Hypoluxo is to remain a ". . . residential low rise community which recognizes reasonable spatial distribution, and intensity of development as a means of promoting quality development and enhancing the quality of life of the citizens of Hypoluxo."

The goals, objectives and policies presented in the Hypoluxo Comprehensive Plan are designed to: (1) assure that future development within the Town occurs in such a manner as to be consistent with the current character of the community, as described above, including, but not limited to its services, lifestyle and environment; (2) ensure that State goals and policies, as per Chapter 187.201, Florida Statutes are accurately reflected and implemented within the context of the Town capabilities; and (3) address problems, issues and concerns that are of particular regional concern, as per the Treasure Coast Regional Comprehensive Policy Plan, as they affect and/or relate to Hypoluxo.

3.0 FUTURE LAND USE ELEMENT

3.1 INTRODUCTION

The Future Land Use Element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6)(a), Florida Statutes, establishes the Future Land Use element requirement and Chapter 9J-5.006 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Future Land Use goal, objectives and policies is presented in Chapter IIC1 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008.

3.2. TOWN GOAL STATEMENT

A residential low rise community which recognizes the spatial distribution and intensity of existing Town development patterns as a means of guiding development and redevelopment activities, while enhancing the quality of life of the residents of Hypoluxo.

3.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Orderly development which is reflective of, and complimentary to the current land use balance and enhances the quality of life of the residents of Hypoluxo.

Policy 1.1: Continue to ensure expeditious and quality review, approval and permitting of development proposals.

Policy 1.2: Development approvals should reflect the overall quality residential character goal of the community, as defined by specific Future Land Use element objectives.

OBJECTIVE 2: Extend municipal boundaries only in the best interests of the current and future residents of the Town and when determined to be consistent with the Town's character and needs.

Policy 2.1: Annexation of contiguous areas shall be considered only after a review of effects on upon Town services, tax base, needs, and development standards, and the Town's character, as defined in the Comprehensive Plan.

OBJECTIVE 3: Residential land uses shall be located in stable, quiet, and attractive neighborhoods or communities which have adequate amenities, individual character, low rise intensity of development, and which provide a variety of housing opportunities.

Policy 3.1: Require site and building construction performance within specific time frames, to be defined in development orders, and ensure withdrawal of approvals after a reasonable time lapse.

Policy 3.2: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for conventional residential land use densities.

1. Low Residential – Maximum of 3.5 residential units per gross acre.
2. Medium Residential – Maximum of 6.0 residential units per gross acre.
3. High Residential – Maximum of 11.0 residential units per gross acre.
4. Marina – Maximum of 11.0 residential units per gross acre.

Policy 3.3: Density increases in the Medium and High Residential categories may be permitted by the Town as planned unit developments of at least five acres in size, provided that the developer is able to demonstrate an enhanced public benefit. For the purposes of this policy, an enhanced public benefit is defined as either:

1. Funding or construction of public recreation facilities or equipment, art in public places, or preservation of historic resources that provides for increased social, recreational or cultural facilities or resources for the residents of Hypoluxo. For each additional residential unit permitted in this manner, the value of dedication, funding or construction of enhanced public benefits shall equal a minimum of 5% of the cost of construction of the increased number of residential units, or;
2. Funding or construction of affordable housing units. If construction of affordable housing units is selected, the increased number of housing units shall be affordable, as defined by the County's Workforce Housing income guidelines. If funding of affordable housing units is selected, an amount equal to 5% of the cost of construction of the increased number of residential units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Town of Hypoluxo.

Densities may be increased to the following maximums:

1. Medium Residential – Maximum of 8.0 residential units per gross acre.
2. High Residential – Maximum of 15.0 residential units per gross acre.

OBJECTIVE 4: Commercial uses shall be limited to a variety of viable retail, service and professional uses oriented to serving Town residents in a convenient, efficient, and attractive manner.

Policy 4.1: Maintain regular code enforcement inspections of commercial areas to ensure compliance with the Town's Code of Ordinances.

Policy 4.2: To allow specific and limited uses at various locations in Town, the following commercial future land use categories are created: Commercial General; Commercial Service; Office & Institutional; and Marina. Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for commercial land use intensities (Floor-Area-Ratio, or F.A.R.), provided that all development regulations such as, but not limited to setbacks, height limitations, landscaping, and parking can be met.

1. General Commercial – Maximum total F.A.R. of 0.44.
2. Commercial Service – Maximum total F.A.R. of 0.55.
3. Office & Institutional – Maximum total F.A.R. of 0.28.
4. Marina – Maximum total F.A.R. of 0.36.

OBJECTIVE 5: Hypoluxo shall remain a A community without industrial uses.

Policy 5.1: Industrialists looking to locate in Hypoluxo will be referred to other government jurisdictions that allow industrial development.

OBJECTIVE 6: Utility uses shall be limited to water utility plant facilities, including equipment, offices and employee residence, and other municipal administrative offices. Other governmental uses may be permitted as conditional uses.

Policy 6.1: Nonresidential uses are allowed at a maximum floor/area ratio of 0.50 and residential uses at a maximum of one dwelling unit per acre.

Policy 6.2: The Utility land use designation shall only be assigned to the 1.87 acres located adjacent to the northern boundary of the Town's corporate limits on the east side of U.S. Highway One adjacent to the Town of Lantana.

OBJECTIVE 7: Conservation/Open Space/Passive Park (C/OS/P) land uses and activities are designed and designated for the primary purpose of conserving or protecting the Town's historical character and natural resources, including vegetative communities and/or wildlife habitats, or environmental quality.

Policy 7.1: Any structures within the Conservation/Open Space/Passive Park category shall not be built at a floor-area-ratio (F.A.R.) exceeding 0.05.

Policy 7.2: Active recreation uses and facilities are expressly prohibited in the Hypoluxo Scrub Natural Area, while passive recreation uses and facilities and those uses that preserve the Town's historical character shall be permitted.

Policy 7.3: Conservation/Open Space uses in the northern portion of the Hypoluxo Scrub Natural Area, managed and maintained by the Town of Hypoluxo, shall be used for conservation, protection and enhancement of natural and historical resources, and for passive, natural resource-based public outdoor recreation purposes.

Policy 7.4: Passive recreation facilities are those which are dependent upon natural resources, including natural areas, that are necessary to support nature interpretation, including such uses as: Boardwalks; educational facilities, including kiosks; hiking trails; picnic areas and facilities; parking areas; enhanced vegetation areas; and fencing.

OBJECTIVE 8: Mixed-use developments may be permitted in designated Mixed-Use Overlay areas, as depicted on the Future Land Use Map.

Policy 8.1: The following use and intensity standards shall be used to promote land use efficiency in infill and redevelopment activities, and establish maximum mixed-use development potential:

1. Permitted uses: Each mixed-use planned development must contain a residential component, together with at least one non-residential component consisting of non-residential uses authorized in the underlying CG, CS or CM district, subject to conditions of approval.
2. Residential density: Density is limited to 9 units per acre; however, up to a maximum of 12 units per acre may be permitted provided that a minimum of 10% of the total number of residential units are vertically integrated.
3. Floor-Area-Ratio: A non-residential floor-area-ratio ranging from 0.05 to 0.15 may be granted provided that the developer is able to demonstrate that the proposed development can meet the intent of the applicable underlying development regulations.

Policy 8.2: Specific additional development limitations and conditions on proposed mixed-use developments shall be established, as necessary, by the Town through the planned unit development process.

OBJECTIVE 9: A variety of community facilities and services available to the residents reflecting the Town's identified needs, desires, and financial capabilities

Policy 9.1: Ensure that public facilities and services are provided within developments or by the Town or other governmental agencies as needed, appropriate, and consistent with adopted level-of-service (LOS) standards.

Policy 9.2: Ensure that potable water resources are improved by enforcement of the County's Wellfield Protection Program.

Policy 9.3: Continue to investigate financially feasible alternatives to phase out septic tanks with the intent of providing central wastewater service to remaining unsewered areas of Hypoluxo by 2013.

OBJECTIVE 10: The Town shall remain predominantly residential in appearance with quality streetscape and landscape maintenance, and high quality architectural and sign aesthetics.

Policy 10.1: Maintain a high quality of community appearance in new development through the site plan review process of the Planning & Zoning Board, and in developed areas through continuing maintenance of public lands.

Policy 10.2: Adopt appropriate programs and regulations to provide for the protection, preservation and continued use of the two historic buildings in the Town.

OBJECTIVE 11: Special land use policies may be incorporated within the Comprehensive Plan when necessary to address site-specific issues of local concern.

Special Policy 11.1: Current operation and any future development or redevelopment of the property presently known as the Palm Beach Yacht Center, including but not limited to all site plan and zoning requests, shall be consistent with the provisions of the Grant of Working Waterfront Preservation Easement and Declaration of Restrictive Covenants, as recorded in Palm Beach County ORB 20100, Page 489 to ensure that the included marina remains open to the public, and that the boat yard and dry storage facilities are operated and maintained at no less than their current size. Any deviation from the provisions of the Grant of Working Waterfront Preservation Easement and Declaration of Restrictive Covenants, as currently recorded, shall require an amendment to the Hypoluxo Comprehensive Plan.

Special Policy 11.2: The Town shall regulate land use activities within wellhead protection areas, as illustrated on the Wellfield Contour Map which have the potential to contaminate water resources by requiring owners or developers to comply the Palm Beach County Department of Environmental Resources Management regulations regarding the storage, use and/or disposal of potentially hazardous or toxic substances. This requirement shall be implemented by the Town through the Palm Beach County Wellfield Protection Ordinance (Ref: Section 9.3, Palm Beach County Unified Land Development Code)

3.4. FUTURE LAND USE CLASSIFICATION SYSTEM

The land use classification system presented in Table 3-1 is adopted as the “Land Use Classification System” of the Town of Hypoluxo.

3.5 FUTURE LAND USE MAP SERIES

3.5.1 Future Land Use Map

The Town of Hypoluxo FY 2017/2018 Future Land Use Map is displayed on Map 3-1. There are no designated historic districts within the Town currently. However, there is one historic property (Hypoluxo Homestead) listed on the Florida Master Site File. The general location, along with the Master Site File reference number, is illustrated on Map 3-1. Conservation/Open Space/Passive Park land areas identified on Map 3-1 serve the Town as a whole; therefore, the delineation of specific service areas is not appropriate.

3.5.2 Natural Resource Maps

The following natural resources data are exhibited on Maps 3-2 through 3-5 and Tables 3-2 and 3-3:

1. Generalized Soils Map (Ref: Map 3-2 and Table 3-2);
2. Flood Zones (Ref: Map 3-3 and Table 3-3);
3. The Coastal High Hazard Area (Ref: Map 3-4); and
4. Wellfield Contour Map (Ref: Map 3-5).

The Coastal High Hazard Area (CCHA) is defined as the area below the elevation of a Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

There are no known minerals of determined value located within the corporate limits.

Table 3-1
Land Use Classification System

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

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

Office and Institutional: Land uses and activities within land areas which are predominantly related to business, financial, professional, or government uses.

Commercial-General: Land uses and activities within land areas which are predominantly related to the retail sale, rental and distribution of products and the provision or performance of services.

Commercial-Service: Land uses and activities within land areas which are predominantly related to the storage and distribution of goods and products and the provision or performance of contract, repair, and/or maintenance services.

Conservation/Open Space/Passive Park (C/OS/P): Land uses and activities within land areas "designated" for the primary purpose of conserving or protecting natural and historic resources or environmental quality, and includes areas designated for such purposes, or combinations thereof, as, flood control, protection of quality or quantity of ground water or surface water, flood plain management, passive recreation, and/or protection of historic resources, vegetative communities or wildlife habitats.

Marina: Land uses and activities within land areas which are predominantly related boatyard and marina uses.

Utility: Lands and structures, including utility plants, facilities, equipment and offices, that are owned, leased, or operated by a government entity for a public purpose.

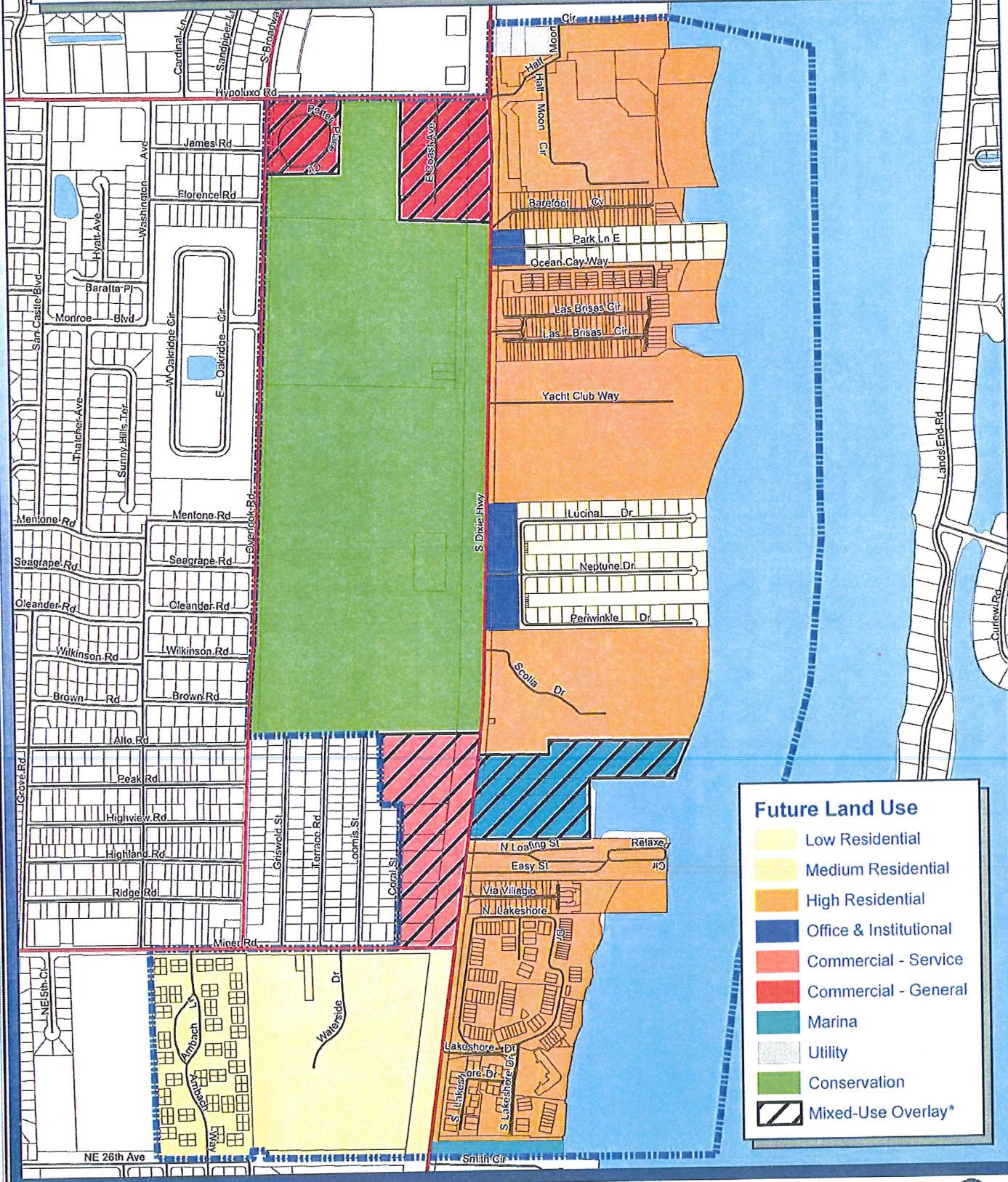
Transportation: Land areas and uses devoted to the movement of goods and people including streets and associated rights-of-way.

Water: All areas covered by water or any right-of-way for the purpose of conveying or storing water.

SOURCE : Florida Administrative Code ; LRM, Inc.; 2008

T o w n o f H y p o l u x o

Map 3-1 Future Land Use



Revision Date: 3/15/2008
 Contact: James Gammack-Carr
 Filename: Hypoluxo FLU.mxd
 Source: Land Research Management, INC
 FAU Center for Geo-Information Science

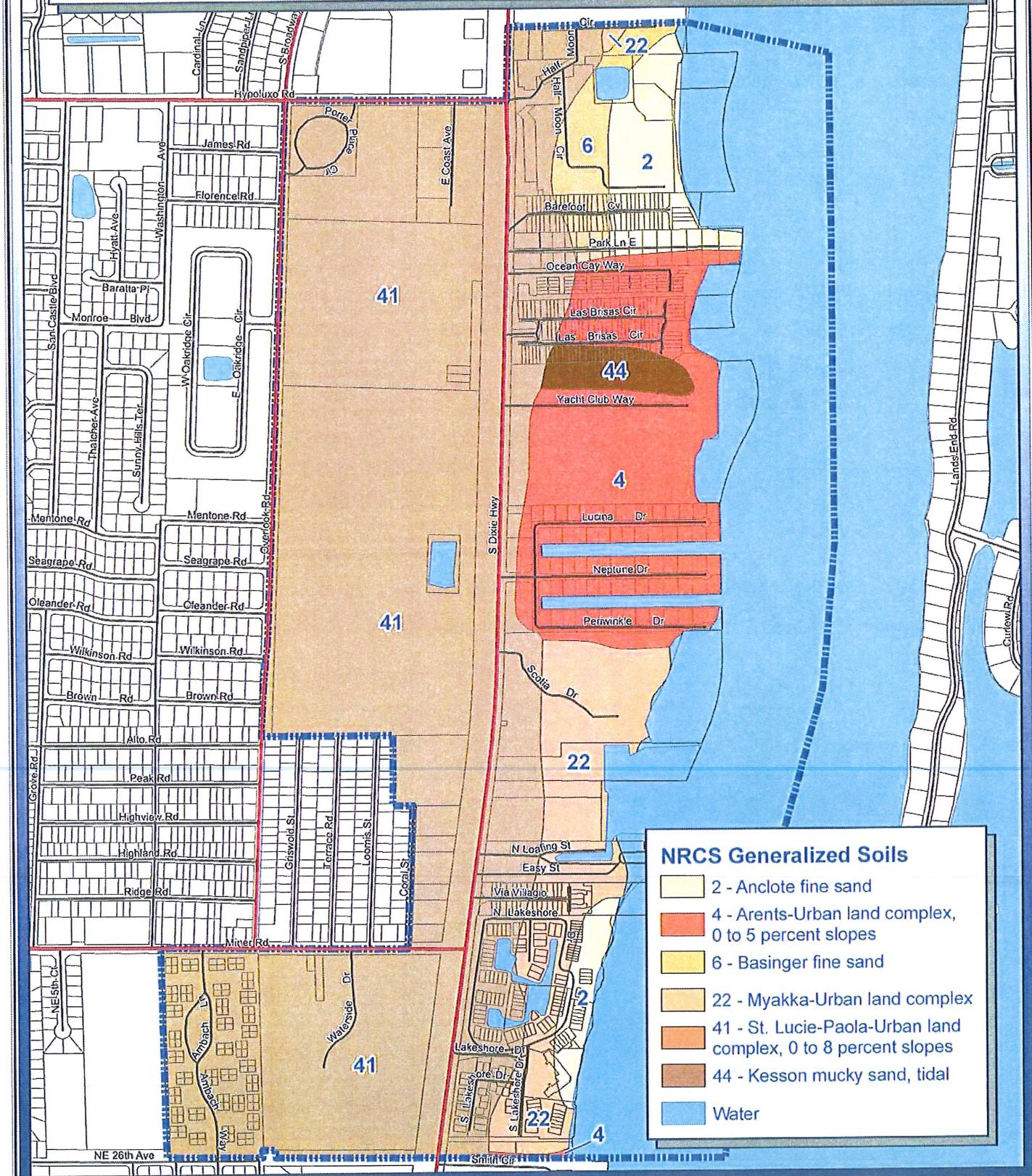
Note: *Refer to Objective B for further details on the Mixed-Use Overlay.

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T o w n o f H y p o l u x o

Map 3 - 2 Generalized Soils



Revision Date: 2/25/2008
Contact: James Gemmick-Clark
Filename: Hypolite_Generalized_Soil.mxd
Source: Natural Resources Conservation Service (NRCS)
Land Research Management, INC.
FAU Center for Geo-Information Science



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TABLE 3-2
SOIL-TYPE CHARACTERISTICS

2* AN: Anclote (Fine Sand) - These are nearly level, very poorly drained, deep, sandy soil in small depressions and poorly defined drainageways. The water table is within 10 inches of the surface for 6 months or more in most years and recedes to below a depth of 20 inches in the driest seasons. The natural vegetation is cypress, sweet bay, swamp maple, ferns and other water-tolerant grasses.

4* AU: Arents - Urban Land Complex - These are somewhat poorly drained soils formed by the deposition of about thirty inches of sandy material over other sandy soils. They occur in former low areas that have been filled in for urban development. Slope gradients are less than two percent.

6* BA: Basinger Fine Sand - The Basinger series consists of poorly drained deep sandy soils that occur in broad sloughs, poorly defined drainage ways and depressions. A representative profile has a thick very dark gray surface layer. Light gray fine sand subsurface layer, and brown and light brownish gray subsoil between eighteen and thirty-six inches. Light colored fine sand extends to below a depth of sixty inches. Slopes are less than two percent.

22* MU: Myakka - Urban Land Complex - This complex consists of Myakka sand and Urban land. Approximately 25% - 50% of the complex is covered by streets, sidewalks, driveways, structures, etc. Approximately 40% - 65% of the complex consists of open land, such as lawns, vacant lots, and playgrounds. These areas are made up of nearly level, poorly drained Myakka sand, which has been modified in most places by spreading about 12 inches of sandy fill material on the original surface. Most areas have been drained to some degree by a system of canals and ditches. Following heavy rains, the water table may rise to within 10 inches of the surface for periods of up to one month.

41* SCB: St. Lucie Sand - This nearly level to sloping, excessively drained, deep, sandy soil is on long, narrow, dune-like coastal ridges and on isolated knolls. The water table is below 6 feet. The natural vegetation is sand pine, scrub oak, saw-palmetto, rosemary, cacti, reindeer moss, and sparse clumps of pineland three-awn and natal grass.

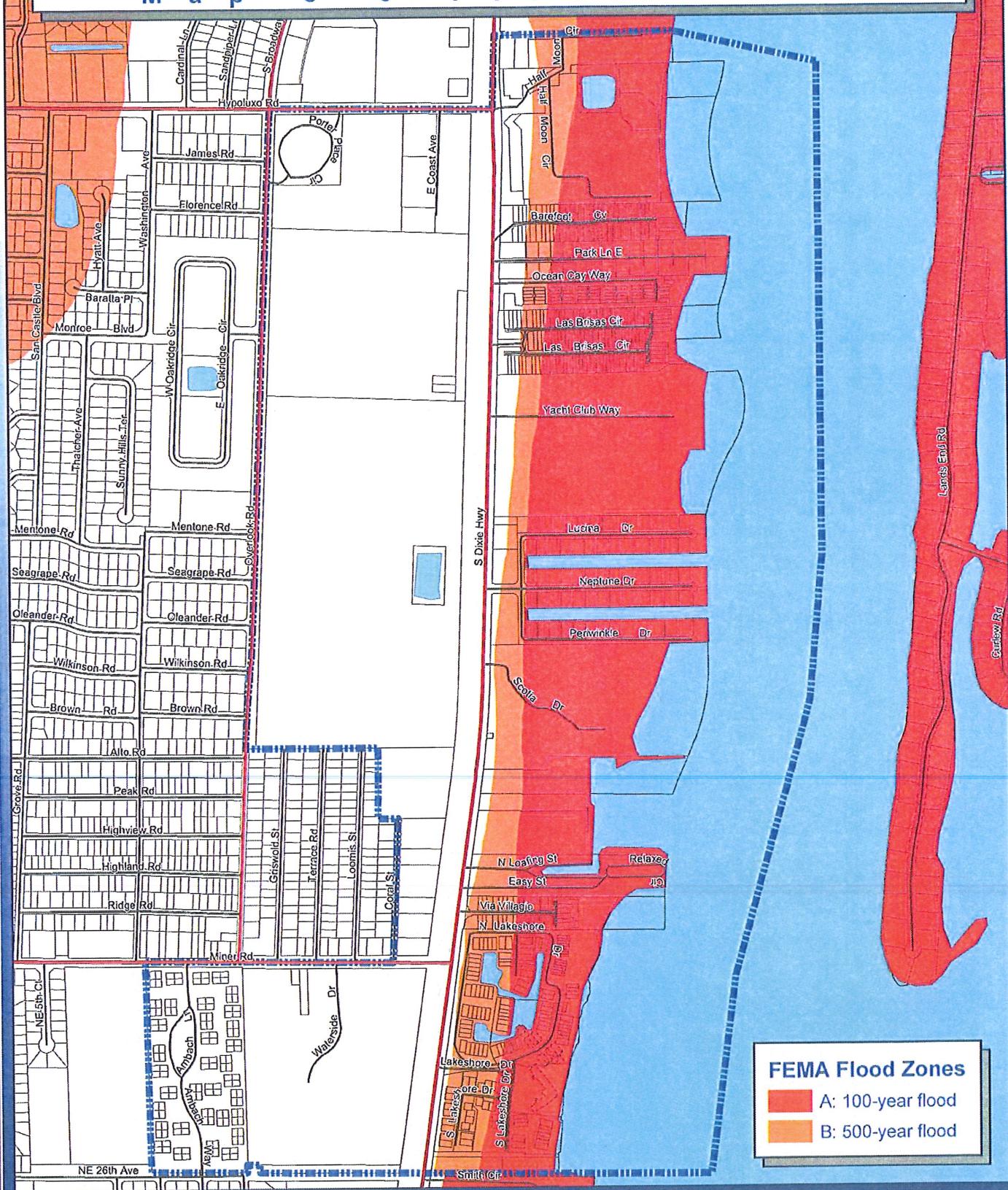
44* TM: Tidal Swamp - Mineral - These are very poorly drained mineral soils in tidal mangrove swamps. In a representative profile, the surface layer is black mucky loamy sand about ten inches thick, below this is thirty inches of sand. The upper eight inches is black and the lower two inches is very dark grayish brown. They are flooded daily by salt or brackish tidal water.

* - Ref: Map 3-2

SOURCE: USDA, Soil Conservation Service

T o w n o f H y p o l u x o

M a p 3 - 3 F l o o d Z o n e s



Revision Date: 2/22/2008
 Copyright © 2008, Hypoluxo Clerk
 File name: Hypoluxo_Flood_Zones.mxd
 Sources: Federal Emergency Management Agency
 Land Research Management, INC
 FAU Center for Geo-Information Science

0 200 400 600 800 Feet



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Table 3-3
Explanation of Flood Zone Map Designations

Flood Zone	Explanation
A1 - A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot, or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
C	Areas of minimal flooding.
V1 - V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

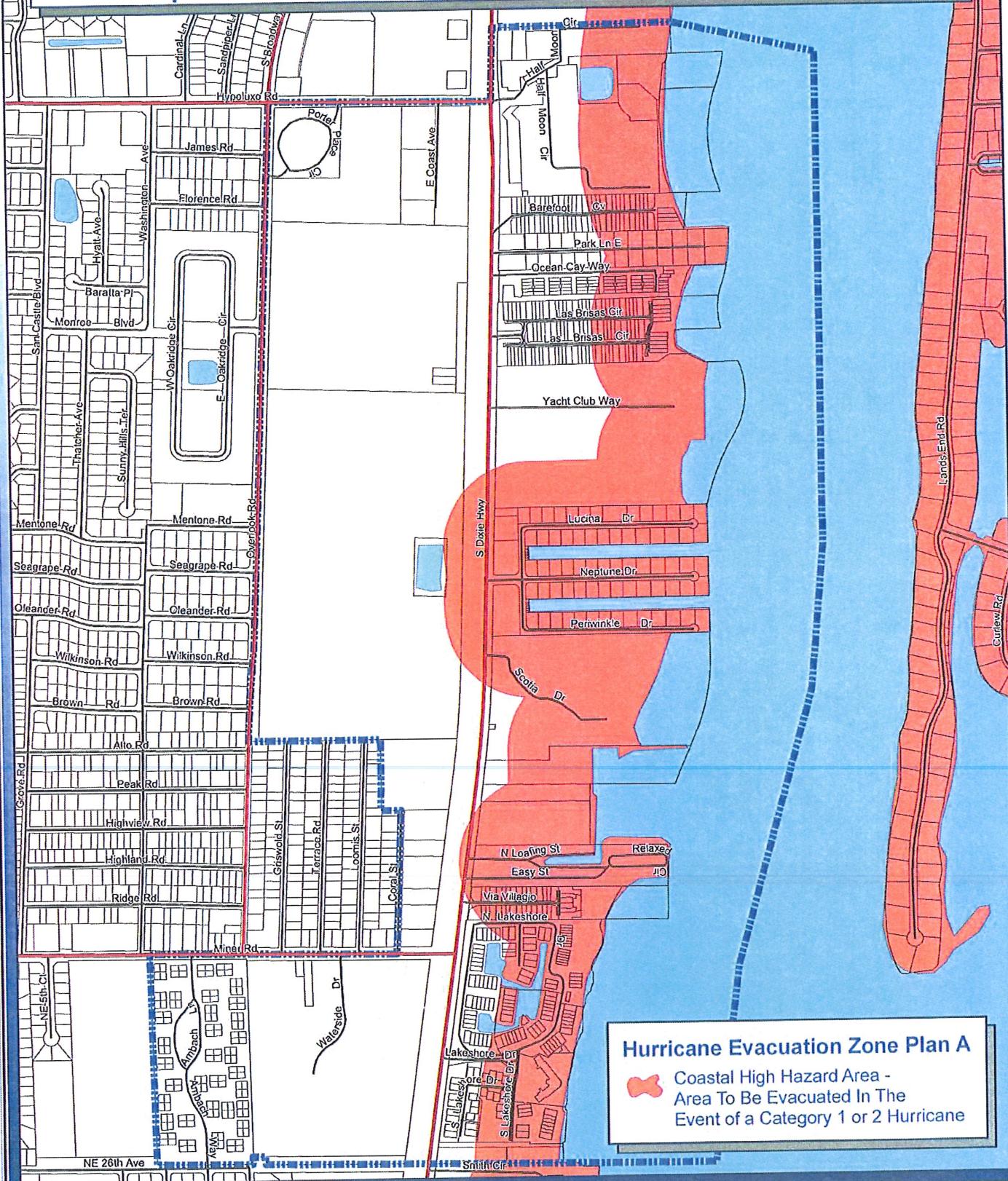
Notes:

1. 100-year flood boundary - Line separating A and B flood zones.
2. 500-year flood boundary - Line separating B and C flood zones.
3. Base flood elevation in North Palm Beach - Ranges from 7 to 8 NGVD.

Sources: Flood Insurance Rate Maps (FIRM) for Hypoluxo.
 LRM, Inc., 9/07.

Town of Hypoluxo

Map 3-4 Coastal High Hazard Area



Revision Date 2/22/2008
Contact: James Gammack-Clark
Filename: Hypoluxo_Coastal-HazardArea.mxd
Sources: City of Hypoluxo, Dept. of Public Safety
Land Research Management, INC.
FAU Center for Geo-Information Science

0 200 400 600 800 Feet



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Town of Hypoluxo

Map 3-5 Wellfield Protection Zones

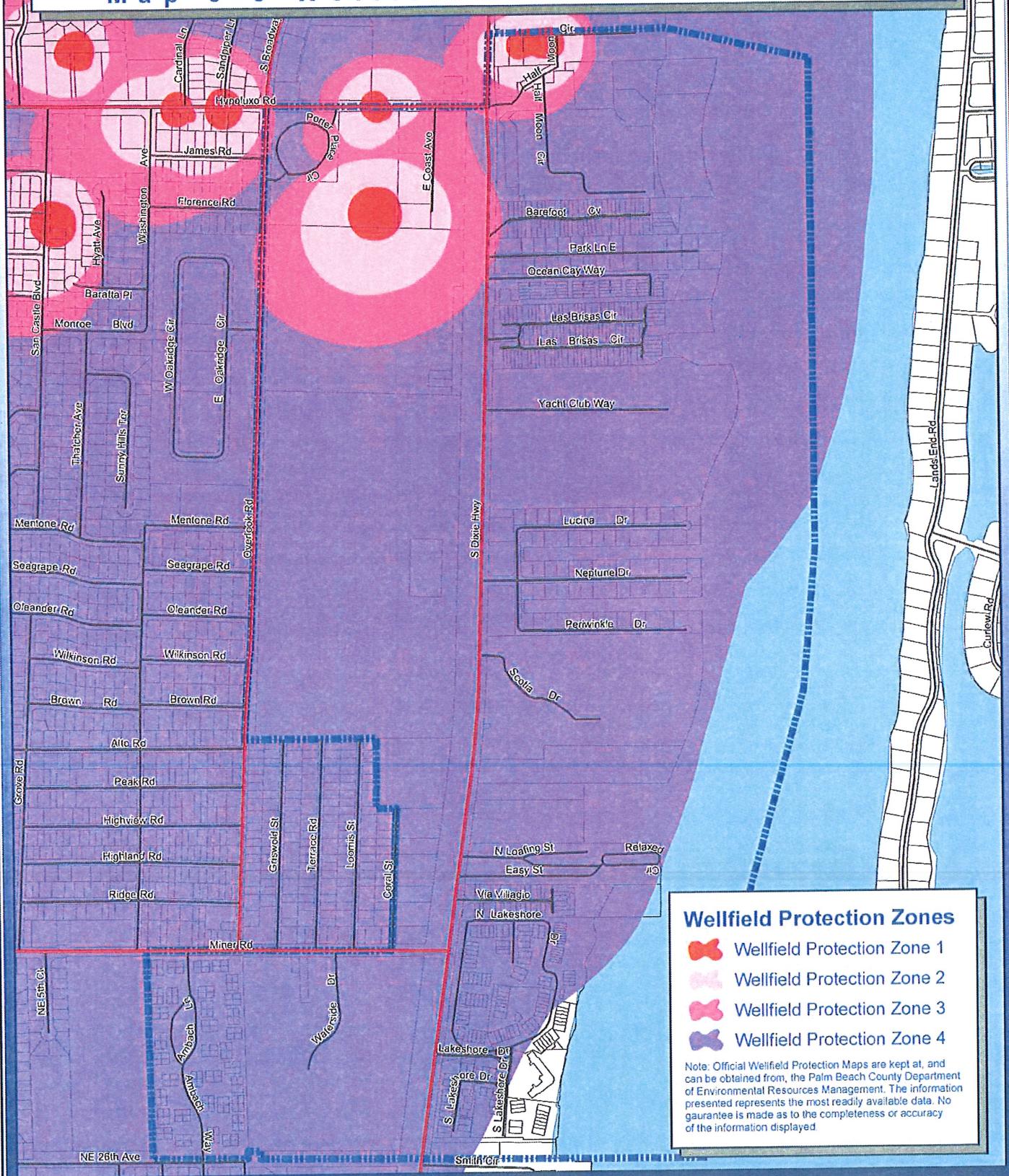


Table 3-4
Zones Of Influence

Zone (Ref: Map 3-5)	Description	Prohibited Activities
1	The land area situated between the well(s) and the 30-day travel time contour.	The use, handling, production, and storage of Regulated Substances associated with nonresidential activities, except as provided under the general exemptions and special exemptions of Article 14, Chapter B of the ULDC.
2	The land area situated between the 30-day and the 210-day travel time contours.	All nonresidential activities which store, handle, use or produce any Regulated Substance, unless they qualify as a general exemption, obtain a special exemption, or receive an operating permit from the County Department of Environmental Resources Management (ERM).
3	The land area situated between the 210-day and the 500-day travel time contours.	All nonresidential activities which store, handle, use or produce any Regulated Substance, unless they qualify as a general exemption or receive an operating permit from ERM.
4	The land area situated between the 500-day contour and the one-foot drawdown contour.	All nonresidential activities which store, handle, use or produce any Regulated Substance, unless they qualify as a general exemption or receive an operating permit from ERM.

Source: Article 14, Chapter B, Section 6, Palm Beach County Unified Land Development Code (ULDC).

4.0 TRANSPORTATION

4.1 INTRODUCTION

The Transportation Element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6)(h), Florida Statutes, establishes the Transportation element requirement and Chapter 9J-5.019, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis, and support documentation necessary to form the basis for Transportation goal, objectives and policies is presented in Chapter IIC2 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008.

4.2 TOWN GOAL STATEMENT

A safe, convenient, attractive and coordinated transportation system which provides adequate service for the movement of people and goods through and within the area.

4.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: The following definitions shall be used to describe the functional classification of Town roadways, which is illustrated on Map 4-1.

- Arterial Streets are part of the principal system which is utilized primarily for fast moving heavy volume traffic. These facilities are normally primary roads with County, State, or U.S. roadway designations. Urban Minor Arterials within Hypoluxo include U.S. Highway 1 and Hypoluxo Road.
- Collector Streets carry traffic from local streets to the major system of arterials. They include the principal entrance streets to residential areas and may include streets for circulation within such areas. Miner Road is the only street designated as an Urban Collector in Hypoluxo by the Metropolitan Planning Organization (MPO).
- Local Streets normally direct traffic from residential neighborhoods to Collector Streets. Local Streets can be either public or privately maintained and include subdivision loop streets and cul-de-sacs. Local Streets within Hypoluxo include all roadways not designated either Urban Minor Arterial or Urban Collector.

Policy 1.1: Require the dedication of streets and establishment of street maintenance agreements, as new developments are approved. □

Policy 1.2: Future development and redevelopment applications shall be reviewed to ensure adequate access, egress and parking consistent with the Town's functional classification system, and compliance with local land development regulations.

Policy 1.3: Consistent with the functional classification system, enhance all Town roadways to the highest standards of safety and visual quality, including strict sign control, buffering and landscaping, and lighting.

OBJECTIVE 2: Consistent with Palm Beach County traffic performance standards, the Town shall maintain a peak hour Level-Of-Service (LOS) standard of "D" for all Arterial and Collector roadways within the corporate limits.

Policy 2.1: Local Streets, which channel traffic from to Arterial and Collector Streets, shall maintain acceptable flow with only minor waiting based upon safety considerations within individual neighborhoods.

Policy 2.2: The Town shall review all proposed developments for consistency with Objective 2 and coordinate with agencies responsible for implementing improvements to assure that roadways are following the adopted LOS standard.

OBJECTIVE 3: Projected transportation system needs through FY 2013 will be met by implementing the following projects:

1. Palm Beach County MPO Transportation Improvement Program FY 2009 - 2013: Resurface U.S. Highway 1 from the C-16 Canal to Hypoluxo Road in FY 2010 at a total cost (utilities and construction) of \$7,719,490.
2. The Town shall annually monitor the maintenance and repair of local streets. No improvements are necessary at this time.
3. The Town shall annually determine the need for and feasibility of additional paving, features, islands, landscaping, and traffic calming devices on streets within the corporate limits. No improvements are necessary at this time.

OBJECTIVE 4: The Town shall preserve all currently designated rights-of-way (i.e. state, county and municipal) within Hypoluxo by requiring all yard setbacks to commence from said rights-of-way lines.

Policy 4.1: Town Land Development Regulations shall contain language (i.e. setback requirements and dedications) oriented to preserving currently designated rights-of-way.

Policy 4.2: The Town shall discourage excessive curb cuts including the control of the connections and access points of driveways and roads to Arterials and Collectors by conforming to Florida Department of Transportation design specifications during the land development approval process.

OBJECTIVE 5: Maintain adequate public transportation systems for residents of Hypoluxo.

Policy 5.1: The Town shall, when an identified need exists, request that Palm Tran review bus schedules and stops within Hypoluxo to determine the need for additional service.

Policy 5.2: The Town supports the development of the Tri-County Rail System.

Policy 5.3: Encourage development and re-development activities such as mixed-use which promote the use of public transportation.

Policy 5.4: Require building and site design guidelines that assure accessibility to existing and potential future public transit routes.

OBJECTIVE 6: Encourage the use and provision of mass transit facilities by supporting Palm Beach County's efforts, as established in the Transportation Element of their Comprehensive Plan, by implementing the following policies:

Policy 6.1: The Town supports the efforts of the Metropolitan Planning Organization (MPO) to increase the efficient use of mass transit services in the County through: (1) the modification of existing routes; (2) an increase of service in areas with a high propensity for transit use; and (3) an increase in service to the coastal communities, including the Town of Hypoluxo.

Policy 6.2: The Town supports the County's effort to improve the design and functionality of transit stations/stops. Attention should be given to the relationship between the location of stations/stops and the character of the surrounding area. The location of stations/stops can either promote or discourage transit ridership. Design should include transit user amenities, sidewalks, and bicycle paths that link activity nodes.

Policy 6.3: The Town supports the efforts of the MPO to promote the use of rail modes in order to create a more efficient countywide transportation system.

Policy 6.4: The Town supports the efforts of FDOT, to the extent possible, in securing Federal, State and County funds for continued expansion of the South Florida Rail Corridor.

OBJECTIVE 7: Encourage Palm Beach County, through Palm Tran, to provide public paratransit services to eligible persons who qualify under the "Americans with Disabilities Act" (ADA).

Policy 7.1: The Town supports the efforts of Palm Tran to maintain an adequate fleet of sedans, vans, and min-buses for individuals who qualify for ADA paratransit.

OBJECTIVE 8: Support the coordination responsibilities of the MPO regarding the provision of services to transportation disadvantaged persons pursuant to Chapter 427, Florida Statutes.

Policy 8.1: Support the programs of the MPO to provide service to qualified individuals, including the coordination of provider organizations, and management of transportation system operators.

Policy 8.2: Support the MPO designated Community Transportation Coordinator in its efforts to integrate the use of public-school transportation with public fixed route or fixed schedule transit service in order to better meet the needs of the transportation disadvantaged.

Policy 8.3: Encourage Palm Beach County, through the MPO, to coordinate with the School District to assist in providing vehicles for the transportation disadvantaged, if vehicles are not being used to transport students (per Chapter 427, Florida Statutes).

OBJECTIVE 9: The Town supports walking and the increased use of bicycles as viable alternative means of transportation.

Policy 9.1: The need for bikeways shall be given full consideration in the planning of Town transportation facilities, including site plan review of development activities.

Policy 9.2: The Town shall determine the need for additional pedestrian and bicycle linkages between residential and non-residential land uses, as part of its annual capital improvements programming activities.

Policy 9.3: The Town shall require that the design of mixed use developments to be of a pedestrian scale and design by incorporating transit stops and bicycle and sidewalk connections, as necessary and feasible.

Policy 9.4: The Town shall require all new mixed-use or redevelopment proposals to include the consideration of interconnection to adjacent uses.

Policy 9.5: The Town shall review the recommendations of the MPO's Long Range Bicycle Facilities Plan and implement appropriate recommendations as alternative means of transportation.

OBJECTIVE 10: The Town shall coordinate plans and programs with land use and transportation planning entities in adjacent jurisdictions on a continuing basis.

Policy 10.1: The Town shall continue to participate in and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) and the Mutli-Jurisdictional Issues Forum, to implement the goal, objectives, and policies of the Transportation Element.

4.4 FUTURE TRAFFIC CIRCULATION MAP

The Town FY 2018/2028 Future Traffic Circulation Map is displayed on Map 4-1, and shall include the following transportation characteristics:

Table 4-1 – Hypoluxo Projected Roadway Characteristics

Roadway (Operator*)	Lanes (Class**)	Link From-To	2013 Peak Hour Peak Direction Volume	2013 Two-Way Peak Hour Volume	LOS "D" Volume***
U.S. 1 (State)	4LD U-MA	Miner Road to Hypoluxo Road	854	1,526	3,020
Hypoluxo Rd (County)	5L U-MA	Overlook Road to U.S. 1	917	1,646	3,020
Overlook Rd (County)	2L NC	Hypoluxo Rd. to Miner Rd.	NA	NA	1,460
Miner Road (County)	2L U-COLL	U.S. 1 to Overlook Road	NA	NA	1,460

* - Operator=Entity responsible for maintenance.

** - U-MA=Urban Minor Arterial; U-COLL=Urban Collector; NC=Not Classified.

*** -Peak-Hour Two-Way Volume

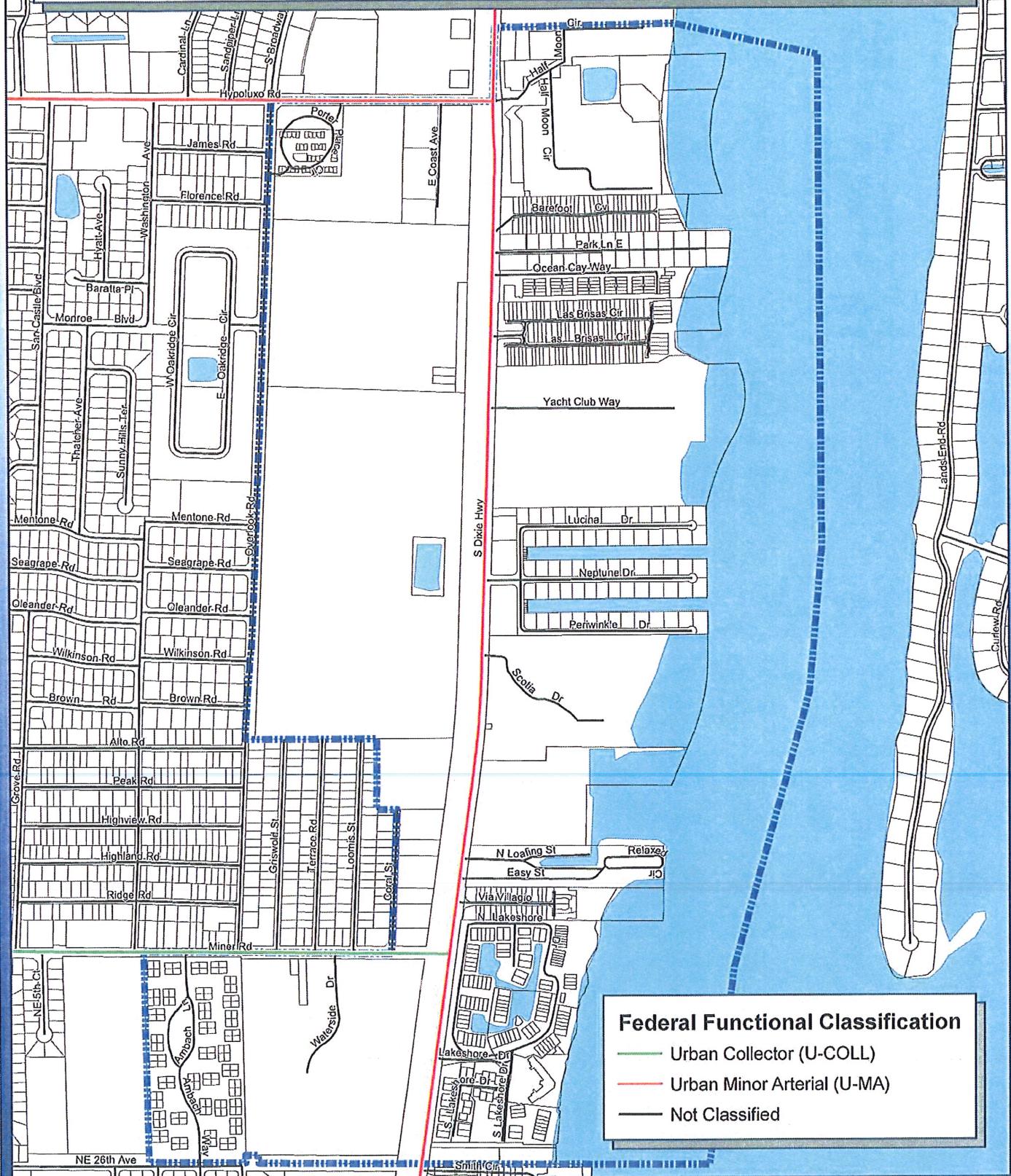
Source: Palm Beach County Engineering Department.

The public transit system, consisting of a designated Palm Tran bus route and bus stops runs through Hypoluxo, along U.S. Highway 1. U.S. Highway 1 is also a designated Palm Beach County Bikeway Corridor and Hurricane Evacuation Route. Further, significant pedestrian ways (sidewalks) are located along the east side of U.S. Highway 1. The Florida East Coast (FEC) Railroad (freight service) line runs through Hypoluxo, paralleling U.S. Highway 1 to its west. The following are not currently located within the Town, nor are they planned:

1. Limited and controlled access facilities.
2. Parking facilities required to achieve County mobility goals.
3. Public transit terminals and transfer stations.
4. Public transit rights-of-way and exclusive public transit corridors.
5. Transportation concurrency management areas, pursuant to Chapter 9J-5.0055(5), F.A.C.
6. Transportation concurrency exception areas, pursuant to Chapter 9J-5.0055(5), F.A.C.
7. Port Facilities.
8. Airport facilities, including clear zones, and obstructions; and
9. Intermodal terminals

T o w n o f H y p o l u x o

Map 4-1 Future Traffic Circulation Map



Revision Date: 3/20/2008
 Contact: James Gammack-Clark
 File name: Hypoluxo_Future_Traffic_Circulation.mxd
 Sources: St. Lucie County MPO
 Land Research Management, INC
 FAU Center for Geo-Information Science

0 200 400 600 800 Feet



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5.0 HOUSING ELEMENT

5.1 INTRODUCTION

The Housing Element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6)(a), Florida Statutes, establishes the Housing element requirement and Chapter 9J-5.010(3), Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Housing goal, objectives and policies is presented in Chapter IIC3 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008.

5.2 TOWN GOAL STATEMENT

Safe, sanitary, and adequate housing, satisfying the needs of all residents of the Town with a variety of lifestyles.

5.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: To continue issuing building permits, as the market dictates, to meet the housing needs of current and anticipated future residents.

Policy 1.1: Maximum heights for residential development, as defined in the Town's land development regulations, shall reflect the current character of the community.

OBJECTIVE 2: To maintain safe, stable, quiet, and attractive residential areas which have adequate amenities, individual character, a generally low-rise intensity, and which provide a variety of housing types to meet the needs of the Town's residents.

Policy 2.1: Ensure equal housing opportunities for all present and potential residents of the Town.

Policy 2.2: Continue to make sites available for housing very-low, low and moderate households by permitting mobile homes within the RH Zoning District. Further, manufactured housing may be permitted subject to the same requirements as mobile homes, if Town building code requirements are satisfied.

Policy 2.3: Group homes of six or fewer residents, which otherwise meet the statutory definition of "Community Residential Home", as defined in Chapter 419, Florida Statutes, are permitted in any residential area as a means of providing an affordable housing alternative for residents with special needs, provided that such homes are not located within a radius of 1,000 feet of another such home.

Policy 2.4: The Town shall continue to participate jointly in the Palm Beach County Community Development Block Grant (CDBG) program by allowing its residents to be included within the overall population count.

Policy 2.5: At the time of each subsequent evaluation and appraisal of the Comprehensive Plan, the Town shall prepare an updated adequate housing assessment to determine whether additional related programs need to be implemented, including the need for: (1) An enhanced program to assure maintenance of the Town's housing stock; and (2) interlocal agreements with nearby local governments to provide affordable housing.

Policy 2.6: Facilitate additions to the Town's affordable housing supply by providing for alternative living accommodations such as second-story apartments, lofts and live-work arrangements within mixed-use developments.

OBJECTIVE 3: By 2010, the Town shall determine the appropriateness and feasibility of permitting accessory dwelling units in areas zoned for single-family residences as a means of providing additional affordable housing alternatives.

Policy 3.1: Should it be determined that accessory dwelling units are appropriate and feasible, the Town shall require that an affidavit be submitted by the applicant, at the time of an application for a building permit, which attests that the unit will be rented at an affordable rate to very-low-, low-, or moderate-income persons.

OBJECTIVE 4: The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing stock necessary to accommodate the needs of Town residents.

Policy 4.1: The need to incorporate the public sector into the housing delivery process shall be considered at the time of each subsequent evaluation and appraisal of the Town's Comprehensive Plan.

Policy 4.2: The need to streamline the Town's housing delivery process shall be analyzed at the time of each subsequent evaluation and appraisal of the Town's Comprehensive Plan.

Policy 4.3: The Town shall participate in the implementation of the Palm Beach County Housing Assistance Plan by executing the Interlocal Agreement upon request by the Palm Beach County Department of Housing and Community Development (HCD). By executing the Interlocal Agreement, the Town increases the potential amount of funding available to HCD to implement its countywide affordable housing programs.

Policy 4.4: Continue to participate with local, county and regional governments in the Multi-Jurisdictional Issues Coordination Forum, established by interlocal agreement, in order facilitate the identification and resolution of countywide issues, which may include affordable housing, by providing a vehicle for consensus building and intergovernmental affordable housing program development, on an equitable countywide basis, through joint research and debate.

Policy 4.5: The Town shall support regional efforts to address low income and work force housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) to develop an Interlocal Agreement whereby coastal municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue within two (2) years from the date of this policy.

6.0 SANITARY SEWER SOLID WASTE STORMWATER MANAGEMENT POTABLE WATER & NATURAL GROUNDWATER RECHARGE ELEMENT

6.1 INTRODUCTION

The Sanitary Sewer Solid Waste Stormwater Management Potable Water & Natural Groundwater Recharge (Infrastructure) Element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6)(h), Florida Statutes, establishes the infrastructure element requirement and Chapter 9J-5.019, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Infrastructure goal, objectives and policies is presented in Chapter IIC4 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008, and the Town's 2015 – 2025 Potable Water Supply Facilities Work Plan, dated July 2015 which is hereby incorporated by reference..

6.2 TOWN GOAL STATEMENT

Efficient and environmentally sound systems of; potable water supply, treatment and distribution; sewage collection, treatment and disposal; and solid waste collection and disposal to satisfy the current and future needs of the Town.

6.3 OBJECTIVES AND POLICIES

OBJECTIVE 1A (Sanitary Sewer): To continue to provide sanitary sewer services by interlocal agreement in order to meet the current and future needs of residential and commercial land uses.

Policy 1A.1: Maintain an up-to-date interlocal agreement with the City of Boynton Beach for adequate capacity to meet Hypoluxo buildout wastewater needs.

Policy 1A.2: Require all new developments to connect with the central sewer system and encourage and assist in the phase-out of existing septic tanks.

Policy 1A.3: By FY 2008/2009 update the Five-Year Schedule of Improvements to provide central wastewater service to the Hypoluxo Shores subdivision during FY 2008/09.

Policy 1A.4: A level of service standard of 150 gallons/person/day shall be adopted and used as the basis for determining the availability of sewer treatment capacity to meet the demand generated by development.

Policy 1A.5: Consider revising sanitary level-of-service (LOS) standards to include residential and non-residential categories pending their adoption by Boynton Beach.

OBJECTIVE 1B (Solid Waste): To continue to contract solid waste collection and hauling services in order to meet the current and future needs of residential and commercial land uses.

Policy 1B.1: A level of service standard of 6 pounds/person/day shall be adopted and used as the basis for determining the availability of solid waste disposal capacity to meet the demand generated by development.

Policy 1B.2: Support measures which will reduce the amount of solid waste generated within Palm Beach County on a cost-effective basis.

Policy 1B.3: Support the implementation of solid waste to energy and resource recovery systems as they become cost-effective.

OBJECTIVE 1C (Stormwater Management):

Policy 1C.1: A level of service standard (design storm) of five- year/12-hour storm event shall be adopted and used as the basis for determining the availability of drainage capacity to meet the demand generated by runoff from a proposed development.

Policy 1C.2: Require developers to obtain letters of approval from appropriate county, state, and federal agencies ensuring adequate surface water drainage provisions for their developments.

Policy 1C.3: The Town shall annually monitor local stormwater systems, including outfalls, to identify and correct any drainage deficiencies. No deficiencies are noted currently. If necessary, prepare a study of storm water drainage in the Town to clearly identify problems and propose solutions as may be required.

OBJECTIVE 1D (POTABLE WATER): To continue to provide potable water services by interlocal agreement in order to meet the current and future needs of residential and commercial land uses.

Policy 1D.1: A level of service standard of 175 gallons/person/day shall be adopted and used as the basis for determining the availability of potable water to meet the demand generated by development.

Policy 1D.2: Eliminate all private wells for drinking water purposes by requiring new developments to obtain central potable water service and encourage existing private well users to do likewise.

Policy 1D.3: Maintain up to date interlocal agreements with both Boynton Beach and Manalapan for adequate water supplies to meet Hypoluxo buildout water needs.

Policy 1D.4: Coordinate with Manalapan and Boynton Beach in the preparation of their Ten-Year Water Supply Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.

Policy 1D.5: The Town shall update its Ten-Year Water Supply Facilities Plan, as appropriate, within 18 months of the date that the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan Update.

Policy 1D.6: Consider revising potable water level-of-service (LOS) standards to include residential and non-residential categories pending their adoption by Manalapan and Boynton Beach.

OBJECTIVE 1E (NATURAL GROUNDWATER AQUIFER RECHARGE): To continue to actively participate in potable water protection and conservation programs, both on an ongoing and emergency basis.

Policy 1E.1: Ensure water resource protection by strict compliance with the Palm Beach County Wellfield Protection Ordinance.

Policy 1E.2: Implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District as a means of restricting saltwater intrusion into coastal wellfields.

Policy 1E.3: Xeriscape landscaping practices shall be maintained within the Town land development regulations as a means of minimizing future irrigation water needs.

Policy 1E.4: Town stormwater drainage regulations, incorporated within the subdivision regulations, shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

OBJECTIVE 2: To maintain a five-year schedule of capital improvements, to be updated annually, in conformance with the Capital Improvements Element. Capital improvements needs are defined as: (1) Those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs within the 5-year or 10-year planning periods.

Policy 2.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Programming and financing of system improvements during the planning period shall be the responsibility of the City of Boynton Beach, with the exception that the Town of Hypoluxo will assume responsibility for financing the construction of a local sewer system in the Hypoluxo Shores subdivision. The project is currently scheduled for construction during FY 2008/09 at a cost of \$800,000.

Solid Waste - Programming and financing of system improvements shall be the responsibility of the Town's contract hauler and the Palm Beach County Solid Waste Authority. No projects are currently identified.

Stormwater Management - The Town shall maintain a program of semi-annual stormwater system inspections as a means of monitoring drainage efficiency. Assess the results of the inspections program each year to determine whether or not corrective actions are needed. No projects are currently identified.

Potable Water - Programming and financing of system improvements shall be the responsibility of the Town of Manalapan and City of Boynton Beach, as appropriate. No projects are currently identified.

Groundwater Recharge - No projects are currently identified.

Policy 2.2: Improvements necessary to meet future needs will be addressed by undertaking the following activities:

Sanitary Sewer - Programming and financing of future system improvements shall be the responsibility of the City of Boynton Beach and private development interests (local collection systems in new developments only). No projects are currently planned.

Solid Waste - Programming and financing of future system improvements shall be the responsibility of the Town's contract hauler and the Palm Beach County Solid Waste Authority. No projects are currently planned.

Stormwater Management - No projects are currently planned.

Potable Water - Programming and financing of future system improvements shall be the responsibility of the Town of Manalapan, City of Boynton Beach, and private development interests (local distribution systems in new developments only). No projects are currently planned.

Groundwater Recharge - No projects are currently planned.

7.0 COASTAL MANAGEMENT ELEMENT

7.1 INTRODUCTION

The Coastal Management Element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a) (g), Florida Statutes, establishes the Coastal Management Element requirement minimum criteria to guide its preparation.

A summary of the data, analysis, and support documentation necessary to form the basis for Coastal Management Element goal, objectives and policies is presented in Chapter IIC5 of the Town of Hypoluxo Comprehensive Plan dated 1998, and the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Florida Evaluation and Appraisal Notification Comprehensive Plan Amendments dated February 2017.

7.2. TOWN GOAL STATEMENT

A natural environment carefully balanced with manmade systems which preserves, protects, and conserves the natural resources of land, water, air wildlife, vegetation, and waterfront, while providing for water dependent land uses in a manner consistent with the general health, safety and welfare of Town residents and visitors.

7.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Future development and redevelopment along the Lake Worth shoreline shall be indicated on the future land use map with priority to water-dependent users such as public use marinas and public parks that provide access to the shoreline.

Policy 1.1: Ensure that development approvals recognize State and Regional environmental plans and policies.

Policy 1.2: Except for the marinas, recreation development on the Lake Worth shoreline shall be primarily passive to avoid damage to natural resources.

Policy 1.3: Encourage developers and property owners to grant easements for public pedestrian access to the Lake Worth shoreline.

OBJECTIVE 2: Retain water-dependent recreational land uses which are accessible to the public.

Policy 2.1: Commercial marinas, including their accessory uses, such as wet and dry boat storage facilities, gasoline supplies, and minor repair facilities shall be located in areas with a Marina future land use designation, per the Future Land Use Map Series, and a Commercial/Marine (CM) zoning designation.

OBJECTIVE 3: Continue to cooperate with adjacent local governments, Palm Beach County, Treasure Coast Regional Planning Council, the State of Florida and the Federal Emergency Management Agency in preparing post-disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 3.1: Through the Town's floodplain development permit process, require building construction elevations to be at or above those required by minimum Federal Flood Insurance Regulations and the use of Florida Building Code flood-resistant construction techniques and materials.

Policy 3.2: Participate with the Treasure Coast Regional Planning Council and the Palm Beach County Public Safety Department and Division of Emergency Management to maintain an updated plan for emergency evacuation related to potential hurricane impact.

Policy 3.3: Coordinate with Palm Beach County in the preparation of post-disaster redevelopment plans in accordance with local and federal guidelines.

Policy 3.4: In the event of a disaster, provide for repair, relocation, or structural modification of damaged infrastructure and services, consistent with Chapter 27 of the Town Code and federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services in the coastal high-hazard area (Ref: Map 3-4 of the Future Land Use Element), which is more specifically defined in the Palm Beach County Storm Tide Atlas prepared by Treasure Coast Regional Planning Council, included herein by reference.

Policy 3.5: Continue to participate in the National Flood Insurance Program Community Rating System (CRS) to further reduce Town resident Flood Insurance rates by facilitating accurate insurance ratings and promoting public awareness of flood insurance.

Policy 3.6: Maintain and update the Flood Hazard and Property Protection Information page on the Town's website to keep residents and property owners informed regarding flood hazards, flood insurance, flood safety, property protection, and drainage system maintenance issues.

Policy 3.7: Actively participate with Palm Beach County in the scheduled updates of the Local Mitigation Strategy, Community Emergency Management Plan, and Post Disaster Redevelopment Program. Incorporate appropriate recommendations from the updates within the Comprehensive Plan or other Town programs, as necessary.

OBJECTIVE 4: Maintain or improve the environmental integrity of existing wetlands, marine habitats, and coastal resources, including historical sites.

Policy 4.1: Provide for the protection, preservation and continued use of the two historic buildings in the Town.

Policy 4.2: Ensure that development approvals recognize State and Regional Environmental Plans and Policies.

Policy 4.3: Require site plan submissions to include environmental surveys (flora and fauna).

Policy 4.4: No development activity, to include clearing of existing vegetation, shall be permitted within fifty (50) feet of mean high tide on the Lake Worth shoreline without a permit from the Town.

Policy 4.5: No vegetation existing below mean high water shall be disturbed or removed without a permit issued by the Town.

Policy 4.6: In cooperation with adjacent local governments, establish a long-term water improvement program for Lake Worth which contributes to the achievement of standards for water contact activities established by county and state regulatory agencies.

Policy 4.7: Adhere to the Palm Beach Countywide Manatee Protection Ordinance, including signage.

Policy 4.8: Continue to review the results of the Lake Worth Lagoon Study and any future studies to determine the need for Comprehensive Plan amendments by the Town to further protect marine resources and/or improve water quality.

8.0 CONSERVATION ELEMENT

8.1 INTRODUCTION

The Conservation Element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6)(a), Florida Statutes, establishes the Conservation Element requirement and Chapter 9J-5.013 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis, and support documentation necessary to form the basis for Conservation goal, objectives and policies is presented in Chapter IIC5 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008.

8.2 TOWN GOAL STATEMENT

Balanced natural and manmade systems which cooperatively interact to preserve, protect, and conserve land, water, air, wildlife, and vegetation resources, while permitting appropriate development and redevelopment opportunities.

8.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Conserve soil and native plant communities and remove and prevent the spread of invasive exotic plant species.

Policy 1.1: Ensure that development approvals recognize State and Regional environmental plans and policies.

Policy 1.2: Ensure that all developments comply with State, Regional & County surface and soil water disposal environmental protection standards.

Policy 1.3: Require site plan submissions to include environmental surveys.

Policy 1.4: No vegetation existing below the mean high water shall be disturbed or removed without approval under the provisions of the Town's Code of Ordinances.

Policy 1.5: Submerged land and mangroves shall not be counted into density calculations or open space area without a T.I.I.F. (Trust Deed).

Policy 1.6: Encourage the use of native vegetation and discourage use of undesirable exotic plant species.

OBJECTIVE 2: Protect fish and wildlife from unnecessary destruction.

Policy 2.1: Land development regulations shall specify provisions for site plan approval, use of native vegetation, and limitations on site clearing to ensure the preservation and use of native vegetation necessary for the survival of endangered and threatened wildlife. In addition, the Town will cooperate fully with other local, State and Federal agencies in protecting endangered species of wildlife. Relocation of threatened species shall only be undertaken as a last resort.

Policy 2.2: Provide density bonuses to new developments under P.U.D. regulation so as to preserve open space, natural habitat and air quality.

Policy 2.3: New developments adjacent to or in the vicinity of surface waters shall be designed to minimize direct discharge of storm water run-off into such water bodies consistent with the policies and procedures of the South Florida Water Management District.

Policy 2.4: The Town will continue to recognize and encourage the County's strict enforcement of County Ordinance 89-23, which is designed to protect high quality environmentally sensitive lands within the County.

OBJECTIVE 3: Groundwater resources shall be maintained and where possible enhanced to ensure the continuation of current quality levels to satisfy future needs.

Policy 3.1: In order to protect groundwaters from possible contamination, the Town shall continue to discourage industrial development and use of septic tanks through implementation of the Future Land Use Plan and Land Development Regulations.

OBJECTIVE 4: Maintain air quality standards at or above those levels established by the FDER in Rule 17-2, F.A.C.

Policy 4.1: Promote vegetative buffer strips and additional trees along streets and roadways to enhance the Town's visual appeal and improve air quality.

Policy 4.2: Minimize adverse noise impacts through proper regulations.

OBJECTIVE 5: Participate in the formulation and implementation of conservation programs developed by the Town's potable water suppliers.

Policy 5.1: Coordinate with the Town of Manalapan to implement potable water conservation programs established as part of its Ten-Year Water Supply Facilities Work Plan for the Hypoluxo portion of its service area.

Policy 5.2: Coordinate with the City of Boynton Beach to implement potable water conservation programs established as part of its Ten-Year Water Supply Facilities Work Plan for the Hypoluxo portion of its service area.

Policy 5.3: Cooperate with the Town's water suppliers in the development and implementation of water reuse programs, to the extent that they may apply to Hypoluxo.

OBJECTIVE 6: Increase the Town's participation in the effort to reduce dependency upon fossil fuels.

Policy 6.1: Incorporate green building and living concepts within the Comprehensive Plan and land development regulations, as appropriate to Town circumstances.

Policy 6.2: Support local, state and federal efforts to create additional renewable energy sources, including those generated from solar, wind, ocean current, tidal and biomass sources.

9.0 RECREATION, AND OPEN SPACE ELEMENT

9.1 INTRODUCTION

The Recreation and Open Space Element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6)(e), Florida Statutes, establishes the Conservation Element requirement and Chapter 9J-5.014 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Recreation and Open Space goal, objectives and policies is presented in Chapter IIC5 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Evaluation and Appraisal Report dated 2006, and the Town of Hypoluxo Support Documentation dated 2008.

9.2 TOWN GOAL STATEMENT

A variety of active and passive recreational/open space facilities which meet the needs of Town residents within individual developments and utilizing adjacent municipal and county facilities.

9.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Utilize both public and private resources to meet the recreation and open space needs of Town residents.

Policy 1.1: Require a minimum of 30% of the gross site acreage in a Planned Unit Development to be in “common open space” which includes, but not limited to parks, recreation areas, grassed areas and playgrounds”.

Policy 1.2: Encourage the provision of active recreation facilities within residential developments, through the Planned Unit Development approval process.

Policy 1.3: Where appropriate, pursue formal arrangements for use of public recreational facilities in other jurisdictions.

Policy 1.4: A level of service standard of 1.0 acre/1,000 residents shall be adopted and used as the basis for determining the availability of recreational space to meet the demand generated by development.

OBJECTIVE 2: Continue attempts to attain and develop small passive public parks.

Policy 2.1: Implement improvements to Hypoluxo Shores Park during FY 2009.

OBJECTIVE 3: Continue to expand recreational opportunities for Town residents on lands assigned a Conservation/Open Space/Passive future land use designation.

Policy 3.1: Encourage the construction of bicycle and pedestrian facilities that increase accessibility to the pedestrian trail system in the Hypoluxo Scrub Natural Area.

Policy 3.2: Land that is determined to be environmentally sensitive, including those designated Conservation/Open Space/Passive Recreation on the Future Land Use Map, shall be preserved for the primary purposes of open space, passive recreation uses, flood protection and environmental enhancement.

10.0 INTERGOVERNMENTAL COORDINATION ELEMENT

10.1 INTRODUCTION

The Intergovernmental Coordination Element is required to be included within the Comprehensive Plan per requirements of State planning law. Specifically, Chapter 163.3177(6) (h), Florida Statutes, establishes the INTERGOVERNMENTAL COORDINATION ELEMENT requirement establishes minimum criteria to guide its preparation.

A summary of the data, analysis, and support documentation necessary to form the basis for Intergovernmental Coordination goal, objectives and policies is presented in Chapter IIC6 of the Town of Hypoluxo Comprehensive Plan dated 1998, the Town of Hypoluxo Support Documentation dated 2008, and the Town of Hypoluxo Evaluation and Appraisal Reports dated 2006 and 2017.

10.2 TOWN GOAL STATEMENT

Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the Comprehensive Plan. Further, intergovernmental coordination shall be oriented to maintaining the current character of the Town, while addressing issues and needs necessary to maintain adopted Level-of-Service (LOS) Standards.

10.3 OBJECTIVES AND POLICIES

OBJECTIVE 1: Continued cooperation between governments at all levels to ensure coordination of all plans and programs and efficient provision of services.

Policy 1.1: Maintain close contact, coordination and cooperation with governments and agencies providing services to the Town.

Policy 1.2: Continue to coordinate with governmental agencies through the land development approval process to implement regulations and permitting requirements.

Policy 1.3: Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

Policy 1.4: The Town of Hypoluxo hereby adopts the 2015 – 2025 Ten Year Water Supply Plan Update (Work Plan) dated July 2015 for a planning period of ten years. The Work Plan Addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Town's water service areas. The town shall review and update the Work Plan at least each five years after the Governing Board of the South Florida Water Management District approves an updated regional water supply plan. Any changes affecting the Town's Work Plan shall be included in an update to the Capital Improvements Element of the Hypoluxo Comprehensive Plan to ensure consistency with the Work Plan.

Policy 1.5: At the time of each required Evaluation and Appraisal Report confirm the availability of potable water service, consistent with the regional water supply plan and Ten-Year Water Supply Plans of service providers.

OBJECTIVE 2: Ensure compatibility of the Hypoluxo Comprehensive Plan with State, Regional, County and municipal comprehensive plans.

Policy 2.1: Continue to participate as an active member of the Palm Beach County League of Cities to facilitate an exchange of information with other local governments on a regular basis.

Policy 2.2: Through participation in the IPARC process, exchange and review comprehensive plan and plan amendment revisions with adjacent municipalities to identify areas of mutual concern or potential conflict.

Policy 2.3: The Treasure Coast Regional Planning Council shall be used for informal mediation of conflicts that cannot be resolved with other local governments.

Policy 2.4: Potential annexation issues shall be discussed and coordinated with adjacent municipalities and Palm Beach County prior to any related action being taken by the Town.

OBJECTIVE 3: Ensure that a cooperative relationship is maintained with the School District of Palm Beach County coordinating land use planning with development of public school facilities which are proximate to the existing or proposed residential areas they will serve and which are community focal points.

Policy 3.1: The Town shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", which has been fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County, consistent with F.S. 163.3177 (6) (h) (1) and F.S. 163.3180.

Policy 3.2: Continue to require applicants for residential future land use_map amendments, zoning modifications, annexations, or development orders, including certificates of occupancy for new residential units, to procure a School Capacity Availability Determination (SCAD), including any recommended reasonable conditions to mitigate any determined negative impacts upon the public school system, from the School District Planning Staff (SDPS). Recommended School District conditions to mitigate negative impacts may be included in conditions of approval by the Town.

Policy 3.3: Continue to provide the School District with periodic up-to-date information from the Town's development approvals regarding population growth and development in Hypoluxo in order to maintain public school adequacy.

Policy 3.4: The Town shall provide the School District with its Comprehensive Plan, as well as updates thereto, in order to facilitate the development of school enrollment projections.

Policy 3.5: The Town shall coordinate with local governments and the School District on emergency preparedness issues which may include: (1) design and retrofit of public schools as emergency shelters; (2) enhancing public awareness of evacuation zones, shelter locations, and evacuation routes; and (3) design of sites other than public schools as long-term shelters in order to allow schools to resume normal operations following emergency events.

Policy 3.6: The Town shall coordinate with the School District for the colocation of public facilities, such as parks, libraries, community centers and schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Policy 3.7: The Town shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule by including it by reference in the Hypoluxo Five-Year Schedule of Capital Improvements adopted by ordinance of the Town.

OBJECTIVE 4: Continue to work with adjacent local governments, Palm Beach County and Treasure Coast Regional Planning Council in maintaining readiness to implement pre-disaster and post-disaster plans to: (1) reduce or eliminate the exposure of human life and public and private property to natural hazards; and (2) respond to the aftermath of natural disasters that may occur.

Policy 4.1: Continue to review and refine the Town's role in assuring timely emergency evacuation related to potential hurricane impact.

Policy 4.2: Continue to review and refine the Town's role in post-disaster redevelopment activities in accordance with local and federal guidelines.

11.0 CAPITAL IMPROVEMENTS ELEMENT

11.1 INTRODUCTION

The Capital Improvements element is required to be included within the Comprehensive Plan per requirements of State planning law. Specifically, Chapter 163.3177(3), Florida Statutes, establishes the Capital Improvements requirement and minimum criteria to guide its preparation.

11.2 TOWN GOAL STATEMENT

The adequate provision of needed public facilities in an orderly manner to support a quality community recognizing the special physical and fiscal context of the Town.

11.3 OBJECTIVES AND POLICIES:

OBJECTIVE 1: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Improvements adopted annually by Town Ordinance.

Policy 1.1: A capital improvements project is defined to include land and/or improvements, plus any planning, engineering, feasibility or appraisal studies related thereto. This shall include any studies oriented to defining the initial need for land and/or facilities so defined.

Policy 1.2: The Town shall include all projects identified in the various elements of this Comprehensive Plan that are determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the Five-Year Schedule of Improvements. Normal maintenance activities are not included.

Policy 1.3: The Town shall, as a matter of priority, schedule funding any capital improvements projects in the Five-Year Schedule of Improvements which are designed to correct existing public facility deficiencies.

Policy 1.4: A Capital Improvements Coordinating Committee is hereby created, composed of the Mayor and staff, for the purpose of evaluating and recommended ranking in order of priority for final approval by the Town Council, projects proposed for inclusion in the Five-Year Schedule of Improvements.

Policy 1.5: Prepare, evaluate, monitor and amend the Five-Year Schedule of Improvements on an annual basis as a component of the Town budget approval process. A Town Ordinance is required to update or amend the Five-Year Schedule of Improvements or to eliminate, defer, or delay the construction of any facility.

Policy 1.6: For capital improvements to be funded by a developer, financial feasibility shall be demonstrated by an enforceable development agreement and be reflected in the Five-year Schedule of Improvements.

Policy 1.7: The Five-Year Schedule of Improvements shall include transportation improvements within the Town that are included in the Metropolitan Planning Organization's transportation improvement program. The annual Palm Beach County School District Five-Year Capital Improvement Schedule shall be included by reference unless projects are physically located within the Town.

OBJECTIVE 2: The Town shall manage its fiscal resources to ensure the provision of needed capital improvements at a level equal to, or exceeding, the adopted Hypoluxo Level-Of-Service (LOS) standards.

Policy 2.1: Prior to the issuance of a certificate of occupancy, the Town shall require that all public facilities are available to serve development for which development orders were previously issued.

Policy 2.2: In providing capital improvements, the Town shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.

Policy 2.3: The Town shall annually forward a courtesy copy of the adopted Five-Year Schedule of Improvements to the Florida Department of Economic Opportunity.

Policy 2.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

Policy 2.5: Continue the application of cost-effective methods in economical expenditures of Town's fund balance.

Policy 2.6: If a planned revenue source for a capital improvement necessary to maintain Town LOS standards requires a referendum or other formal action to secure the source, the Capital Improvements Element must identify an alternative existing revenue source in the event that the required actions do not occur.

OBJECTIVE 3: All proposed future developments and redevelopments shall be analyzed prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use to determine that required public facilities are available or will be available to meet the adopted LOS standards concurrent with the impacts of development. Development orders and permits shall not be issued, which would result in a reduction of the levels of service below the LOS standards established in the Comprehensive Plan.

Policy 3.1: The Town shall adopt and maintain a peak hour LOS standard of "D", consistent with countywide standards, for all Arterial and Collector streets within its corporate limits.

Policy 3.2: A LOS standard of 150 gallons/person/day shall be adopted and used as the basis for determining the availability of sewer treatment capacity to meet the demand generated by development.

Policy 3.3: A LOS standard of 6 pounds/person/day shall be adopted and used as the basis for determining the availability of solid waste disposal capacity to meet the demand generated by development.

Policy 3.4: A LOS standard (design storm) of a five-year/12 hour storm event shall be adopted and used as the basis for determining the availability of drainage capacity to meet the demand generated by runoff from a proposed development.

Policy 3.5: A LOS standard of 1.0 acre/1,000 residents shall be adopted and used as the basis for determining the availability of recreational space to meet the demand generated by a development.

Policy 3.6: A LOS standard of 175 gallons/person/day shall be adopted and used as the basis for determining the availability of potable water to meet the demand generated by a development.

OBJECTIVE 4: The Town shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development.

Policy 4.1: For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, a development order or permit shall be issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development or redevelopment.

Further, prior to the approval of a building permit or its functional equivalent, the Town shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy.

Policy 4.2: For parks and recreation facilities, at a minimum, a development order or permit shall be issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Town, or funds in the amount of the developer's contribution are committed.

Policy 4.3 For transportation facilities (i.e. roads and mass transit, as designated in the adopted Comprehensive Plan), at a minimum, a development order or permit shall be issued subject to the condition that the necessary facilities and services are in place, under construction, or are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, as provided in the Town's Five-Year Schedule of Improvements, or the schedule of improvements included in the first three years of the Transportation Improvement Program of the Palm Beach County Metropolitan Planning Organization or the adopted Florida Department of Transportation five-year work program.

OBJECTIVE 5: The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities. In the case of public-school facilities, the issuance of Town development orders, development permits or development approvals shall include a consideration of School District of Palm Beach School Capacity Availability Determination (SCAD) reviews.

Policy 5.1: For public school facilities, the applicant for a development order or development permit which includes any residential component shall provide a SCAD review by the School District of Palm Beach County. A SCAD review is not required for existing single family legal lots of record.

11.4 CAPITAL IMPROVEMENTS IMPLEMENTATION

11.4.1 Five-Year Schedule of Improvements

A Five-Year Schedule of Capital Improvements for the ensuing five-year period shall be adopted by Town Ordinance in conjunction with the annual budget approval process. A review shall determine that the Capital Improvements Element goal, objectives and policies and the Five-Year Schedule of Improvements are internally consistent.

11.4.2 Financial Feasibility of the Five Year Schedule of Improvements

Financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of the Five-Year Schedule of Improvements. Committed sources of revenue shall include ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees and developer contributions which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the five-year period.

11.4.3 Operational Impacts of Proposed Capital Improvements

A review of proposed capital improvements, as presented in the Five Year Schedule of Improvements, in relation to projected increases in Town operating expenses shall include a determination of whether an increase in Town staffing levels is necessary from as a result of programmed projects.

11.4.4 Monitoring and Evaluation

The Five-Year Schedule of Improvements shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis as part of the Town annual budget procedure. Any proposed revisions and/or amendments to the Five-Year Schedule of Improvements shall be made at that time.