December 6, 2016

Florida Department of Economic Opportunity
Attention: Mr. D. Ray Eubanks, Plan Processing Administrator
Bureau of Community Planning
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

RE: City of Belle Glade
2016 Comprehensive Plan Amendment
Ordinance No. 16-10

Dear Mr. Eubanks:

Unfortunately, the previous transmittal letter contained an error and is now being corrected. The attached adoption package is submitted to the Department of Economic Opportunity (DEO) pursuant to (statutory reference: Section 163.3184 (4), Florida Statutes for review and compliance. The attached amendments submitted are the Evaluation and Appraisal Review based amendments, pursuant to Section 163.3191, Florida Statutes which is being submitted under the State Coordinated Review Process.

On November 3, 2016 at 5:30 p.m., the Planning and Zoning Board (sitting as the Local Planning Agency) held a Public Hearing to consider and make recommendation to the City Commission regarding the 2016 Comprehensive Plan Amendment. The board approved this Amendment, voting unanimously.

On November 21, 2016 at 6:30 p.m., the City of Belle Glade City Commission held a Regular Meeting for a “Public Hearing and First Reading of Ordinance 16-10 of the 2016 Comprehensive Plan Amendment, and transmittal of same pursuant to Section 163.3184 (3) (c) 1, Florida Statutes.” The City Commission also voted unanimously in favor of the first reading of this Ordinance.

I certify that on the same day this letter was mailed, a copy of the transmittal letter and a complete proposed amendment package including supporting data and analysis referenced herein were submitted to Palm Beach County, the City of South Bay, City of Pahokee, Treasure Coast Regional Planning Council, South Florida Water Management District, Bureau of Economic Development, Department of Environmental Protection, Bureau of Historic Preservation, Department of Education, Department of
Mr. D. Ray Eubanks, DEO
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Transportation, District Four and Palm Beach County for review and comment pursuant to Section 163.3184 (3) (b) 2 Florida Statutes.

The City of Belle Glade anticipates the amendment will be adopted March 2017.

Enclosed are one hard copy and two electronic (CD format) copies on CD-ROM, which includes the following:
- Executed copy of Adoption Ordinance.
- Future Land Use Map Amendment changes, which includes a copy of the Future Land use Map depicting existing and proposed land use designations.
- Copy of all data and analysis.
- Public hearing notices advertising the hearing for the Planning and Zoning Board (sitting as the Local Planning Agency) on November 3, 2016 at 5:30 p.m., and the City Commission transmittal hearing on November 21, 2016 at 6:30 p.m.

Additional information provided with packet is as follows:
- Copy of the Citizen Courtesy Information List from the Commission hearing. **No individuals requested to sign up.**

If you have any questions or require additional information, please do not hesitate to contact:
Annette J. Parchment, Director
Planning and Community Redevelopment Services
City of Belle Glade
110 Dr. Martin Luther King Jr., Blvd. West
Belle Glade, Florida 33430-3900
561-992-1618 (direct line)
561-993-1811 (fax)
aparchment@belleglade-fl.com (email)

Sincerely,

[Signature]

Lomax Harrelle
City Manager
Enclosures (as indicated)

Copy (w/enclosure):
Honorable Mayor and City Commission
Sherri Martin, Bureau of Economic Development
Tracy D. Suber, Department of Education
Plan Review, Department of Environmental Protection
Deena Woodward, Dept. of State, Bureau of Historic Preservation
Gerry O’Reilly, Department of Transportation, District Four
Michael J. Busha, Treasure Coast Regional Planning Council
Terry Manning, South Florida Water Management District
Joe Kyles, Honorable Mayor, City of South Bay
Keith Babb, Honorable Mayor, City of Pahokee
Lorenzo Aghemo, Planning Director, Palm Beach County Planning Division
City of Belle Glade
2016 Comprehensive Plan Amendment
(Strikethrough Version)

Compiled by: Kimley-Horn & Associates, Inc. – Consultants
Comprehensive Plan Goals, Objectives and Policies
## CITY OF BELLE GLADE

### COMPREHENSIVE PLAN

#### GOALS, OBJECTIVES, AND POLICIES

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FUTURE LAND USE

GOAL 1.1: PLAN FOR AND ACCOMMODATE FUTURE GROWTH WITHIN THE CITY OF BELLE GLADE TO CREATE AND MAINTAIN A LIVABLE COMMUNITY, PROMOTE THE QUALITY OF LIFE OF ITS RESIDENTS, PROVIDE FOR A DISTRIBUTION OF LAND USES OF VARIOUS TYPES, AND AT A RANGE OF DENSITIES AND INTENSITIES IN AN ECONOMICALLY, SOCIALLY, AND ENVIRONMENTALLY ACCEPTABLE MANNER WHILE ENSURING THE ADEQUATE AND TIMELY PROVISION OF SERVICES AND FACILITIES TO MEET THE NEEDS OF THE CURRENT AND PROJECTED POPULATIONS.

Objective 1.1.1: Future Land Use.
Implement the Future Land Use Map (FLUM) including the following land use categories, densities and intensities which are implemented through the City's Land Development Regulations (LDRs). The City shall not approve land use amendments, zoning changes, or development in conflict with these densities and intensities. The LDRs regulations shall encourage the use of innovative development techniques to achieve a mix of uses.

Policy 1.1.1.1: The land use categories contained on the City's Future Land Use Map include:
- Agricultural
- Residential
- Commercial
- Industrial
- Institutional
- Recreation
- Conservation
- Mixed-Use

Overlay districts within the City may include Community Redevelopment and Planned Unit Development with an underlying land use as listed above. The use and development standards for each land use are identified in the following policies.

Agricultural

Policy 1.1.1.2: The Agricultural Land Use category includes predominately agricultural uses, including but not limited to, the production of crops, livestock, research and experimentation in agriculture and preparation and advertising for the sale of agricultural projects on the premises. The land use shall also permit single family residences up to one unit per net acre.

Policy 1.1.1.3: The Agricultural Land Use shall have a maximum density of 1 unit per 10 gross acres, and shall be implemented by zoning district A-1: Agricultural District.
Residential

Policy 1.1.1.4: The Residential Land Use category includes predominantly residential uses, both single-family (detached, attached, and mobile homes) and multi-family. Institutional uses such as schools, parks and other governmental facilities shall also be provided for within the LDRs, as permitted uses or special exceptions, with appropriate setbacks and buffer requirements. Residential densities are detailed in Policy 1.1.1.5 and may be provided up to 15 units per gross acre as an average density across all lands within the City under the Residential Land Use category. Densities for Individual Zoning designations which implement the Residential Land Use category are detailed in Policy 1.1.1.5.

Policy 1.1.1.5: The City's LDRs shall implement the following land use designations and associated residential densities:

a. R-1A: Low density residential with a maximum of 2 units per acre;

b. R-1: Single-family density with a maximum of 6 units per acre;

c. R-2: Multi-family medium density with a maximum 25 units per acre;

d. R-3: Multi-family high density with a maximum 35 units per acre; and

e. MI 1: Mobile homes with a maximum density of 12 units per acre for mobile home parks and 8 units per acre for mobile home subdivisions.

Commercial

Policy 1.1.1.6: The Commercial Land Use category includes uses and intensities for neighborhood, community, and regional purposes appropriate for neighborhood commercial, general commercial, central business district (CBD), and office.

Policy 1.1.1.7: Implementation of the Commercial Land Use category shall include the following:

a. Central Business District (CBD): Applies to areas which comprise the historic commercial core of the City and contain office, retail, commercial, and government land uses. Site plan regulations shall be pedestrian-oriented and designed to maintain the existing character of building placement and orientation. Residential is encouraged as a secondary use. The floor area ratio (FAR) in the CBD shall be permitted at a maximum of 2.0.

b. General Business/Professional Districts: Applies to areas with convenient access to a major thoroughfare and to other business areas, wherein activities are restricted to professional offices, such as doctors, lawyers, architects, real estate and insurance agents, engineers and related activities to serve the principal activities. Applies to areas located on arterials, or major collectors. This Commercial Land Use shall be implemented.
c. Restricted Business District: Applies to areas located conveniently to automotive traffic and of a large enough size to serve general commercial needs of large sections of the urban area, wherein a large variety of retail, commercial, financial, professional, office, service and other general commercial activities are permitted. It is also intended that all activities, whether sales or storage, be carried out entirely within a substantially enclosed building. Maximum FAR shall not exceed 1.0.

d. Liberal Business District: Applies to areas located on or with direct access to major thoroughfares, wherein a large variety of commercial activities, including those commercial activities designed specifically to serve patrons from automobiles and to service automotive needs, are permitted. The regulations are designed to permit intense commercial activity and to protect abutting development of less intense nature. Maximum FAR shall not exceed 1.0.

Policy 1.1.1.8: The City shall review the zoning districts used to implement this category and provide additional regulations to ensure development complements the community’s desired character. This shall include development regulations.
which govern height, lot coverage, parking, site coverage, FAR, and landscape requirements. The City shall establish a Neighborhood Commercial District, with regulations to ensure pedestrian scale, and character. Regulations for the CBD shall encourage downtown, mixed-use, incentives for aesthetics, and desired community features shall be included.

Industrial

Policy 1.1.1.9: The Industrial Land Use category includes both heavy industrial uses such as manufacturing, fabrication, welding, junkyards, and light industrial uses such as processing, wholesaling and warehouses. Various retail and office uses are also allowed. Development in this land use shall not exceed an FAR of 0.25.

Policy 1.1.1.10: The City shall review and revise its industrial zoning regulations to reduce the potential for land use conflicts.

Policy 1.1.1.11: Areas considered for the Industrial Land Use category should be accessible for shipping and receiving goods, easily accessed via an arterial roadway, spatially separated from residential areas, economically served with water and sewer.

Policy 1.1.1.12: The Industrial Land Use shall be implemented by the following zoning districts: Light Industrial, General Industrial, and Planned Industrial Districts.

Institutional

Policy 1.1.1.13: The Institutional Land Use category includes community or regional-oriented public/semi-public facilities including, but not limited to schools, government buildings, hospitals and utilities. This land use is not implemented by a single zoning district; most uses are special exceptions in various districts.

Policy 1.1.1.14: Intensity and nature of use vary considerably in the institutional category; most uses shall continue to be special exceptions to address impacts. Development in this land use shall not exceed an FAR of 0.25.

Recreation

Policy 1.1.1.15: The Recreation Land Use category includes sites for parks and recreational purposes, public or private. Recreational facilities may be neighborhood, community or regional. A criterion for each type of park is contained in the Recreation and Open Space Element. Maximum allowable development in this land use will be determined on a case by case basis, not to exceed an FAR of 0.1.

Conservation

Policy 1.1.1.16: The Conservation Land Use category shall be applied to sites intended for either environmental or historic preservation of land. Maximum
allowable development in this land use will be determined on a case-by-case basis, not to exceed an FAR of 0.1.

Mixed-Use

Policy 1.1.1.17: The mixed-use Land Use category is planned for part of the community redevelopment area (CRA). In addition, other areas of the City along principal arterials are also designated mixed-use. Mixed-use shall include at least two or more uses including residential, commercial, retail, office, and/or hotel.

Policy 1.1.1.18: Residential density within the Mixed-Use (MU) land use designation shall be consistent with the Medium Density Residential in Policy 1.1.1.5. Non-residential development shall not exceed a 1.0 Floor Area Ratio (FAR).

Policy 1.1.1.19: As part of the Planned Unit Development process for the Mixed-Use category, a master plan shall be submitted to the City illustrating the proposed mix and distribution of uses for each respective Mixed-Use development. A maximum number of dwelling units and/or non-residential square feet for each proposed land use shall be identified in the master plan. No single land use shall exceed 75 percent of the proposed development.

Policy 1.1.1.20: To ensure an appropriate mixture of land uses that provide for a compact and walkable development, any proposal within the Mixed-Use (MU) land use designation shall be processed as a Planned Unit Development (PUD).

Planned Unit Developments

Policy 1.1.1.21: The City shall consider the utilization of density bonuses to encourage innovative design and planning approaches or create additional open space.

Policy 1.1.1.22: When considering designation of a residential land use the City shall determine that the area can be economically served by water and sewer, does not create a leap-frog development, is adequately buffered from uses which may adversely impact residential use, and is convenient to work and shopping areas.

Policy 1.1.1.23: The Community Redevelopment Area (CRA) Overlay district shall function as a specialized planned unit development with the intent of furthering the City's Community Redevelopment Plan. Land uses shall be governed by the Community Redevelopment Plan and implemented through the use of a Community Redevelopment Overlay Zoning District. The CRA Overlay land uses shall consist of civic, office, commercial, retail, single and multi-family residential, and mixed-uses.
Objective 1.1.2: Growth Management.
Manage future growth, development and redevelopment through the preparation, coordination, adoption, implementation and enforcement of the City’s future land uses, land development regulations, LDRs and the adopted level of services (LOS) standards for public facilities consistent with the policies set forth in this Element and as required by Florida Statutes. Future land uses shall be coordinated with the appropriate topographic and soil conditions.

Policy 1.1.2.1: Continue to update the LDRs to maintain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which at a minimum:

a. Regulate the subdivision of land;

b. Regulate the use of land and water and provide for open space;

c. Ensure the compatibility of adjacent land uses;

d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

e. Regulate signage;

f. Ensure safe and convenient on-site traffic flow and adequate vehicle parking supply;

g. Ensure the adopted LOS standards for public facilities are maintained; and

h. Require an impact analysis or assessment to be submitted for all proposed development, rezonings, and land use amendments. The assessment shall include impacts on public facilities including roadways, stormwater, potable water, sanitary sewer, solid waste, recreation and open space, and public schools. The assessment shall also include an environmental analysis of the impacts on flora and fauna (terrestrial and aquatic habitats), air quality, and water quality (surficial and/or aquifer).

Policy 1.1.2.2: Land Development Regulations shall be adopted which require new development to reserve suitable land for utility facilities or infrastructure necessary to support the proposed development.

Policy 1.1.2.3: For designating land uses, the following principles shall apply:

a. Neighborhood-oriented - Uses which provide limited goods and services for residents. Travel distances to neighborhood-oriented uses are short and transportation is mixed-mode including walking and bicycling in addition to the automobile.

b. Community-oriented - Uses which provide basic goods and services for residents of the entire City and immediately adjacent areas. Travel distances to community-oriented uses may involve cross-town trips and generally
require motorized transportation (automobile or bus).
c. Regional-oriented - Uses which provide basic and/or specialty goods and services for residents of the entire City and those of the region. The larger-scale or specialized nature of the goods and services provided often requires a population larger than that of the City. Travel modes are almost entirely motorized. Regional-oriented uses may include one single use or a large aggregation of several uses.

**Objective 1.1.3: Discourage Urban Sprawl.**

Discourage urban sprawl by directing future development and redevelopment activities to appropriate areas as depicted on the Future Land Use Map and identified in the City's Future Urban Service Areas Map. The appropriate areas are based upon:

1. The availability of suitable land for utility facilities necessary to support proposed development;
2. Sound planning principles;
3. Protection of natural and historic resources; and
4. The desired community character.

**Policy 1.1.3.1:** The City shall amend, adopt and implement Land Development Regulations (LDRs) which permit:

a. Planned unit developments and Community Redevelopment Area (CRA) overlays.

b. Mixed-use developments. The City's LDRs shall be amended to provide the standards for mixed-use subject to the following principles:
   1. The uses permitted in a mixed unit development may include all permitted uses except industrial uses.
   2. Shared parking may be permitted where there is a clearly documented potential for the effective shared use between land uses which have different peak parking periods.

c. Planned communities.

d. Traditional neighborhood development.

**Policy 1.1.3.2:** The City shall continue to enforce LDRs which require new residential developments to be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

**Policy 1.1.3.3:** The City shall amend, adopt and implement LDRs which require subdivisions to be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.
Policy 1.1.3.4: All proposed residential, commercial, and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study and other supporting justification indicating the economic feasibility of the development and the locational advantage of the proposed site over areas which are already designated for such uses. City-initiated changes to the Future Land Use Map shall be exempted from this requirement.

Policy 1.1.3.5: All new development shall be reviewed using criteria established in Chapter 91-5.006(5) F.A.C., to discourage urban sprawl.

Objective 1.1.4: Natural and Historic Resources.

Policy 1.1.4.1: The City shall continue to implement LDRs which require that the developer/owner of any site shall be responsible for the on-site management of stormwater run-off in a manner consistent with state and local drainage regulations.

Policy 1.1.4.2: The City shall continue to implement LDRs which require development to be sited in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Policy 1.1.4.3: If annexed in the future, the City shall protect potable water wellfields and prime aquifer recharge areas through implementation of the County’s Wellfield Protection Ordinance.

Policy 1.1.4.4: The City shall adopt LDRs specifying that the extraction of natural resources shall be permitted only where compatible with existing and proposed land uses.

Policy 1.1.4.5: The City shall amend, adopt and implement LDRs which require a reclamation plan to be submitted as part of the required application for an extractive use permit.

Policy 1.1.4.6: The City shall amend and adopt LDRs for the protection of historic resources which shall include:

a. The adoption of criteria for the identification of historic resources; and

b. The adoption of regulations for the protection and preservation of historic resources once identified.

Policy 1.1.4.7: The City shall implement an historic resources protection and preservation program which shall include:

a. The implementation of historic resource criteria through the identification, designation and mapping of qualifying sites;
b. The submission of a list of locally designated historic resources to the U.S. Department of Interior for inclusion on the National Register of Historic Places; and

c. The periodic updating of historic resource criteria and sites list.

**Objective 1.1.5: Public Facilities Level of Service.**
Achieve and maintain the adopted level of service (LOS) standards for public facilities and require future development and redevelopment activities to meet the adopted LOS standards or provide expansion of necessary public facilities concurrent with the impacts of the development.

Policy 1.1.5.1: All development and redevelopment activities shall be timed and staged concurrent with the provision of supporting public facilities at the levels adopted by this Comprehensive Plan.

Policy 1.1.5.2: Through the implementation of the Capital Improvements Element and enforcement of utility construction standards already adopted, the City shall ensure that public facilities and utilities are located to:

a. Maximize the efficiency of services provided;

b. Minimize their cost; and

c. Minimize their impacts on the natural environment.

Policy 1.1.5.3: All development in areas not provided central sewer services shall be governed by the provisions of Section 381.272, Florida Statutes, regulating on-site sewage disposal systems; and, Chapter 10D-6, Florida Administrative Code, which regulates the installation of individual sewage disposal facilities.

Policy 1.1.5.4: New development and redevelopment shall be permitted only when central water and sewer systems are available at levels that maintain the adopted LOS standards concurrent with the impacts of the development, or on-site systems are available which meet all applicable local, County, and State regulations. All existing and future development shall be required to connect to central water and central sewer systems when such services are available.

**Objective 1.1.6: Land Use Inconsistency.**
Require the amendment, adoption, and implementation of land development regulations (LDRs) concerning requirements for and elimination of land uses which are incompatible and inconsistent with the Future Land Use Map.

Policy 1.1.6.1: The City shall adopt LDRs prohibiting the expansion or replacement of land uses which are incompatible with the Future Land Use Map.

Policy 1.1.6.2: The City shall adopt LDRs which require incompatible uses to provide buffering techniques to reduce any negative impacts upon surrounding uses which are consistent with the Future Land Use Map.
Policy 1.1.6.3: The City shall investigate the potential of using amortization periods, transfer of development rights, property purchases/swaps and other such techniques for the removal or relocation of all land uses which are incompatible and inconsistent with the Future Land Use Map. All practical and economically feasible techniques shall be incorporated into the City’s LDRs.

Policy 1.1.6.4: The City shall develop a prioritized, City-wide code enforcement strategy to reduce land use inconsistencies caused by code violations.

Policy 1.1.6.5: The City shall continue a code enforcement strategy to reduce land uses in the downtown which are inconsistent with the community’s desired character and revitalization.

Policy 1.1.6.6: The City shall continue streetscape and median beautification to complement and enhance compatible land uses.

Objective 1.1.7: Intergovernmental Coordination.
Coordinate with affected and appropriate local, regional, and State governments and agencies to maximize their input into the development process and to mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.1.7.1: Requests for development orders or permits shall be coordinated, as required or requested, with nearby cities, the County, special districts, the Regional Planning Council, the Water Management District and State and federal agencies.

Policy 1.1.7.2: The City shall participate in dialogue and policy formation with the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) to settle land use disputes between the City and adjacent municipalities or unincorporated areas.

Policy 1.1.7.3: The City shall continue to monitor requested changes in land use in adjacent communities to determine any adverse impact from a land use or economic perspective. The City shall oppose land use changes in the County or nearby municipalities which would be in conflict with the City’s efforts to attract business and industry to the area.

Objective 1.1.8: Economic Development.
Promote economic development and diversity through the provision of mixed land uses which serve a variety of needs at all market levels and through cooperation with local businesses, the Chamber of Commerce, Palm Beach County, the Palm Beach County Economic Development Council, university researchers, and similar business groups.

Policy 1.1.8.1: The City shall assist business groups in the identification of those industries that are under-served in the region and the determination as to whether suitable areas for their location exist in the City.

Policy 1.1.8.2: The City shall assist business groups in the identification of those industry types the City can most easily attract and best support.
Policy 1.1.8.3: The City shall assist business groups in the maintenance, promotion, enhancement, and expansion of existing local businesses.

Policy 1.1.8.4: In an effort to promote economic diversification, the City shall amend, adopt, and implement LDRs which permit a variety of land use types to be located within the City.

Policy 1.1.8.5: The City shall participate in, and provide input to organizations/activities established to develop programs for sustainable economic activity for the region, including but not limited to the Sustainable Lake Okeechobee Initiative.

Objective 1.1.9: Redevelopment.
Achieve redevelopment through the creation of utilization of the Community Redevelopment Agency (CRA) and the adoption of an outline in the adopted Community Redevelopment Plan. Future development and redevelopment activities shall be directed toward blighted areas as they are identified in the Community Redevelopment Plan and the Belle Glade Renaissance: The Vision (adopted in September 2006).

Policy 1.1.9.1: The City shall continue to develop a program which cites specific guidelines by which blighted areas are defined and measures that will be taken to reverse the influences and results of that blight.

Policy 1.1.9.2: The City shall promote the continued redevelopment and renewal of blighted areas and other areas of substandard housing and commercial development through:
   a. The continued implementation of the ongoing redevelopment programs;
   b. The implementation of the goals, objectives, and policies of the Housing Element; and
   c. The coordination of demolition, rehabilitation, rezoning, and new construction activities which promote a high quality of life for all residents consistent with the desired character of the City.

Policy 1.1.9.3: The Community Redevelopment Plan for the CRA shall be adopted as a part of this plan by reference and shall be designated on the Future Land Use Map.

Objective 1.1.10: Annexation.
Encourage the annexation of lands that enhance the City’s economy, offer the potential acreage needed to meet future land use demands, reduce unincorporated enclaves, and for which the City can provide urban services while maintaining the City’s adopted level of service (LOS) standards for public facilities.

Policy 1.1.10.1: The City shall depict potential future annexation areas on the Future Land Use Map series contained within the City’s adopted Comprehensive Plan.

Goals, Objectives, and Policies
September 2007
Policy 1.1.10.2: By providing services that are unavailable in the unincorporated county or by providing a more advantageous LOS than is available from the unincorporated County, the City shall encourage the annexation of new lands and developments which:

a. Increase the City's tax base by providing services in the community which are not, and cannot, reasonably, be provided within the existing City limits;

b. Can economically and efficiently be provided, public facilities, at the adopted LOS standards while maintaining those LOS standards for the remainder of the City;

c. Complement existing developments and services within the City rather than competing with them;

d. Maintain or enhance the desired character of the community through the development of appropriate densities and intensities.

Policy 1.1.10.3: The City will establish a phased annexation program, annexing based on ability to serve and benefit to the City and its residents. The City shall establish phasing and timing guidelines. Priority shall be placed on annexing enclaves, pockets and infill areas. The City's annexation program shall be in accordance with Rule OJ-6.006(5), Florida Administrative Code, regarding discouraging urban sprawl, and shall be included in the Future Land Use Element.

Policy 1.1.10.4: Prior to annexation, a facilities and services extension plan shall be prepared and adopted for proposed annexation areas which shall:

a. Establish the location, LOS standards and phasing for each facility and service to be extended by the City;

b. Require all development or redevelopment activities to be timed, staged and located in conjunction with the provision of the public facilities and services addressed in this plan without exceeding their adopted LOS standards; and

c. Reserve the right of the City, in order to encourage infill development and reduce urban sprawl, to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan regardless of whether facilities and services are offered by a developer in advance of the plan phasing.

Policy 1.1.10.5: All annexations undertaken by the City shall be consistent with Section 171.043(1), F.S.

Policy 1.1.10.6: In instances where annexed areas are to be serviced with facilities provided by another entity, the City shall enter into an interlocal agreement for the provision of such services.
Policy 1.1.10.7: The City shall coordinate all annexation plans with adjacent municipalities, Palm Beach County’s Intergovernmental Coordination program in accordance with the laws, rules, and policies of these agencies, the State, and the City.

Policy 1.1.10.8: The City shall continue to meet with the City of Pahokee, the City of South Bay, Palm Beach County, and the Countywide Intergovernmental Coordination program to discuss future annexation plans and eliminate any conflicts between the plans or policies of each agency.

Policy 1.1.10.9: The City should not annex properties that result in a further reduction of ad valorem tax revenue or which have no public benefit. A cost/benefit analysis shall be undertaken to insure the annexation is economically feasible to the City and its residents. The City should consider payment in lieu of taxes for any tax-exempt properties.

Policy 1.1.10.10: The Plan addresses that annexation may be necessary to meet future residential land use needs. Annexation for residential land use will be utilized as an opportunity to provide upgraded housing stock, per the needs described in the Housing Element.

Objective 1.1.11: Schools and Colocation with Public Facilities.
Facilitate school siting and colocating of public facilities at new and/or expanded sites for public educational facilities to maintain and enhance the joint planning procedures for coordination and development of public school facilities concurrent with residential development and other services consistent with the Interlocal Agreement with Palm Beach County.

Policy 1.1.11.1: The City shall identify sufficient available land in the Future Land Use Element to accommodate public education facilities necessary to serve the current and projected student population.

Policy 1.1.11.2: Public schools shall be considered an allowable use within the residential and institutional Land Use categories. The City may also include regulations to ensure consistency with the Comprehensive Plan, and adequate review of any impacts generated by the facilities.

Policy 1.1.11.3: The co-location of schools and other public facilities such as parks is encouraged. Prior to approval of any public facility, the City shall review the feasibility of such a co-location and issue a finding as to the results.

Policy 1.1.11.4: Any new public educational facilities shall be located in an existing residential area, or demonstrate that the site is accessible by foot or bicycle for a portion of its students.

Objective 1.1.12: Hazard Mitigation and Disaster (Hurricane) Preparedness.
Coordinate with Palm Beach County and the State of Florida on an annual basis to address land use planning, hurricane evacuation, structural integrity, and disaster preparedness needs for the City of Belle Glade to mitigate and reduce or eliminate uses that are inconsistent with the County-wide Local Mitigation Strategy (LMS).
Policy 1.1.12.1: The City shall participate on the LMS Steering Committee and coordinate with Palm Beach County to implement the approved LMS, by assessing the vulnerability of governmental, medical, and public safety sites and structures in the City to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.

Policy 1.1.12.2: The City shall review the strategy and determine any necessary actions, including working with Palm Beach County to ensure that City employees are well-versed in the programs, procedures, and policies required during a disaster emergency and the longer-term post-disaster redevelopment process.

Policy 1.1.12.3: The City shall submit all hazard mitigation projects to Palm Beach County for inclusion in the LMS project prioritization list.

Policy 1.1.12.4: The City shall work in conjunction with the cities of South Bay and Pahokee to establish a Regional Operation Center.

Policy 1.1.12.5: Continue to annually update the City's Emergency Plan addressing disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures, and personnel duties.

Objective 1.1.13: Coastal High Hazard Area (CHHA)-Development

Policy 1.1.13.1: Protect public investments in areas vulnerable to natural disasters by constructing improvements in accordance with standards maintained by the Florida Department of Environmental Protection (FDEP).

Policy 1.1.13.2: Regulations contained within the Florida Building Code will be enforced to reduce exposure of life and property to the damaging effects of a hurricane or tropical storm to protect human life and property and to conserve the City's natural resources.

Policy 1.1.13.3: The City will reduce or maintain a maximum hurricane evacuation clearance time of 16.0 hours for the Hurricane Vulnerability Area (HVA) measured using the methodology assumed in the “Statewide Regional Evacuation Study Program, Treasure Coast Region Technical Data Report.” To this end, no comprehensive plan amendments or development applications should be approved that increase densities or intensities beyond those depicted on the Future Land Use Map for lands within the HVA without property analysis to determine compliance with this policy for hurricane evacuation clearance time. A 12-hour evacuation time to shelter is maintained for a category 5 storm.
event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate is available.

Policy 1.1.13.4: All proposed large-scale amendments to this Comprehensive Plan and/or applications for development review shall be evaluated for significant impacts to evacuation routes and times and for significant impacts to current available off-site sheltering capacities. Roadway improvements and shelter improvements shall be required if deemed necessary to mitigate negative impacts and phased with new residential development. Appropriate mitigation shall include, without limitations, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

Policy 1.1.13.5: The City will not accept operation and maintenance responsibility for private roads or facilities located within the Coastal High Hazard Area (CHHA).

Objective 1.1.14: Coastal High Hazard Area (CHHA)-Infrastructure.
Ensure that infrastructure in the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(b), F.S., as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, is provided in accordance with the adopted level of service standards set forth in the Transportation Element, Infrastructure Element, and Capital Improvements Element to serve development and redevelop towards coastal resource preservation and safe evacuation.

Policy 1.1.14.1: The City shall not utilize public funds for infrastructure expansion or improvements in the Coastal High Hazard Area (CHHA) unless such funds are necessary to:

- Provide minimum level of service to existing and/or future development
- Have densities and intensities depicted in the Future Land Use Map
- Provide adequate evacuation in the event of an emergency.

Policy 1.1.14.2: Notwithstanding the provisions under Policy 1.1.14.1, expenditures for flood control, natural resource enhancement, or the maintenance of existing utilities and services, including fire and recreation, shall be permitted in the Coastal High Hazard Area (CHHA).

Policy 1.1.14.3: Infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be phased in accordance with the Capital Improvements Element, as adopted and amended.

Policy 1.1.14.4: A priority for infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be to construct these new public facilities and services to a standard that reduces exposure to human life through natural hazards and/or improves evacuation clearance times.

Objective 1.1.15: Coastal High Hazard Areas (CHHA) - Population
Direct Population concentrations away from the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(b), F.S., as the area below the elevation of the category.
Policy 1.1.15.1: The City shall direct population concentrations away from known or predicted coastal high hazard areas by not locating infrastructure beyond that which is necessary to service development potential depicted on the Future Land Use Map.

Policy 1.1.15.2: The City shall not increase densities or intensities in the Coastal High Hazard Area (CHHA) beyond those depicted on the Future Land Use Map.

Policy 1.1.15.3: Infill or redevelopment densities or intensities in the Coastal High Hazard Area (CHHA) shall not exceed those depicted in the adopted Future Land Use Map.
Future Land Use Element Map Series:

1.1.1 Existing Land Use
1.3.1.2 Future Land Use
1.2 Vacant and Developable Land
1.4 Vacant and Developable Land by Land Use
1.5.1.5 Future Urban Services and Annexation Areas
1.6 Annexation Areas Since 1990
1.7 1.7 Community Redevelopment Area
1.8 1.8 Existing Wellheads Protection Areas
1.9 1.9 Water Bodies – Lakes, Flood Plain, Canals
1.10 Coastal High Hazard Area
1.11 Coastal High Hazard Area – Land Use
TRANSPORTATION ELEMENT

GOAL 2.1: PROVIDE FOR A SAFE, CONVENIENT, EFFECTIVE, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM WHICH MOVES PEOPLE GOODS, AND SERVICES IN AN ECONOMICAL MANNER WITH MINIMUM AL ADVERSE IMPACTS TO THE ENVIRONMENT.

Objective 2.1.1: Roadway Mitigation.
Mitigate existing and future roadway deficiencies based on level of service (LOS) standards established in this plan through a continuous roadway improvement program and balanced land-use pattern.

Policy 2.1.1.1: The City shall adopt the level of service standards listed in Table 2-3 of this element published by Palm Beach County. The City thereby adopts the LOS "D" for the peak hour, peak direction for all roadways within the City, with the exception of local residential roads. Local residential roads shall maintain an adopted LOS of "C" for the peak hour, peak direction, unless otherwise stated.

Policy 2.1.1.2: For roads on the Florida Intrastate Highway System (FIHS) and Strategic Intermodal System (SIS), the LOS standard shall be LOS "D" in urban areas and LOS "B" in rural areas as adopted by the Florida Department of Transportation (FDOT). Numeric values for this standard shall be consistent with those published in Table 5-1 of the most current edition of FDOT's “Level of Service Manual.”

Policy 2.1.1.3: The City shall conduct an annual inventory of local roadways to determine if the function provided by the roadway is sufficiently served. Roadway condition, truck usage, parking usage, and safety hazard to pedestrian and bicycle traffic should be used as determining criteria where applicable.

Policy 2.1.1.4: The city shall annually define revenue sources for future transportation improvements as part of the Capital Improvement Plan.

Policy 2.1.1.5: Development orders and permits shall not be issued if a proposed development would cause the LOS of a facility to fall below the adopted LOS standards. However, development orders and permits may be issued if facility improvements needed to maintain or achieve the adopted LOS standards are provided concurrent with the impacts of the development in a manner consistent with the goals, objectives, and policies of this Element and with the Capital Improvements Element or are scheduled in either the FDOT or Palm Beach County Five Year Road Program within the first three years.

Policy 2.1.1.6: The city shall review and revise local land development regulations to provide for the safe and efficient location and design of curb cuts and driveways. Curb cut and driveway spacing requirements shall apply to all new development and redevelopment activities.

Policy 2.1.1.7: As a condition for development approval, the City shall require new developments to include internal connections with existing and proposed...
roadways where feasible to disperse traffic, increasing roadway connectivity and alleviating congestion.

Policy 2.1.1.8: The City shall maintain and evaluate an inventory of the LOS along all roadways within the City as part of the Concurrency Management System (CMS). The inventory shall be updated on an annual basis.

Policy 2.1.1.9: The City will maintain policies and programs which ensure that the overall transportation system meets the County’s level of service criteria in order to provide viable alternatives to the FHIS, and to protect its interregional and intrastate functions.

Policy 2.1.1.10: The City shall consider establishing a Transportation Demand Management (TDM) program to reduce the number of peak hour trips and single occupancy vehicle trips along congested roadways.

Objective 2.1.2: Right-of-Way Protection.
Annually adopt a thoroughfare right-of-way preservation and acquisition plan for the major roadway network based upon the map series in the Transportation Element.

Policy 2.1.2.1: During the developmental review and approval process, the present right-of-way permitting process shall be implemented so as to protect the City’s rights-of-way.

Policy 2.1.2.2: The City shall use the land development code and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments.

Policy 2.1.2.3: The City shall reduce the need for widening major and minor thoroughfares by encouraging the placement of a well interconnected system of streets. Where an interconnected system becomes possible, care should be given to a community’s quality of life, the amount of through-traffic, the impacts on safety, and overall security.

Objective 2.1.3: Traffic Control Devices.
Provide signage and signals to conform with the Manual of Uniform Traffic Control Devices (MUTCD) standards.

Policy 2.1.3.1: Conduct a periodic traffic sign survey on local roadways to determine areas with deficient or inadequate signage. These areas, once identified, shall have signs replaced or installed which meet the standards outlined in the MUTCD.

Policy 2.1.3.2: Conduct a periodic inventory of existing signals on local roadways to determine areas with deficient signalization. These areas, once identified, shall have signals replaced or installed to meet the standards outlined in the MUTCD. The City shall also coordinate with Palm Beach County regarding signals maintained by the County to ensure signals meet the standards outlined in the MUTCD.
Objective 2.1.4: Belle Glade Municipal Airport.
All development at the Airport shall be made with proper consideration for the adjacent population, environment, and the Future Land Use Element.

Policy 2.1.4.1: The City shall update the Airport Master Plan by the end of 2010 and shall include input from the public, County, State, and Federal Aviation Administration.

Policy 2.1.4.2: The City shall coordinate improvements at the Airport with improvement plans of FDOT, MPO, Palm Beach County, Federal Aviation Administration.

Policy 2.1.4.3: The City will assign a staff member to serve as the liaison on matters relating to development at the Airport and the surrounding areas, the City Code, City policies and procedures, the Comprehensive Plan and any other matter as determined by the City Manager.


Policy 2.1.4.5: All non-aviation property surrounding the Airport shall be developed consistent with all applicable City, County, State and Federal regulations.

GOAL 2.2: ENSURE PARKING IS PROVIDED OFF-STREET AND ON-STREET TO SERVE FUTURE DEVELOPMENT WITHIN THE CITY AND THE FUTURE TRANSPORTATION SYSTEM.

Objective 2.2.1: Off-Street Parking.
Development shall be required to provide parking onsite for motorized and non-motorized vehicles as required in the land development code.

Policy 2.2.1.1: The city shall review and revise land development regulations to ensure the adequate provision of on-site parking, including shared parking provisions.

Objective 2.2.2: On-Street Parking.
Provide on-street parking to serve development where feasible while minimizing impacts on the transportation system's LOS and safety.

Policy 2.2.2.1: Review on-street parking locations for possible encroachment of adopted thoroughfare right-of-way.

GOAL 2.3.: DEVELOP A SAFE BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM ACCESSIBLE TO ALL MAJOR PUBLIC AND PRIVATE FACILITIES.

Objective 2.3.1: Bicycle and Pedestrian Facilities.
Improve the transportation system to accommodate bicycles and pedestrians by providing adequate facilities to achieve pedestrian- and bicycle-friendly environments.
Policy 2.3.1.1: Evaluate the need to improve existing bicycle and pedestrian facilities by creating an inventory of the existing sidewalks, bike paths, and shared use paths throughout the City.

Policy 2.3.1.2: Continue the bicycle and pedestrian accident recording program to identify road segments and intersections having frequent bicycle and pedestrian related accidents.

Policy 2.3.1.3: Coordinate with the Palm Beach County and the Florida Department of Transportation to address pedestrian and bicycle facility needs along County and State roads.

Policy 2.3.1.4: Evaluate the feasibility of creating a Greenway Master Plan, which includes recreational paths connecting residents to recreational opportunities at Torry Island, Lake Okeechobee, and other City recreational areas.

Policy 2.3.1.5: Target improvements to the pedestrian network consistent with the American with Disabilities Act (ADA) for non-compliant facilities identified in the sidewalk, bike path, and shared use path inventory.

Policy 2.3.1.6: The City is committed to provide safe routes to school for local elementary schools within municipal boundaries consistent with the rules and regulations of Chapter 1006.23 of the F.S. Upon formal request by the citizenry and determination of adequate funding, the City will contact the Palm Beach County School Board and work cooperatively to evaluate existing walking conditions consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The City will act upon the reasonable conclusions and recommendations from the study and program appropriate improvements into the Capital Improvements Plan to ensure safe walking conditions are maintained for local elementary school students.

Policy 2.3.1.7: The City shall amend the Land Development Code to require bicycle parking for all new development and redevelopment for non-residential uses.

GOAL 2.4: COORDINATE TRANSPORTATION-RELATED ISSUES WITH THE FDOT, MPO, TREASURE COAST REGIONAL PLANNING COUNCIL, PALM BEACH COUNTY, DEPARTMENT OF COMMUNITY AFFAIRS/REGIONAL ECONOMIC OPPORTUNITY, AND OTHER PRIVATE OR PUBLIC TRANSPORTATION-RELATED AGENCIES.

Objective 2.4.1: Coordination of Transportation Plans and Programs.

The City shall coordinate with the transportation related plans and programs prepared and adopted by the agencies listed above.

Policy 2.4.1.1: Map and update annually transportation improvements planned for the City indicating the agency responsible for the improvement.

Policy 2.4.1.2: Coordinate transportation issues and policies with the FDOT and other public and private transportation-related agencies through regular oral and written communications with these agencies.
Policy 2.4.1.3: The City will monitor and provide local input to the Palm Beach County and FDOT Five-Year Roadway Plan to ensure that all county and state roads within City will maintain LOS “D”.

Policy 2.4.1.4: The City will coordinate with the Palm Beach County Department of Engineering and Public Works to ensure that all developments comply with Roadway Improvements Agreement.

Policy 2.4.1.5: The City will coordinate transportation improvements with other elements within the comprehensive plan to ensure compatibility between land use and transportation goals.

GOAL 2.5: DEVELOP A SAFE, CONVENIENT AND EFFICIENT PUBLIC TRANSPORTATION SYSTEM WITHIN THE CITY FOR RESIDENTS, BUSINESSES, AND VISITORS, WITH PARTICULAR EMPHASIS ON ADEQUATE SERVICE FOR THE LOCAL TRANSPORTATION DISADVANTAGED POPULATION WITHIN THE CITY.

Objective 2.5.1: Transit Usage and Improvements.
Increase utilization of transit service by local residents, employees, and visitors to help reduce motor vehicle use and traffic congestion.

Policy 2.5.1.1: Support efforts by Palm Tran for improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.

Policy 2.5.1.2: Identify location of transit facility needs, including location of bus stops and bus shelters.

Policy 2.5.1.3: The City shall work to increase the transit modal split for all trips within the City to achieve at least a 3% of one percent modal split for transit by 2012.

Policy 2.5.1.4: Coordinate with Palm Tran to improve transit service within the City and make public transit a more viable transportation mode for riders and the local transportation disadvantaged population.

Policy 2.5.1.5: Provide incentives, such as increased allowable density or reduced parking requirements, to developers of all residential, commercial and/or general office land uses that contain public transit facilities within their developments.

Policy 2.5.1.6: The City will collect Palm Beach County Traffic Impact Fees on all new development within the City and transfer said fees collected to Palm Beach County to fund its Five-Year Roadway Plan.

Objective 2.5.2: Emergency Transit Plan.
Coordinate with Palm Tran and the Palm Beach County Emergency Management office to help ensure development of an emergency transit plan that will provide timely...
evacuation of the areas surrounding the lake and other flood prone areas during tropical storms and hurricanes.

Policy 2.5.2.1: The City shall meet with Palm Tran and Palm Beach County Emergency Management office at least once a year to coordinate evacuation plans and related issues and report back to the City Manager.

Policy 2.5.2.2: Timely evacuation operations shall be established to commence four hours after an evacuation order is issued by the Palm Beach County’s Emergency Management office.
Transportation Element Map Series:

2-1  Major Thoroughfares by Number of Lanes
2-2a Major Thoroughfares by Functional Classification
2-2b Jurisdictional Roadway and Railway Classification
2-3 Major Trips Generators and Attractors
2-4 Major Transit Facilities
2-5 Existing Bicycle Facilities
2-6 Existing Pedestrian Facilities
2-7 Existing Vehicular Peak Hour and Peak Direction LOS on Major Thoroughfares
2-8 Major Thoroughfares by Number of Lanes (2025)
2-9a Major Thoroughfares by Functional Classification (2025)
2-9b Jurisdictional Roadway and Railway Classification (2025)
2-10 Major Trips Generators and Attractors (2025)
2-11 Major Transit Facilities (2025)
2-12 Bicycle Facilities (2025)
2-13 Pedestrian Facilities (2025)
2-14 Vehicular Peak Hour and Peak Direction LOS on Major Thoroughfares (2025)
HOUSING

GOAL 3.1: ENSURE AN ADEQUATE SUPPLY OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

Objective 3.1.1: Adequate and Safe Housing.
Continue to increase the availability of safe, sanitary and affordable housing to meet the needs of the city's residents, with continued special attention paid to the needs of families of very low, low and moderate-income.

Policy 3.1.1.1: Continue to provide annual assistance to rehabilitate substandard housing for very low, low, and moderate-income families with an annual average of 12 units per year.

Policy 3.1.1.2: Demolish substandard, dilapidated housing units at an average annual rate of 10 units per year.

Policy 3.1.1.3: On an annual basis, apply for Community Development Block Grant and other public funds for use in assisting the provision of safe, sanitary housing for very low and low- to moderate-income residents, including farmworkers. Funds shall be either to directly finance housing and/or related infrastructure improvements or to assist in creating job opportunities thereby increasing the capabilities of households to afford decent, safe, and sanitary housing.

Policy 3.1.1.4: Continue to fund the City's code enforcement program on an annual basis for the purpose of identifying and improving substandard housing conditions and stabilizing existing neighborhoods.

Policy 3.1.1.5: The City shall increase the available supply of safe, sanitary, and affordable housing by annual average of 30 units per year either by new construction and/or rehabilitation of substandard units.

Objective 3.1.2: Relocation Housing.
Residential developments that displace existing residents shall not be approved without providing relocation housing.

Policy 3.1.2.1: All residential projects that displace existing residents shall provide a detailed relocation plan to protect the health, safety, and welfare of the affected residents.

Policy 3.1.2.2: Continue to provide relocation housing based on funding availability, including use of programs such as SHIP, HOME, and other housing programs that may provide opportunities as replacement housing.

Policy 3.1.2.3: Residents displaced by government activity, other than enforcement activities, shall be provided with relocation housing options or equitable compensation.
Objective 3.1.3: Development of New Housing.
Promote new construction to meet the housing needs of its current and future residents and those with special needs, particularly elderly and farmworker housing, and very low, low, and moderate-income households.

Policy 3.1.3.1: Promote the development of subdivisions through annexation and continued implementation of the streamlined administrative procedures for approval of such projects.

Policy 3.1.3.2: Encourage and facilitate construction of affordable housing by local builders and developers by streamlining the administrative approval process from the aspects of permitting and special use permits.

Policy 3.1.3.3: City shall identify land to annex that is suitable for residential development to help meet the City’s future residential needs.

Policy 3.1.3.4: Continue working with Palm Beach County’s Housing and Community Development department to acquire funding for housing sites for very low, low-, and moderate-income households, as well as funding for infill and new construction.

Policy 3.1.3.5: City shall designate lands for residential development consistent with the Future Land Use Map to help meet the future demand for housing within the City.

Policy 3.1.3.6: City shall provide a diversity of lot sizes, floor areas, setbacks, and other design features which allow for flexibility and choice in housing types through the land development code to meet the City’s housing needs.

Policy 3.1.3.7: Continue to promote public and private partnerships as a means to construct additional housing, including the Farmworker Housing Program Trust Fund.

Policy 3.1.3.8: In order to ensure that housing policies of other jurisdictions are compatible with those of Belle Glade, and to further housing opportunities for its residents, shall seek representation on County Commission on Affordable Housing as well as other coordinating entities.

Policy 3.1.3.9: By 2008/2017, the city shall review and amend the zoning code to allow for zero lot line development and PUDs in residential zoning districts.

Policy 3.1.3.10: The City shall continue its efforts to provide additional single family farm worker housing through use of the Pocket of Poverty Housing Trust Fund, as funds are available.

Policy 3.1.3.11: The City shall continue to support housing for the elderly, recognizing the special needs of retired farmworkers.

Objective 3.1.4: Economic Solutions.
Minimize the number of cost burden residents within the City through economic development and wealth creation.
Policy 3.1.4.1: The City shall apply for funding to assist in the creation of job opportunities and support efforts of other organizations whose mission is wealth creation, thereby increasing the capabilities of households to afford decent, safe, and sanitary housing.

Policy 3.1.4.2: The City shall support/encourage efforts to improve the economic status of special needs groups, such as single-parent households, through programs such as daycare, after school programs and job training.

Objective 3.1.5: Historic Housing Preservation.
The City shall identify, recognize, preserve, and protect historically significant housing.

Policy 3.1.5.1: By 2012, the City shall develop a program to identify, preserve and protect historically significant housing.

Policy 3.1.5.2: City shall conduct a survey by 2012 to identify historically significant housing consistent with Florida Department of State Historic Resources Department’s master site file criteria.

Policy 3.1.5.3: City shall encourage and promote historic housing for nomination and listing on The National Register of Historic Places.

Objective 3.1.6: Element Consistency and Development Patterns.
The Housing Element shall be consistent with the other elements of the comprehensive plan and discourage residential development that results in urban sprawl.

Policy 3.1.6.1: The City shall discourage urban sprawl by encouraging compact development.

Policy 3.1.6.2: The City shall provide that housing development orders and permits issued shall not result in a reduction of the roadway level of service standard adopted in this Comprehensive Plan.

Policy 3.1.6.3: The City shall require all new residential developments, where appropriate, to provide either access to multimodal transportation facilities or onsite multimodal transportation facilities.

Objective 3.1.7: Provision for Group Homes.
The City shall continue to encourage the integration of group living facilities by allowing uses in compatible residential zoning classifications.

Policy 3.1.7.1: The City shall continue to support the location of group homes and foster care facilities in residential areas as governed by state statute and local policy by providing land development regulations to formally provide for these uses in residential districts.

Objective 3.1.8: Housing Implementation.
The City shall formulate appropriate housing implementation programs that utilize subsidies of federal, state, or local governmental agencies.
Policy 3.1.8.1: The City shall identify, maintain, and update governmental subsidy programs that are applicable to the City.

Policy 3.1.8.2: The City shall coordinate housing programs with housing providers and agencies that operate within the City.

Policy 3.1.8.3: The City shall incorporate the implementation strategies from the City's 2007 Housing Strategies study into the Comprehensive Plan.
Housing Element Map Series:

3-1 General Location of Substandard Housing
3-2 Census Tracts
3-3 Group Homes Located within City Limits
INFRASTRUCTURE ELEMENT

A. Sanitary Sewer Sub-Element

GOAL 4.A.1: COORDINATE WITH PALM BEACH COUNTY WATER UTILITIES DEPARTMENT (PBCWUD) TO PROVIDE WASTEWATER FACILITIES WHICH COMPLY WITH ALL APPLICABLE REGULATIONS AND WHICH MEET THE NEEDS OF THE CURRENT AND FUTURE RESIDENTS OF THE CITY OF BELLE GLADE WITHIN GLADES REGION URBAN SERVICE AREASERVICE AREA.

The City shall coordinate with PBCWUD to provide wastewater facilities that comply with the adopted level of service (LOS) and capacity standards established by that are established by the PBCWUD 10-Year Water Supply Facility's Work Plan, as adopted by Palm Beach County Board of county Commissioners, as well as any updated or amendments to said Plan. This Element in order to meet existing and future needs.

Policy 4.A.1.1.1: The City shall maintain an average annual LOS of 104 gallons of wastewater per capita per day as part of the City's Concurrency Management System (CMS).

Policy 4.A.1.1.2: The City shall maintain a peak 24-hour level of service of 202 gallons of wastewater per person per day as part of the City's CMS.

Policy 4.A.1.1.3: The City shall maintain wastewater treatment facilities of an adopted LOS standard of 6.0 million gallons of treated wastewater per day.

Policy 4.A.1.1.4: The City shall maintain a detailed schedule of wastewater facilities, and incorporate those capital improvements necessary to maintain the adopted LOS into the annually adopted and financially feasible Five-Year Schedule of Capital improvements in the Capital Improvements Element.

Policy 4.A.1.1.5: The city shall continue to maintain and upgrade wastewater facilities as part of a comprehensive maintenance program, including transmission lines and treatment facilities, as necessary to maintain the adopted LOS standards.

Policy 4.A.1.1.6: The City shall provide ongoing training for operations and field personnel engaged in the inspection and maintenance of wastewater facilities within the City.

Coordinate with PBCWUD to provide wastewater services and facilities for new development. The shall be provided in accordance with the criteria established in the City's CMS in order to maintain the City's adopted LOS standards. The City shall coordinate with PBCWUD to extend wastewater collection services, concurrent with potable water services, to new areas, in the absence of proposed development, only when such extensions are economically feasible, promote compact urban growth, and are of benefit to the health, safety, and welfare of the community.

Goals, Objectives, and Policies

September 2007
Policy 4.A.1.2.1: The City shall not extend wastewater collection services to developments which would exceed either the adopted levels of service or peak capacity standards of the City's wastewater treatment facilities, unless adequate funding is provided for facility capacity expansion.
Policy 4.A.1.2.2: Extension of the wastewater system to private developments shall be made only at the developer's expense. The City Commission may reduce or waive such expenses upon a finding that such an extension would be in the best interest of the public health, safety, or welfare of the City and its residents.

Policy 4.A.1.2.3: In order to promote compact urban growth and retain wastewater capacity for the incorporated area of Belle Glade, extension of wastewater services to unincorporated areas shall be approved only by a majority vote of the City Commission, who shall find such extensions to be consistent with the goals, objectives and policies of this Comprehensive Plan.

Policy 4.A.1.2.4: The City shall request that the County forward all requests for development approval within the City's service area to the City for review for consistency with the goals, objectives and policies of this Comprehensive Plan. The City shall inform the County of any deficiencies in the wastewater system.

Policy 4.A.1.2.6: All future annexations and extensions of wastewater services into annexation areas shall be governed by Objective 4.A.1.10. and accompanying policies of the Future Land Use Element.

Policy 4.A.1.2.6: Septic usage in the City shall continue to be regulated and constructed in a manner consistent with all applicable local, State, and Federal regulations, including the applicable goals, objectives, policies, and LGS standards contained in this Comprehensive Plan.

Policy 4.A.1.2.7: The location and siting of new package treatment plants shall be prohibited by the City in areas where the disposal of improperly treated effluent may degrade the quality of groundwater or adjacent surface water.

Policy 4.A.1.2.8: The City shall promote and direct urban infill and redevelopment to locations where an existing wastewater collection network is available and where treatment capacity is adequate to service the intended development, or to those areas where funds have been committed for the provision of adequate capacity.


Coordinate with PBCWUD to implement any developed wastewater effluent reuse, recharge, and disposal program as set forth in the PBCWUD 10-Year Water Supply Facility's Work Plan, as adopted by Palm Beach County Board of County Commissioners, as well as any updated or amendments to said Plan, in order to recharge wetlands and groundwater supplies.

Policy 4.A.1.3.1: The City shall require the use of reclaimed wastewater for irrigation and non-potable use for all new development and other appropriate uses, including but not limited to irrigation for parks, golf courses, cemeteries, large commercial, or governmental complexes, where such use can be feasibly implemented, and permitted by the Florida Department of Environmental Protection (FDEP), as determined by the City.
B. Solid Waste Sub-Element

GOAL 4.B.1: PROVIDE ACCESS TO SOLID WASTE MANAGEMENT AND DISPOSAL FACILITIES THROUGH COORDINATION AND COOPERATION WITH LOCAL, REGIONAL, STATE, AND FEDERAL ENTITIES FOR THE CITY OF BELLE GLADE AND ITS RESIDENTS.

Objective 4.B.1.1: Solid Waste Management.
Coordinate with the Palm Beach County Solid Waste Authority (PBCSWA) to maintain availability of solid waste disposal facilities and reduce the waste stream in order to meet the adopted LOS standards established in this Element, reduce the potential for deficiencies, and to meet future growth needs.

Policy 4.B.1.1.1: The City shall maintain an adopted solid waste LOS standard of 4.5 pounds per capita per day.

Policy 4.B.1.1.2: The City shall continue to utilize the PBCSWA for all current and future solid waste disposal and facility needs.

Policy 4.B.1.1.3: The City shall coordinate with the PBCSWA to conveniently and cost effectively locate, build, and maintain all solid waste facilities (landfills, transfer stations, hazardous waste collection centers) in such a manner as to minimize the adverse impacts on the environment, residential neighborhoods and road networks.

Policy 4.B.1.1.4: The City will continue to coordinate with the PBCSWA to maintain adopted LOS standards and solid waste volume reduction efforts by the City in order to maximize the use of existing solid waste facilities.

Policy 4.B.1.1.5: The City will continue to coordinate and assist the PBCSWA in implementation of recycling programs within the City.

Policy 4.B.1.1.6: The City will coordinate with the appropriate enforcement agencies for the effective enforcement of anti-littering laws and programs to specifically reduce the level of illegal dumping.

Policy 4.B.1.1.7: The City shall maintain and enforce PBCSWA programs designed to maximize the utilization and life expectancy of all existing and future PBCSWA facilities.

Ensure that the availability and quality of hazardous waste collection facilities meet public needs, conform to State and federal standards, are managed properly, and are provided for in an efficient and coordinated manner for the City.

Policy 4.B.1.2.1: The City shall coordinate with appropriate local, State, and federal agencies in the event a site meeting the criteria within the Superfund Amendments and Reauthorization Act (SARA), Title III, 40 CFR Part 370 is identified within the City.
Policy 4.B.1.2.2: The City shall coordinate with Palm Beach County and the signatories of the County’s Comprehensive Emergency Management Plan in the event an emergency involving hazardous wastes occurs within the City.

Policy 4.B.1.2.3: The City will utilize data updates from the PBCSWA, Palm Beach County, the FDEP, and other appropriate State or federal agencies, along with building permits and occupational license data collected by the City to identify the locations, and maintain an inventory, of hazardous materials or hazardous wastes within the City.
C. Stormwater Management Sub-Element

GOAL 4.C.1: PROVIDE ADEQUATE STORMWATER MANAGEMENT FOR PROTECTION AGAINST FLOODING AND PROTECTION OF SURFACE AND GROUNDWATER QUALITY IN THE CITY OF BELLE GLADE.

Objective 4.C.1.1: Stormwater Level of Service (LOS).
New development and redevelopment projects shall meet the adopted stormwater management LOS standards established by this Element. Existing development need not be retrofitted to meet stormwater discharge water quality standards or stormwater management LOS standards.

Policy 4.C.1.1.1: The 3-day/25-year return storm event shall be maintained as the adopted stormwater management LOS standard with which all new development and redevelopment shall comply.

Policy 4.C.1.1.2: The adopted level of service (LOS) for the City’s stormwater drainage system is a 3 year - 1 hour storm event.

Policy 4.C.1.1.3: The City will continue to enforce the Stormwater Management Program outlined in Chapter 23.5 of the City’s Land Development Regulations to monitor and maintain the adopted LOS standards for the stormwater management system. Compliance with this Program shall not be construed to indicate compliance with applicable stormwater discharge water quality standards contained within Chapter 62-25, Florida Administrative Code (F.A.C.).

Objective 4.C.1.2: Stormwater Quality.
Improve the quality of the stormwater entrained into stormwater management facilities in order to protect and prevent degradation of surface and groundwater quality, in accordance with the water quality standards within Chapter 62-25, F.A.C.

Policy 4.C.1.2.1: The City will maintain, and update as necessary, the Stormwater Management Program within the Land Development Regulations to enhance and protect water quality.

Policy 4.C.1.2.2: City staff shall coordinate with appropriate regional, State and federal agencies to lessen pollution via stormwater runoff bound for Lake Okeechobee and area canals by educating City residents on best management practices to reduce pollution.

Policy 4.C.1.2.3: All new development and redevelopment projects shall meet or exceed these minimum State water quality standards; Chapter 62-40 F.A.C., Chapter 62-302 F.A.C., and Chapter 40C-42 F.A.C. All new development or redevelopment projects shall also meet or exceed minimum environmental protection standards of Palm Beach County and this Comprehensive Plan. Stormwater discharges from all new development and redevelopment projects shall also meet or exceed State water quality standards for Class III Waters as stated in Chapter 62-302 F.A.C. The City shall not be required to conduct water quality sampling or testing of stormwater discharge to receiving waterbodies in order to implement the above standards.
Policy 4.C.1.2.4: The City shall assist in implementing that all permittees within the Everglades Agricultural Area shall implement Best Management Practices and a water quality Discharge Monitoring Plan per South Florida Water Management District Permit #50-00010-E.
Objective 4.C.1.3: Stormwater Facility Design.
Maintain current standards regulating the design, construction, and management of
stormwater systems used for stormwater management.

Policy 4.C.1.3.2: The City shall identify and prioritize stormwater systems in need
of retrofitting, and upgrade these systems, as funding becomes available.
Watershed studies will be used to identify and prioritize systems in need of
retrofitting. The City may apply for any grants and loans available from the FDEP
Revolving Loan Fund in order to pay for retrofitting projects.

Policy 4.C.1.3.3: The City shall employ Best Management Practices (BMPs) for
control of erosion and sedimentation for all construction and agricultural activities
in order to protect natural waterbodies, watercourses, and wetlands from off-site
pollutants.
D. Potable Water Sub-Element

GOAL 4.D.1: COORDINATE WITH PALM BEACH COUNTY WATER UTILITIES DEPARTMENT (PBCWUD) TO PROVIDE ADEQUATE POTABLE WATER FACILITIES AND SERVICES, AND WATER QUALITY AND QUANTITY TO MEET THE DEMANDS OF THE EXISTING AND PROJECTED POPULATION OF THE CITY OF BELLE GLADE WITHIN THE GLADES REGION URBAN SERVICE AREA.

Objective 4.D.1.1: Potable Water Level of Service (LOS) Standards.
The City shall coordinate with PBCWUD to provide potable water facilities which comply with the adopted LOS standards and capacities established by the PBCWUD 10-Year Water Supply Facility's Work Plan, as adopted by Palm Beach County Board of County Commissioners, as well as any updated or amendments to said Plan. This Element.

Policy 4.D.1.1.1: The City shall continue to maintain an adopted LOS standard of 91.0 gallons of potable water per-capita per day.

Policy 4.D.1.1.2: The City's potable water treatment facilities shall meet or exceed an adopted LOS capacity standard of 8 million gallons per day.

Policy 4.D.1.1.3: The City's potable water storage facilities shall meet or exceed an adopted LOS capacity standard of 2,160,000 gallons.

Policy 4.D.1.1.4: The City shall maintain an adopted LOS standard of 20 pounds per square inch for all water lines within the City.

Policy 4.D.1.1.5: The City shall continue to coordinate with Palm Beach County, and the Cities of Palm Beach, Palm Beach North and West Palm Beach to maintain an adequate supply of potable water through maintenance of the adopted LOS standards.

Policy 4.D.1.1.6: Upon completion of the Palm Beach County Floridan Reverse-Osmosis (RO) Water Treatment Plant, the City shall reevaluate its adopted LOS standards to better match the treatment capacity and storage capacity available to City residents. The City shall also consider using an LOS standard for gallons per-capita per day based on demand, rather than facility capacity.


Coordinate with PBCWUD to identify any potable water treatment facilities deficiencies, based on maintenance of the adopted LOS standards and facilities needed to accommodate future growth, and incorporate identified projects into the Five-Year Schedule of Capital Improvements in the Capital Improvements Element-Palm Beach County's Capital Improvements Plan.

Policy 4.D.1.2.1: The City shall continue to maintain and update its database of existing water distribution networks and provide periodic reports to the City Commissioners. In addition, the City shall coordinate with all agencies having jurisdiction over the City's water distribution system for the purpose of identifying any deficiencies or gaps in the system.

Policy 4.D.1.2.2: The City shall coordinate with PBCWUD to identify any deficiencies or gaps in the system.
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- The City shall maintain the General Plan for future implementation.
- All capital improvements necessary to maintain the adopted GPD standards shall be included in the Five-Year Schedule of Capital Improvements as presented in the Capital Improvements Element.

Coordinate with PBCWUD to complete plans and implement programs and improvements for the provision of potable water of the quality required by State and federal standards for surface water and groundwater, and capacity and pressure identified within the adopted LOS standards to all customers within the City. Belle Glade Glades Region Urban service area in order to meet current and future growth needs.

Policy 4.D.1.3.1: The City shall continue to coordinate with Palm Beach County, the Cities of Pahokee and South Bay, and the SFWMD on the maintenance and upgrading of water treatment facilities in order to ensure the adopted LOS standards are met.

Policy 4.D.1.3.2: The City shall maintain a minimum water pressure in all water service lines of 20 pounds per square inch.

Policy 4.D.1.3.3: The City shall increase water storage capacity at a level consistent with system expansion and facilities improvements needed to maintain the adopted LOS standards and accommodate future growth.

Policy 4.D.1.3.4: The City shall continue the replacement of inadequate water mains as necessary and where economically feasible in order to maintain the adopted LOS standards and to ensure the health, safety, and welfare of City residents.

Policy 4.D.1.3.5: The City shall continue to implement a comprehensive maintenance program for the water treatment plant, water lines, and fire hydrants within the City.

Policy 4.D.1.3.6: The City shall continue to implement training programs for water treatment facility and system operations and field personnel.

Policy 4.D.1.3.7: The City shall require treatment of its water supply be at a minimum, in accordance with State and federal standards of water quality, including but not limited to Chapter 62-302, F.A.C., and Chapter 62-620, F.A.C.

Policy 4.D.1.3.8: The City shall coordinate with future water suppliers to develop strategies, as needed, to balance fluctuation in water demand, safeguard continuity of supply in case of plant or water main breakdown, and to provide the required fire flow.


The City shall coordinate with PBCWUD to provide potable water services and facilities for new development, shall be provided in accordance with the criteria established in the City’s CMS in order to maintain the City’s adopted LOS standards. The City shall extend potable water services, concurrent with wastewater services, shall be extended in coordination with PBCWUD to new areas, in the

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absence of proposed development, only when
such extensions are economically feasible, promote compact urban growth, and are of benefit to the health, safety, and welfare of the community.

Policy 4.D.1.4.1: The City shall not extend potable water service to developments which would exceed either the adopted LOS or capacity standards of the City’s water treatment facilities, unless adequate funding is provided for facility capacity expansion.

Policy 4.D.1.4.2: Extensions of the potable water system to private developments shall be made only at the developer’s expense. The City Commission may reduce or waive such expenses upon a finding that such an extension would be in the best interest of the public health, safety, or welfare of the City and its residents.

Policy 4.D.1.4.3: In order to promote compact urban growth and retain potable water treatment plant capacity and storage for the incorporated area of Belle Glade, extension of potable water services to unincorporated areas shall be approved only by a majority vote of the City Commission, who shall find such extensions to be consistent with the goals, objectives and policies of this Comprehensive Plan.

Policy 4.D.1.4.4: The City shall request that the County forward all requests for development approval within the city's service area to the City for review for consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 4.D.1.4.5: All future connections and extensions of potable water services into annexation areas shall be governed by Objective 1.1.11, and accompanying policies of the Future land Use Element.

Policy 4.A.1.2.6: The City shall promote and direct urban infill and redevelopment to locations where an existing potable water distribution system is available and where treatment capacity is adequate to service the intended development, or to those areas where funds have been committed for the provision of adequate capacity.

Continue to coordinate with PBCWUD and the SFWMD on water conservation measures and provide information on water conservation practices to City residents and water utility PBCWUD customers in order to reduce the use of potable water resources.

Policy 4.D.1.5.1: The City shall coordinate with the SFWMD and Palm Beach County for emergency conservation of potable water supplies, as described in the City’s Land Development Regulations.

Policy 4.D.1.5.2: The City shall review the adopted emergency water conservation ordinance, and revise as necessary in order to comply with applicable SFWMD regulations.

Policy 4.D.1.5.3: Provide water conservation tips through distribution in monthly billings and in information packets to new customers.
Policy 4.D.1.5.4: Request industrial users to evaluate water conservation methods such as re-use or process change and implement them where practicable by making available city water use personnel and water use data free of charge.

Objective 4.D.1.6: Reclaimed Wastewater System Development.

Coordinate with PBCWUD to encourage the development of a wastewater effluent reuse, recharge, and disposal program in order to reduce of potable water resources for irrigation, and to recharge wetlands and groundwater supplies.

Policy 4.D.1.6.1: The City shall require the use of reclaimed wastewater for irrigation and non-potable use for all new development and other appropriate uses, including but not limited to irrigation for parks, golf courses, cemeteries, large commercial or governmental complexes, where such use can be feasibly implemented and permitted by the Florida Department of Environmental Protection (FDEP), as determined by the City, and in order to reduce the use of potable water resources for non-potable uses.
E. Natural Groundwater and Aquifer Recharge Sub-Element

GOAL 4.E.1: ADEQUATELY PROTECT THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER AND PROTECT AQUIFER RECHARGE AREAS FOR THE FUTURE WATER SUPPLY OF THE CITY.

Minimize water quality impacts to natural groundwater aquifer recharge areas within the City.

Policy 4.E.1.1.1: By the completion date of the Floridan Reverse Osmosis (RO) Water-Treatment Plant, the City shall develop regulations for the protection of natural groundwater aquifer recharge areas, and the quality of the groundwater, through the Stormwater Management Program in the Land Development Regulations, in order to protect groundwater quality.

Policy 4.E.1.1.2: The City shall revise its Land Development Regulations to include provisions for groundwater protection, developed from information collected in groundwater quality studies performed by the FDEP. These regulations shall include, but are not limited to:

a. Public wellfield siting;
b. Septic tank use;
c. Siting of industrial land uses which use hazardous materials or generate hazardous wastes; and
d. Siting of hazardous waste collection facilities for households.

Policy 4.E.1.1.3: The City shall coordinate with PBCWUD to ensure that high recharge and prime recharge areas for groundwater receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

Policy 4.E.1.1.4: Upon identification of prime, or high, aquifer recharge areas, the City shall coordinate with PBCWUD to consider the use of overlay protection districts to place additional constraints on the type and manner of development permitted in those areas, and revise the Land Development Regulations accordingly.

Policy 4.E.1.1.5: The City shall enforce local regulations, upon adoption, and existing State regulations pertaining to protection of the aquifer and groundwater systems within the City of Belle Glade from such contaminants as hazardous and biological wastes, and petroleum products including, but not limited to, fuel oils, transportation fuels, machinery fluids, and their wastes.

Policy 4.E.1.1.6: The City shall adopt a wellfield/well-head protection ordinance by the completion date of the Floridan-RO Water-Treatment Plant, which shall at a minimum, do the following:

a. Determine the zone of influence and/or area for protection for each public wellfield; and

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b. Determine restrictions for the handling and storage of hazardous substances in order to protect potable water supplies.

Policy 4.E.1.1.75: The City shall coordinate with the County, FDEP, SWMWD, U.S. Army Corp of Engineers, and other appropriate regional State or federal agencies in the protection of groundwater quality.

Objective 4.E.1.2: Groundwater Quantity.
Potable groundwater resources shall be identified, protected, and conserved such that natural recharge to the aquifers shall not be reduced and more water shall be added to the aquifer recharge system.

Policy 4.E.1.2.1: The City shall coordinate with the South Florida Water Management District (SFWMD) and the Palm Beach County in order to monitor groundwater supply conditions, and determine whether revision to the adopted potable water LOS standard will be necessary when the City discontinues use of surface water, in favor of groundwater, for all potable uses within the City.

Policy 4.E.1.2.2: The City shall coordinate with PBCWUD to promote the efficient use of groundwater supplies, as outlined in the Potable Water Sub-Element of this Comprehensive Plan.

Policy 4.E.1.2.3: The City shall, by the completion date of the Floridan RO Water Treatment Plant, revise its Land Development Regulations to require the use of water-conserving plumbing fixtures in all new development within the City.

Policy 4.E.1.2.4: The City shall continue to coordinate with PBCWUD to promote education for residents and businesses regarding conservation of water resources.
CONSERVATION

GOAL 5.1: PRESERVE, CONSERVE, OR MANAGE THE NATURAL RESOURCES OF THE CITY OF BELLE GLADE IN A MANNER WHICH MAXIMIZES THEIR FUNCTIONS AND VALUE AND IMPROVES THE HEALTH, SAFETY AND QUALITY OF LIFE OF RESIDENTS OF THE CITY.

Objective 5.1.1: Air Quality.
Maintain the federally adopted air quality levels, as identified by the National Ambient Air Quality Standards.

Policy 5.1.1.1: The City shall annually compare existing air quality with the Florida Department of Environmental Protection (FDEP) standards in order to maintain acceptable levels of air quality within the City.

Policy 5.1.1.2: The City land development regulations (LDRs) shall be reviewed and revised where necessary, to require fuel-saving techniques such as promoting the use of fuel efficient vehicles, car-pooling, mass-transit, bicycling, and walking.

Policy 5.1.1.3: The City shall facilitate efforts of the Air Pollution section of the Palm Beach County Public Health Department and the FDEP to administer the Air Pollution Inventory Source Program and to identify emissions violators within the City.

Policy 5.1.1.4: The City shall cooperate with Palm Beach County Health Department (PBCHD), United States Environmental Protection Agency (EPA) and Florida Department of Environmental Protection to implement policies and projects aimed at maintaining air quality levels.

Policy 5.1.1.5: The City shall work with County and State agencies to establish development review procedures which eliminate or mitigate adverse atmospheric pollution impacts within the City of Belle Glade.

Objective 5.1.2: Surface Water Quality and Quantity.
Manage surface water resources in the City in a manner which ensures their viability as natural habitats and their utility for recreational and potable water uses.

Policy 5.1.2.1: The City shall preserve and protect the quality and quantity of the City's water resources and ensure that future development activities are conducted in a manner that meets the State water quality standards.

Policy 5.1.2.2: The City shall review and revise, where necessary, the stormwater management regulations to ensure best management practices are required.

Policy 5.1.2.3: The City shall cooperate with Palm Beach County, the FDEP, SFWMD, and the U.S. Army Corps of Engineers to ensure compliance with dredge and fill permitting processes, by observing the existing regulations imposed by the various agencies having jurisdiction.
Policy 5.1.2.4: The City shall implement the Emergency Water Management-Conservation Plan developed by the SFWMD, as necessary during drought conditions.

Policy 5.1.2.5: The City shall maintain and improve the water quality of the water bodies within the City's limits based on the current FDEP, SFWMD, and Palm Beach County rules and regulations.

Policy 5.1.2.6: The City shall coordinate with the Palm Beach County Department of Environmental Resource Management (ERM) and FDEP to conduct routine water quality tests in and adjacent to waterways for bacteriological contamination.

Policy 5.1.2.7: The City shall implement public education programs regarding water conservation at the household and small business level through use of informational brochures, newspaper, and audio and visual announcements.

Objective 5.1.3: Ground Water Quality and Quantity.
Protect the 100-year floodplain, groundwater aquifer recharge, and the natural drainage features within the City.

Policy 5.1.3.1: The City shall revise the LDRs to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features, and protect water quality.

Policy 5.1.3.2: The City shall coordinate with the Palm Beach County ERM to prioritize stormwater problem areas and target capital improvement projects to mitigate them, and utilize the City's Stormwater Master Plan to identify additional priority stormwater problem areas and projects.

Policy 5.1.3.3: The City shall maintain surface water management and flood damage prevention regulations consistent with the program policies of the Federal Insurance Administration.

Objective 5.1.4: Hazardous Waste Management.
Coordinate with FDEP, EPA, and any other appropriate agency to ensure that existing and future land uses are in compliance with applicable State and Federal laws addressing the storage, collection, treatment, transport, and disposal of hazardous waste.

Policy 5.1.4.1: The City shall notify FDEP of any development proposal that may generate, store or treat hazardous wastes, to ensure that such developments are appropriately reviewed, monitored and permitted.

Policy 5.1.4.2: The City shall coordinate the storage, treatment, transport and disposal of hazardous waste with the FDEP Bureau of Solid and Hazardous Waste and if appropriate, the EPA.
Policy 5.1.4.3: The City shall amend LDRs to prohibit the illegal dumping of hazardous waste.

Policy 5.1.4.4: The City shall enforce directives toward restriction of uses and appropriate management of hazardous materials.

Policy 5.1.4.5: The City shall coordinate with the FDEP and other appropriate agencies to ensure that hazardous wastes generated within the City are properly disposed of to protect the natural resources.

Policy 5.1.4.6: The City shall coordinate with the appropriate agencies to improve public knowledge of household hazardous wastes, proper disposal methods, and alternative non-hazardous substitutes.

Objective 5.1.5: Vegetative Communities.
Amend and adopt LDRs which ensure that all vegetative communities, especially endangered and rare species, shall be identified, managed, and protected.

Policy 5.1.5.1: The City shall remove all nuisance and invasive exotic vegetation (e.g., Brazilian pepper, Australian pine and Melaleuca) at the time of development or redevelopment of a site.

Policy 5.1.5.2: The City shall amend the LDRs to preserve native trees whenever possible during the development or redevelopment of land. Any native trees removed during the development or redevelopment of a site must be replaced with a native tree.

Policy 5.1.5.3: The City shall cooperate with local, regional, state, and federal agencies to protect plant species that are listed as endangered and/or threatened and support efforts to protect and conserve their natural habitats.

Policy 5.1.5.4: The City shall coordinate with Palm Beach County, FDEP, SPWMD and other state and federal agencies to protect and conserve unique vegetative communities located in the City.

Objective 5.1.6: Wildlife and Habitat Protection.
Maintain all natural and conservation areas and their value to the surrounding natural environment.

Policy 5.1.6.1: The City shall evaluate the environmental and ecological impacts of new development and redevelopment on wildlife, wildlife habitat, and fisheries and conserve areas through the development review process.

Policy 5.1.6.2: The City shall continue to coordinate with Palm Beach County's Department of Environmental Resources Management (ERM), SPWMD, FDEP and other state and federal agencies to protect and manage the functionality of wildlife habitat and natural systems to adopt best management practices for long term management of wildlife and natural resources.
Policy 5.1.6.3: The City will establish criteria for identifying and determining the quality of environmentally sensitive lands and establish measures to ensure protection and best use.

Policy 5.1.6.4: The City shall cooperate with local, regional, state and federal agencies in protecting wildlife species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.

Policy 5.1.6.5: The City shall protect wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Objective 5.1.7: Minerals Extraction.
Coordinate with FDEP and other applicable state and federal agencies, protect the City's air, land and water resources from the adverse effects of resource extraction.

Policy 5.1.7.1: The City shall adopt LDRs that prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

Policy 5.1.7.2: The City shall adopt LDRs to enforce regulations governing the conservation, and protection of areas suitable for extraction of minerals.

Policy 5.1.7.3: The City will stringently enforce all applicable codes, statutes and regulations governing the conservation, appropriate use and protection of areas suitable for extraction of minerals.

Objective 5.1.8: Soils.
Encourage and require land management practices which reduce the rate of soil erosion by land development, agriculture, mining and other land use activities.

Policy 5.1.8.1: The City shall adopt LDRs for proposed residential subdivision and non-residential land uses which incorporate recommendations of Natural Resource Conservation Service (NRCS) for the reduction of soil erosion.

Policy 5.1.8.2: The City shall ensure that stormwater management regulations are incorporated into the LDRs to prevent soil erosion.

Policy 5.1.8.3: The City shall inform developers, framers, mining operators and other major land use users of soil, conservation planning assistance available from NRCS.

Objective 5.1.9: Wetlands.
Ensure that wetland areas within the City are maintained and no loss of wetlands due to development and activities.

Policy 5.1.9.1: Wetlands that are to be protected will be identified based on the type of wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and LDRs shall be adopted to provide these areas with the
maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with SFWMD regulations. Activities in wetland areas may be permitted provided all applicable federal, State, regional and local external environmental agency permits have been obtained and one of the following standards is satisfied:

1. Such an activity is necessary to prevent or eliminate a public hazard;

2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification;

3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored; and

4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

Policy 5.1.9.2: The City shall protect identified wetland areas within the City of Belle Glade by designating those areas, so defined, as "Environmentally Protected Parks" or "Environmental Protection" on the Future Land Use Map, where feasible.

Policy 6.1.9.3: The City shall continue to maintain and update the LDRs to ensure that:

a. Site plans for new development identify the location and extent of wetlands on the property;

b. Site plans provide measures to assure that normal flows and quality of water to maintain wetlands after development; and

c. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be restored or additional wetlands will be created to mitigate any wetland destruction.

Policy 5.1.9.4: The City shall require a buffer zone of native upland (i.e., transitional) vegetation shall be provided and maintained around wetland and deep-water habitats which are constructed or preserved on new development sites.
Conservation Element Map Series:

5-1 Surface Water Monitoring Sampling Stations
5-2 Soil Survey
5-3 Wetlands Within the and Proximal to the City
5-4 Air Quality Monitoring Station
RECREATION AND OPEN SPACE

GOAL 6.1: PROVIDE ADEQUATE RECREATION FACILITIES AND OPEN SPACES OFFERING A BROAD RANGE OF ACTIVITIES, CONVENIENT ACCESS, APPROPRIATE IMPROVEMENTS, AND SOUND MANAGEMENT TO PROVIDE ALL CITIZENS OF BELLE GLADE WITH ACTIVE AND PASSIVE RECREATION OPPORTUNITIES IN THE INTERESTS OF PERSONAL HEALTH, ENTERTAINMENT, AND CONSTRUCTIVE USE OF LEISURE TIME.

Objective 6.1.1: Recreation and Open Space Level of Service (LOS).
Provide through public agencies and/or private enterprise active and passive recreation facilities and areas for residents of Belle Glade in a timely manner so as to comply with the LOS standards set forth by this Element and to maintain such compliance in subsequent years.

Policy 6.1.1.1: New developments shall be required to meet a LOS standard of 2.50 acres of city-owned recreation facilities for every 1,000 city residents concurrent with the impacts of such development. This standard shall be used in the Capital Improvements Element and shall be used for the determination of concurrence as defined in that Element.

Policy 6.1.1.2: The City shall evaluate the Recreation and Open Space and update the LOS standards, if necessary during the Evaluation and Appraisal Reporting process.

Policy 6.1.1.3: The City shall maintain, and update as necessary, recreation and open space definitions and level of service standards in the land development regulations (LDRs).

Policy 6.1.1.4: The City shall update their LDRs to ensure that lands are set aside in new development for open space, and that environmentally sensitive lands are protected.

Objective 6.1.2: Recreation and Open Space Planning and Funding.
The City’s recreation and open space plans shall be implemented and monitored on an annual basis. The City shall identify sources of funding for acquisition, development operation and maintenance of parks and recreation facilities.

Policy 6.1.2.1: The City shall supplement, coordinate and site recreational facility needs through interlocal agreements, operational practices, user fees, incentives, and public/private cooperative efforts. The City shall develop a comprehensive implementation program with priorities, responsibilities, and schedules by emphasizing renovations for existing recreational facilities.

Policy 6.1.2.2: The City shall establish and maintain a detailed Recreation and Open Space Inventory which indicates the general location of existing and proposed sites and facilities as well as their functional classification, nature of improvements, and usage, size, priority, and other appropriate considerations.

Policy 6.1.2.3: The City will strictly enforce the LDRs to ensure that active and passive neighborhood park facilities are provided in all new subdivisions.
Policy 6.1.2.4: The City shall revise local development code to require level of service standards for reservation or acquisition of open space and natural areas.

Policy 6.1.2.5: The City shall implement funding strategies including, but not limited to gifts and contributions, mandatory fees and/or deductions, and other means to meet the recreation and open space needs of Belle Glade.

Objective 6.1.3: Recreation and Open Space Accessibility.
The City shall provide convenient vehicular and pedestrian access to all public, active use, recreational facilities including barrier-free design features at entrance points to the buildings used for group assembly, spectator seating areas, restrooms, etc.

Policy 6.1.3.1: The City shall acquire and develop access easements or rights of way, as required, to provide adequate access to public recreation facilities; and construct access ways that are compatible with the character and needs of the facility, as well as being harmonious with surrounding development patterns.

Policy 6.1.3.2: The City shall determine conformance LOS standards, if access to Recreation and Open Space is in conflict with environmental or public safety concerns. This policy would be appropriate where:

1. The intended purpose of the facility or area is served adequately without vehicular access and parking being provided; and

2. Where public safety and/or environmental conditions are not suited for such improvements.

Objective 6.1.4: Intergovernmental Coordination.
The City shall coordinate and cooperate with all providers of parks, recreational facilities, and open spaces, including federal, state, regional and local agencies to ensure the City’s recreation and open space needs are served.

Policy 6.1.4.1: The City shall cooperate with the County, School Board, and other public entities to provide recreational and park facilities that will best serve the needs of the City residents.

Policy 6.1.4.2: The City shall monitor existing interlocal agreements for park facilities with federal, state, County, other local governments, the School Board and other public agencies to ensure that the continued use of jointly funded facilities are available to all City residents on a nondiscriminatory basis.
Recreation and Open Space Element Map Series:

6-1  Recreation and Open Space
INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7.1: ESTABLISH, MAINTAIN AND/OR ENHANCE EFFECTIVE INTERGOVERNMENTAL COORDINATION MECHANISMS IN ORDER TO ACHIEVE EFFECTIVE IMPLEMENTATION OF THIS PLAN.

Objective 7.1.1: Comprehensive Plan Coordination.
The City shall maintain or create formal mechanisms to coordinate the comprehensive plan with adjacent municipalities, Palm Beach County, State, and federal agencies having permitting and regulating authority, and other public or quasi-public entities such as the School Board, which provide services but lack regulatory authority in the City of Belle Glade.

Policy 7.1.1.1: The City Manager shall be responsible for coordinating the planning activities mandated by the City's comprehensive plan with the appropriate public and quasi-public governmental agencies.

Policy 7.1.1.2: The City shall encourage and assist with cooperative education programs between the City, the County, and regulatory agencies to inform the public and development community about applicable laws and regulations. Methods of implementation may include the placement of brief informational pamphlets in utility bills or other means of widespread general circulation.

Policy 7.1.1.3: The City shall encourage Joint Planning Areas with the City of Pahokee, the City of South Bay, Palm Beach County, or other governmental agencies as applicable, and prepare joint planning agreements for these areas that include but are not limited to the following:

a. Cooperative planning and review of land development activities;
b. Specification of service delivery transition or continuation;
c. Funding and cost-sharing issues; and
d. Enforcement/implementation.

Policy 7.1.1.4: The City shall identify and map any areas planned for future annexation. Resolution of proposed future annexation boundary disputes or other annexation issues will be resolved through informal means or through mediation services from TCRPC or the Palm Beach County Intergovernmental Coordination Program.

Policy 7.1.1.5: The City shall cooperate with the Palm Beach County Countywide Intergovernmental Coordination Program in the resolution of land use disputes between the City and any neighboring cities or unincorporated areas.

Policy 7.1.1.6: The City shall coordinate with the School District of Palm Beach County in the manner described in Goal 9.2 of the Public School Facilities Element and the related objectives and policies in the Public School Facilities Element.

Policy 7.1.1.7: The City shall coordinate the development of campus master plans or amendments in accordance with Section 240.165 of the Florida Statutes for schools within its jurisdiction and part of the State University System.

Goals, Objectives, and Policies
September 2007
Objective 7.1.2: Level of Service Standards (LOS).
The City shall encourage and participate in the establishment and maintenance of LOS standards for public facilities with State, regional, and local entities having operational and maintenance responsibility for facilities located within the jurisdictional boundaries of the City.

Policy 7.1.2.1: The City shall ensure that development proposed within the City meets the minimum LOS standards necessary to provide the services required to support the development in an efficient and effective manner.

Policy 7.1.2.2: The City shall coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed and are economically feasible, and support the goals, objectives, and policies of the comprehensive plan. The City will develop and maintain a system to identify and coordinate current and future public facility needs.

Objective 7.1.3: Development Impacts.
The City shall ensure that its comprehensive planning and development related activities are coordinated with the comprehensive plans and development related activities of adjacent municipalities, the County, adjacent counties, and other units of local government, such as the School Board, providing services but not having regulatory authority over the use of land.

Policy 7.1.3.1: The City shall actively support and participate in the Intergovernmental Coordination Program (Intergovernmental Plan Amendment Review Committee and Issue Forum) to coordinate planning activities in Palm Beach County. The purpose of the Coordination Program is to:

a. Establish an intergovernmental coordination program for review of proposed comprehensive plan amendments;
b. Provide a vehicle for consensus building on multi-jurisdictional issues;
c. Provide an opportunity for mediation and potential resolution of multi-jurisdictional conflicts; and

d. Share information.

All results obtained through the IPARC Process, including any written determinations received, shall be submitted as data and analysis to DCA with proposed and adopted comprehensive plan amendments.

Policy 7.1.3.3: The City shall, in conjunction with other affected parties, evaluate existing interlocal agreements when the Capital Improvements Element is undergoing annual review to determine if current funding is proportional to services rendered. The review shall be based on specific current needs compared to provisions contained in related interlocal agreements.

Objective 7.1.4: Continued Intergovernmental Coordination.
The City shall participate in the ongoing intergovernmental coordination process to ensure the consistency of updates or modifications to the City Comprehensive Plan or to the plans of other governmental entities which may have an impact on the City.
Policy 7.1.4.1: The City Commission shall continue to work with the Treasure Coast Regional Planning Council (TCRPC) to identify regional issues and to assist in the periodic updating of the Regional Comprehensive Policy Plan. This shall be accomplished through commenting in writing to TCRPC on proposed draft policy plans on various issues as appropriate.

Policy 7.1.4.2: The City Commission shall continue to work with the Palm Beach County Intergovernmental Coordination Program to identify countywide coordination needs of the Future Land Use Element through comments on draft policies of the Council.

Policy 7.1.4.3: Disputes between the City and other public or quasi-public agencies shall be resolved through informal means or through mediation services provided through the TCRPC or the Palm Beach County Intergovernmental Coordination Program.
INTRODUCTION

The purpose and intent of the Capital Improvements Element is to evaluate and prioritize the need for public facilities as identified in the other elements of the Comprehensive Plan to maintain the adopted level of services for public facilities as required by Section 163.3180, Florida Statutes. Existing and projected facility deficiencies are to be analyzed and a revenue plan for their correction developed. Deficiencies are defined as those instances where the demand on a facility exceeds the adopted level of service standard. Rule 6J-6.016, Florida Administrative Code (F.A.C.), requires that the City shall use a five-year planning period to address all existing and projected deficiencies during this period, the estimated costs for their correction and the sources of revenue that will be used to meet these costs. The concurrency requirements of Rule 6J-6, F.A.C., prohibit the approval of any development that would cause a facility to operate below the adopted level of service standard. Therefore, any facility deficiencies that are not corrected could potentially lead to development moratoria.

For the purpose of this discussion, capital improvements are usually defined by their non-recurring high cost (greater than $25,000), their large scale and their multi-year financing. Except for improvements to the potable water and sewer systems, most of the issues and programs recommended or addressed in the other elements are not required by 6J-6, F.A.C., to be addressed in this element. However, to assist the City in preparing the annual budget, the implementation section of this Element will discuss the non-capital improvements recommended by the other elements.
CAPITAL IMPROVEMENTS ELEMENT

GOAL 8.1: ENSURE THAT ADEQUATE LEVELS OF SERVICE (LOS) ARE ACHIEVED AND MAINTAINED THROUGH THE TIMELY AND EFFICIENT PROVISION OF PUBLIC FACILITIES IMPLEMENTED BY SOUND FISCAL POLICIES AND THE CONCURRENCE MANAGEMENT SYSTEM.

Objective 8.1.1: Capital Improvements and Financial Feasibility.
Ensure the construction of capital facilities necessary to accommodate desired growth consistent with the Future Land Use Element, and to replace obsolete or worn-out facilities and reduce existing deficiencies.

Policy 8.1.1.1: The City shall consult the Capital Improvements Element of this Comprehensive Plan prior to the approval of any capital improvements financing undertaken by the City of over $25,000 that is intended to expand or replace capital facilities as described in Table 8.1 and Table 8.2.

Policy 8.1.1.2: The City shall evaluate, and rank in order of local priority, all proposed capital improvement expenditures according to:

a. Whether the project is needed to protect public health and safety, to fulfill the city's commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
b. Whether the project increases the efficient use of existing facilities, presents or reduces future improvements cost,
c. Provides service to developed areas lacking full service, or promotes compact growth;
d. Whether the project accommodates demand necessitated by new development or redevelopment;
e. Whether the project represents a logical extension of facilities and services;
f. Whether the project maintains the financial feasibility of this Plan;
g. Whether the project complies with the plans of the South Florida Water Management District, and applicable County, Regional, and State agencies that provide public facilities within the City; and
h. Whether the project is consistent with the goals, objectives and policies outlined in this Comprehensive Plan.

Policy 8.1.1.3: During the preparation of the annual budget, the City shall use the following debt management guidelines:
- Up to 20% of all discretionary revenues may be used for debt service;
- Up to 100% of all ad valorem tax revenues may be used for debt service,
- Up to 25% of total revenue may be used for debt service.

Policy 8.1.1.4: The City shall prepare a capital budget within each annual budget.

Policy 8.1.1.5: The City shall continue to pursue grants and other outside funding sources to ensure timely completion of capital improvement projects in order to maintain the adopted LOS standards for public facilities.

Goals, Objectives, and Policies

September 2007
Policy 8.1.1.6: The City shall annually adopt a financially feasible Five-Year Schedule of Capital Improvements (Table 8-1 and Table 8-2) in order to reduce existing facility deficiencies, manage replacements, meet future demand, and maintain the adopted LOS standards described in Objective 8.1.2.

Policy 8.1.1.7: The annually adopted and financially feasible Five-Year Schedule of Capital Improvements shall include all projects listed in the Palm Beach County Metropolitan Planning Organization's Transportation Improvement Plan and Long Range Transportation Plan which are necessary to maintain the City's adopted LOS standards described in Policy 8.1.2.1.

Policy 8.1.1.8: The City shall continue to incorporate the 10-Year Water Supply Facilities Work Plan, upon its completion and adoption as adopted by the City by on August 15, 2008.

Policy 8.1.1.9: The City shall include in its annual update of the financially feasible Five-Year Schedule of Capital Improvements those projects within the first five years of the 10-Year Water Supply Facilities Work Plan to ensure consistency between the Potable Water Sub-Element of the Infrastructure Element and this Element.

Policy 8.1.1.10: In the event that sources of revenue listed within the Five-Year Schedule of Capital Improvements in Table 8-1 and Table 8-2 require voter approval in a local referendum, and such referendum was not held or was held and was not successful, the Comprehensive Plan will be amended to adjust for the lack of those revenues in one or more of the following ways:

a. Reduce the Level of Service for one or more public facility or service;

b. Increase the use of other sources of revenue;

c. Decrease the cost of some types of public facilities or services while retaining the quantity of the facilities inherent in the LOS standard.

Policy 8.1.1.11: The Capital Improvements Element shall annually be reviewed and updated in order to maintain financial feasibility and the adopted Level of Service standards in Objective 8.1.2.

Objective 8.1.2: Level of Service (LOS) Standards.
The City shall coordinate land use decisions with capital improvements scheduling and revenues through sound fiscal policies which will ensure the provision of public facilities at the LOS standards adopted in this Comprehensive Plan.

Policy 8.1.2.1: The City shall maintain the adopted LOS standards as follows: For roads on the Florida Intrastate Highway System (FIHS) and Strategic Intermodal System (SIS), the LOS standard shall be LOS “D” in urban areas and LOS “B” in rural areas as adopted by the Florida Department of Transportation (FDOT). Numeric values for this standard shall be consistent with those published in Table 5-1 of the most current edition of FDOT’s “Level of Service Manual.”

Policy 8.1.2.2: The City shall maintain an average annual LOS standard for sanitary sewer services of 101 gallons of wastewater per capita per day and a
peak 24-hour LOS standard of 202 gallons of wastewater per capita per day per day per day for the Palm Beach County Water Utilities Department. These standards shall apply to all users of the City's wastewater system.

Policy 8.1.2.3: The City shall maintain an LOS standard for potable water services of 91.0 gallons of potable water per capita per day, a potable water storage capacity standard of 2,150,000 gallons, a potable water treatment capacity standard of 8.0 million gallons per day, and a minimum potable water pressure standard in all water lines of 20 pounds per square inch per day for the Palm Beach County Water Utilities Department.

Policy 8.1.2.4: The City shall maintain an average annual LOS standard for solid waste of 4.5 pounds per capita per day.

Policy 8.1.2.5: The City shall maintain an LOS standard for new development for storm drainage which shall be the 3-day/25-year return storm event. The City shall also maintain a LOS standard for the stormwater drainage system for a 3-year/1-hour return storm event.

Policy 8.1.2.6: The City shall maintain an LOS standard for recreational acreage of 2.05 combined acres of city-owned community and neighborhood parks for every 1,000 residents of the City.

Policy 8.1.2.7: The City shall maintain an LOS standard for public school facilities as described in Objective 9.1.1 and related policies.

Policy 8.1.2.8: The City shall maintain the adopted LOS standards stated in Policies 8.1.2.1 through 7 of this Element, and within other elements of this Comprehensive Plan through the implementation of the concurrency management system described in Objective 8.1.5 and Objective 8.1.6 of this Element.

Policy 8.1.2.9: The City shall continue on-going programs to maintain, repair and replace public capital facilities as necessary to ensure operational efficiency and facility longevity to meet the needs of existing and future residents.

Objective 8.1.3: Coordination of Development and Facilities Improvements.
All future development shall bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards. Further, the City shall continue to provide for the issuance of development orders or development permits only when roadway, potable water, sanitary sewer, solid waste, drainage, parks, and public school facilities are available at the LOS standards identified in Objective 8.1.2 of this Element to accommodate impacts from development prior to issuance of a development order or permit.

Policy 8.1.3.1: The City shall maintain the concurrency management system described in Objective 8.1.5 through Objective 8.1.7 of this Element to estimate the impacts of proposed developments on public facilities.

Policy 8.1.3.2: Pursuant to Policy 8.1.3.1 of this Element, all proposed new development projected to exceed the LOS standards adopted in this Comprehensive Plan shall be required to provide new facilities or improve
existing facilities up to the levels necessary to accommodate the projected impacts at the adopted LOS standards concurrent with impacts of development.

Policy 8.1.3.3: The provision of facilities as directed in Policy 8.1.3.2 of this Element shall be undertaken and completed at no cost to the City, unless the City Commission finds the proposed new development to be in the public interest and necessitate the use of public funds for all or part of the required public facility improvements. New developments in the public interest may include, but are not limited to, low- to moderate-income housing, farm worker housing, commercial services not currently provided in the City, or major employment providers. In no case, however, shall the LOS be permitted to fall below the adopted standard.

Policy 8.1.3.4: The City shall permit the provision of public facilities to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan ahead of developments whose development orders were issued after the adoption of the Concurrency Management System described in Objective 8.1.5 through Objective 8.1.7.

Policy 8.1.3.5: The City shall recognize that public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services are available concurrent with the impacts of the development.

Policy 8.1.3.6 For public school facilities, at a minimum, the City shall implement the concurrency management system detailed in Objective 8.1.4 below, and the Public School Facilities Element.

Objective 8.1.4: Public School Facilities.
Coordinate with the School District of Palm Beach County for concurrency review to assist with maintenance of minimum LOS standards for public school facilities, as defined in the Public School Facilities element. In the case of public school facilities, the issuance of development orders, development permits, or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum LOS standards.

Policy 8.1.4.1: For public schools facilities, the applicant for a development order or development permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities LOS. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Element, Policy 9.1.1.8.

Policy 8.1.4.2: In determining that the necessary public school facilities shall be in place when the impacts of development occur, the following procedures shall be used:

a. The construction of the facilities is the subject of a binding and guaranteed contract with the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued;
b. The phasing and construction of the improvements are made binding conditions of approval of the development order or development permit;

c. The necessary facilities or services are under construction and bonded at the time a Development is issued; or

d. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Five Year Capital Improvement Schedule, as reflected in Table 8-3 of this element, which shall reflect the addition of FISH capacity for each school as shown in APPENDIX A of the Public School Facilities Element support documentation.

e. In accordance with Policy 8.1.4.1, and upholding the exceptions detailed therein prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

Objective 8.1.5: Concurrency Management System.
Ensure the level of service (LOS) standards adopted by the City are maintained through the implementation of a Concurrency Management System (CMS). Under the CMS, no development orders shall be issued which will cause a public facility to operate below its adopted LOS standard.

Policy 8.1.5.1: The City shall determine concurrency as part of a development order or permit application in order to ensure that all public facilities are available concurrent with the impacts of development.

Policy 8.1.5.2: Prior to the granting of a development order or permit, all applications shall be reviewed for concurrency consistent with the provisions and requirements of the CMS.

Policy 8.1.5.3: The City shall continue to review and update its land development regulations (LDRs) so that application requirements for development permits reflect the CMS informational needs.

Policy 8.1.5.4: The CMS shall not preclude the City Commission from imposing other conditions of approval including improvements and additions to the facilities covered under this system beyond the minimums necessary to achieve concurrency.

Policy 8.1.5.5: The City shall assess the following criteria as part of the CMS in order to determine transportation concurrency within the City:

a. Design capacity of roadways.
b. Existing LOS measured by the average annual number of trips per day on a roadway link and the peak hour trips as provided in the latest counts from
the Florida Department of Transportation, the City, or other validated traffic counts.
c. Adopted LOS standards for all roadway types.
d. Existing capacities or deficiencies of system components.
e. Capacities reserved for approved but unbuilt development.
f. Projected capacities or deficiencies due to approved but unbuilt development.
g. Improvements to be made to any roadways in the current fiscal year by any approved developments pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies.
h. Improvements to be made to any roadways in the current fiscal year by the City or other public agencies and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.6: The City shall assess the following criteria as part of the CMS in order to determine concurrency for the sanitary sewer system within the City:

a. Design capacity of wastewater treatment facilities.
b. Existing LOS measured by the average annual number of gallons per capita per day, based on the average flows experienced at the treatment plant in the twelve months of the previous fiscal year, and the population of the service area.
c. Existing maximum daily flow, in gallons, measured by the maximum wastewater flow seen in a 24-hour period at the treatment plant in the twelve months of the previous fiscal year, and the population of the service area.
d. Adopted LOS standards for average, annual, and peak 24-hour flows.
e. Existing capacities or deficiencies of the system.
f. Capacities reserved for approved but unbuilt development.
g. Projected capacities or deficiencies due to approved but unbuilt development.
h. Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies.
i. Improvements to be made to the facility in the current fiscal year by the City, and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.7: The City shall assess the following criteria as part of the CMS in order to determine concurrency for the potable water system within the City:

a. Design capacity of potable water treatment facilities.
b. Existing LOS measured by the average annual number of gallons per capita per day based on the average flows for billed water in the twelve months of the previous fiscal year, and the population of the service area.
c. Existing maximum daily flow, in gallons, measured by the maximum potable water use seen in a 24-hour period at the water treatment plant in the twelve months of the previous fiscal year, and the population of the service area.
d. Existing potable water storage capabilities of the water system.
e. Existing minimum water pressure.
f. Adopted LOS standards for all of the above.
g. Existing capacities or deficiencies of the system.
h. Capacities reserved for approved but unbuilt development.
i. Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
j. Improvements to be made to the facility in the current fiscal year by the City and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.8: The City shall assess the following criteria as part of the CMS in order to determine concurrency for solid waste disposal capacity within the City:

a. Design capacity of solid waste disposal facilities.
b. Existing LOS measured by the average annual number of pounds of solid waste generated per capita per day, based on the billed tonnage of solid waste delivered to the City's transfer station, and the population of the City.
c. Adopted LOS standard for solid waste.
d. Existing capacities or deficiencies of the transfer station.
e. Capacities reserved for approved but unbuilt development.
f. Projected capacities or deficiencies due to approved but unbuilt development.
g. Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
h. Improvements to be made to the facility in the current fiscal year by the Palm Beach County Solid Waste Authority and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.9: The City shall assess the following criteria as part of the CMS in order to determine concurrency for stormwater drainage capacity within the City:

a. Design capacity of all public stormwater drainage facilities.
b. Existing LOS, measured by storm event, as determined by the South Florida Water Management District, or the City.
c. Adopted LOS standard for stormwater drainage.
d. Existing capacities or deficiencies of the system.
e. Capacities reserved for approved but unbuilt development.
f. Projected capacities or deficiencies due to approved but unbuilt development.
g. Improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
h. Improvements to be made to the facility in the current fiscal year by the South Florida Water Management District, or the City, and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.10: The City shall assess the following criteria as part of the CMS in order to determine concurrency for recreation and open space facilities within the City:
a. Existing combined acreage of neighborhood and community parks as defined in the Recreation and Open Space Element.
b. Existing LOS measured by the combined number of acres of neighborhood and community parks available per 1,000 residents of the City based on an inventory of park lands in the City, and the population of the City.
c. Adopted LOS standard for combined neighborhood and community park acreage.
d. Existing capacities or deficiencies of the parks system.
e. Capacities reserved for approved but unbuilt development.
f. Projected capacities or deficiencies due to approved but unbuilt development.
g. Improvements to be made to park facilities in the current fiscal year by any approved developments pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies.
h. Improvements to be made to park facilities in the current fiscal year by the City and the impact of such improvements on the existing capacities or deficiencies.

Policy 8.1.5.11: The City shall assess public school facility concurrency as part of the CMS per the criteria in Objective 8.1.4.

Objective 8.1.6: Concurrency Review.
Each application for a development order, or permit for public facilities for which concurrency is to be determined, shall be measured against compliance with the following general rules for concurrency review as part of the Concurrency Management System (CMS).

Policy 8.1.6.1: The City shall not approve any development which will impact a facility which is currently deficient unless the facility is scheduled for improvement in the current fiscal year, or is required to be improved in the current fiscal year pursuant to a previous development order or permit. Any needed improvements shall be completed prior to the projected impacts of the proposed development as required in Objective 8.1.7.

Policy 8.1.6.2: As a supplement to the documented existing conditions as described in Policy 8.1.5.5 through Policy 8.1.5.11, the CM shall incorporate those improvements scheduled and budgeted to begin in the current fiscal year. These improvements include those to be completed by the City or other agencies providing public facilities in the City, in addition to improvements to be completed by private entities pursuant to previously issued development orders or permits. Therefore, the impacts of new development shall be determined using these improvements as existing conditions.

Policy 8.1.6.3: Improvements budgeted for implementation in future fiscal years shall not be considered in the concurrency assessment without the approval of the City Commission.

Policy 8.1.6.4: The impacts of new development shall be assessed against the existing conditions as described in Policy 8.1.5.5 through Policy 8.1.5.11 plus budgeted improvements as described Policy 8.1.6.1 through Policy 8.1.6.3, and
the projected impacts from approved but unbuilt development. These three items together shall be considered the existing conditions for all public facilities for the impact assessment of all proposed development.

Policy 8.1.6.5: Development that is proposed to be phased may also phase the improvement of facilities provided the concurrency requirements for each facility as described in Objective 8.1.7 are met.

Policy 8.1.6.6: All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases but the timing of each phase shall be specified in the development order or permit. If necessary, the development order or permit may prescribe a time schedule for the initiation of the various components of the development process such as land clearing, filling, foundation pouring, and etc.

Policy 8.1.6.7: Any required improvements shall require a time period for construction and completion. Should development or facilities improvements fail to begin or be completed in accordance with the development order or permit all outstanding approvals of the development shall expire. Amendments to time schedules shall be permitted but must be approved by the body granting the original approval.

Objective 8.1.7: Facility-Specific Concurrency Review.
Each application for a development order, or permit for public facilities for which concurrency is to be determined, shall be measured against compliance with the following facility-specific rules, in addition to the general rules outlined in Objective 8.1.6, for concurrency review as part of the Concurrency Management System (CMS).

Policy 8.1.7.1: Prior to the issuance of a certificate of occupancy, all facility improvements necessary to accommodate the impacts of that portion of the development receiving a certificate of occupancy shall be in place. Completed improvements may be required prior to the issuance of a building permit if deemed necessary for public safety purposes.

Transportation

Policy 8.1.7.2: The City shall adopt LDRs which provide development thresholds at which traffic studies will be required. Required studies shall use the Institute of Traffic Engineers (ITE) Manual to calculate the number trips generated by the proposed development. The studies shall then show the distribution of the projected trips and, using the rules presented in Objective 8.1.6 to determine existing conditions, project the LOS of impacted road links.

Sanitary Sewer

Policy 8.1.7.3: The City shall adopt LDRs which provide sanitary sewer use standards based on land use types. Commercial and industrial developments shall provide a description and estimate of wastewater generation for any commercial or industrial processes which create wastewater that will be
discharged into the City's system.

**Potable Water**

Policy 8.1.7.4: The City shall adopt LDRs which provide potable water use standards based on land use type. Commercial and industrial developments shall provide a description and estimate of water use needs for any commercial or industrial processes involving potable water.

**Solid Waste**

Policy 8.1.7.5: The City shall adopt LDRs which provide solid waste generation standards based on land use types. Commercial and industrial developments which are potential hazardous waste generators shall provide a description and estimate of tonnage of solid waste to be generated for which the City, or its contracted solid waste disposal service provider, will be responsible for transporting to the Glades Regional Transfer Station. The City shall then obtain written approval from the Palm Beach County Solid Waste Authority that the proposed development's hazardous waste generation can be accommodated at the transfer station.

**Stormwater**

Policy 8.1.7.6: All development required to prepare a stormwater plan for approval by the South Florida Water Management District shall also receive approval from the City Engineer. Other development may be required to prepare a stormwater plan if deemed necessary by the City Engineer in order to accurately assess the impacts of the proposed development on the public stormwater system. Such plans, if required, shall be approved by the City Engineer prior to approval of the development.

**Recreation and Open Space**

Policy 8.1.7.7: The City shall adopt LDRs which provide recreation standards for residential uses. Commercial and industrial developments shall not be assessed as having an impact on recreational facilities. However, the City reserves the right to require the provision of recreational facilities as part of Planned Unit Development or Conditional Use approval, of commercial and industrial developments.

**Public School Facilities**

Policy 8.1.7.8: Rules for concurrency review for public school facilities shall be found in Objective 8.1.4 Public School Facilities.
Five-Year Schedule of Capital Improvements

Rule 9.J-5.016(4)(a) requires that the City adopt a Five-Year Schedule of Capital Improvements which shall include projects needed to reduce existing deficiencies, remain abreast of replacements, and to meet any future, projected demand.

Tables 8-1(a) and 8-1(b) list the City's identified capital improvements needed to maintain the adopted LGS standards, remain abreast of needed replacements, and meet future population demands. The City will annually update the Five-Year Schedule of Capital Improvements, pursuant to Section 163.3177(3)(b), F.S.
### Table 8-1(a)
City of Belle Glade
Five-Year Schedule of Capital Improvements
FY 07/15/08-16 – 4/19/16

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<td>Construct Sewer System in Campground</td>
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<td>Construct Shuffle Board and half court Basketball Court</td>
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Goals, Objectives, and Policies
September 2007
CIE - 14
### Table 8-1(b)
City of Belle Glade
Five-Year Schedule of Revenues for Capital Projects
FY 07/15/08-16/4119/4220

<table>
<thead>
<tr>
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<td>FDOT - New Roadway Glades Gateway</td>
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<tr>
<td>FDOT - Rehab Runway #9/27</td>
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## Stormwater Utility Fund

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<th>FY-09-10</th>
<th>FY-10-11</th>
<th>FY-11-12</th>
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<tr>
<td>Palm Beach Cty - New Laundry Facility at Campground</td>
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## General Capital Outlay Fund

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<th>FY-10-11</th>
<th>FY-11-12</th>
<th>5-Year Totals</th>
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<td>50-4781</td>
<td>GIP ENGINEERING</td>
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<td>25-4009</td>
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<td>$0</td>
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<tr>
<td>25-4009</td>
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<td>$0</td>
<td>0.00%</td>
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<tr>
<td>25-4009</td>
<td>TOTAL GENERAL CAPITAL OUTLAY</td>
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<tr>
<td>25-4009</td>
<td>GRAND TOTAL</td>
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<td>47.13%</td>
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City of Belle Glade

Expenditure-Budget Worksheet
4/1/2007 through 9/30/2009

2007 Comprehensive Plan
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<th>% Spent</th>
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<th>Dept Head Request 07-08</th>
<th>Manager Recommend 07-08</th>
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<tr>
<td>6200</td>
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<td>$25,000</td>
<td>$25,000</td>
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<tr>
<td>TOTAL</td>
<td>NEW WATER LINES</td>
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<td>$50,000</td>
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<tr>
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<td>IMPROV-OTHER-THAN-BUILDING</td>
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<tr>
<td>TOTAL</td>
<td>WATER TREATMENT PLANT</td>
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<td>$0</td>
<td>0.00%</td>
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<td>$388,000</td>
<td>$388,000</td>
<td>$0</td>
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<tr>
<td>6200</td>
<td>MACHINERY &amp; EQUIPMENT</td>
<td>$388,000</td>
<td>$374,600</td>
<td>4.66%</td>
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<td>$388,000</td>
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<tr>
<td>TOTAL</td>
<td>EMERGENCY LIFT STATION</td>
<td>$388,000</td>
<td>$374,600</td>
<td>4.66%</td>
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<tr>
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</tr>
<tr>
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<td>REHAB-LIFT STATION</td>
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<td>0.00%</td>
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<td>$20,000</td>
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<tr>
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<td>LIFT STATION 1-GEN</td>
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<td>$253,881</td>
<td>$253,881</td>
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<tr>
<td>6200</td>
<td>MACHINERY &amp; EQUIPMENT</td>
<td>$253,881</td>
<td>$0</td>
<td>0.00%</td>
<td>$253,881</td>
<td>$253,881</td>
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<tr>
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<td>LIFT STATION 1-GEN</td>
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<td>0.00%</td>
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<tr>
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<td>21.50%</td>
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<tr>
<td>6215</td>
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<td>21.50%</td>
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<td>$17,886</td>
<td>$17,886</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>REHAB-MONITORING</td>
<td>$17,886</td>
<td>$14,204</td>
<td>21.50%</td>
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<tr>
<td>42-4868</td>
<td>DEEPWELL INJECTION</td>
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<tr>
<td>6215</td>
<td>DEEPWELL INJECTION</td>
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<td>$25,890</td>
<td>4.41%</td>
<td>$283,591</td>
<td>$283,591</td>
<td>$283,591</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>DEEPWELL INJECTION</td>
<td>$283,591</td>
<td>$25,890</td>
<td>4.41%</td>
<td>$283,591</td>
<td>$283,591</td>
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<tr>
<td>6200</td>
<td>CIP-ENGINEERING</td>
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<td>0.00%</td>
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<td>0.00%</td>
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<td>$0</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>PROJECT FUND</td>
<td>$665,423</td>
<td>$93,896</td>
<td>14.40%</td>
<td>$714,423</td>
<td>$818,358</td>
<td>$818,358</td>
<td>$0</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>$665,423</td>
<td>$93,896</td>
<td>14.40%</td>
<td>$714,423</td>
<td>$818,358</td>
<td>$818,358</td>
<td>$0</td>
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### Table 8-2(b):
City of Belle Glade
Revenue Budget Worksheet

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<th>Fund-ID-#</th>
<th>Revenue-Type</th>
<th>Prior-Year Actual-06-07</th>
<th>Current Budget-07-08</th>
<th>Revenue-to Date-07-08</th>
<th>Estimated Entula-Year 07-08</th>
<th>Manager Recommends 07-08</th>
<th>Board Approval 07-08</th>
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</thead>
<tbody>
<tr>
<td>General-Capital-Outlay Fund</td>
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<tr>
<td>30-3310-512-0000</td>
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<td>$726,000</td>
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<tr>
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<td>STATE GRANT—OTTED</td>
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<td>$279,888</td>
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<tr>
<td>30-3370-902-0000</td>
<td>COUNTY GRANT—HCD</td>
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<td>30-3370-726-0000</td>
<td>CITY GRANT—NEIGHBORHOOD PARTN.</td>
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<td>$19,600</td>
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<td>COUNTY—AIRPORT PARK IMPR.</td>
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<td>INTEREST EARNINGS</td>
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<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td>$365,402</td>
<td>$2,203,132</td>
<td>$450,802</td>
<td>$366,000</td>
<td>$1,106,000</td>
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<tr>
<td>Fund ID#</td>
<td>Revenue Type</td>
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<td>Current Budget 07-08</td>
<td>Revenue-to Date 07-08</td>
<td>Estimated Entire-Year 07-08</td>
<td>Manager Recommends 07-08</td>
<td>Board Approval 07-08</td>
</tr>
<tr>
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<tr>
<td>TOTAL PROJECT FUND</td>
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<td>$28,706</td>
<td>$665,422</td>
<td>$3,115</td>
<td>$130,000</td>
<td>$818,358</td>
<td></td>
</tr>
<tr>
<td>GRAND TOTAL</td>
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<td>$28,706</td>
<td>$665,422</td>
<td>$3,115</td>
<td>$130,000</td>
<td>$818,358</td>
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</tr>
</tbody>
</table>
Table 8-3(a) School District of Palm Beach County Five-Year Capital Improvement Schedule,
Fiscal Years 2007 through 2011
Table 8-3(a): School District of Palm Beach County Five-Year Capital Improvement Schedule, Fiscal Years 2007 through 2011 (continued)
Table 8-3(a): School District of Palm Beach County Five-Year Capital Improvement Schedule, Fiscal Years 2007 through 2011 (continued)
Table 8-3(a): School District of Palm Beach County Five-Year Capital Improvement Schedule,
Fiscal Years 2007 through 2011 (continued)
PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The PUBLIC SCHOOL FACILITIES element is a required element, imposed through the execution of an Intergovernmental Agreement (ILA) by local government jurisdictions in Palm Beach County. Specifically, Sections 163.3160(13) and 163.3177(12), Florida Statutes, establish the minimum criteria to guide its preparation.

However, House Bill 7207 made School Concurrency optional and the ILA between the City and the School Board of Palm Beach County expired in 2011. It is understood that the School Board of Palm Beach County is in the process of drafting a new ILA. When this ILA is adopted, the City of Belle Glade will enter into the new ILA with the School Board of Palm Beach County and will update this element pursuant to the new ILA. Until such time, the Goals, Objectives, and Policies for School Concurrency as identified in the previous ILA from 2001 and as adopted within the Public School Facilities Element of this Comprehensive Plan shall remain enforceable.

The following definitions shall be applicable to the PUBLIC SCHOOL FACILITIES element:

Ancillary Plant - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

Core Facility - Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

District Schools - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

Educational Plant Survey - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Florida Inventory of School Houses (FISH) - The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

Public School Concurrency Service Area or "Concurrency Service Area" - The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.
PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 9.1: TO PROVIDE PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD. THIS GOAL SHALL BE ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.

OBJECTIVE 9.1.1: Level of Service. Ensure that the capacity of schools is sufficient to support student growth at the adopted level of service (LOS) standard for each year of the five-year planning period and through the long term planning period.

Policy 9.1.1.1: The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first full-time equivalent (FTE) student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed two years. The former is intended to prevent the movement of students more than once.

Policy 9.1.1.2: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments, 2) attendance boundary adjustments, or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more SCS that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

Policy 9.1.1.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110% of capacity, is temporary or reflects an ongoing trend affecting the LOS for the five year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

a. Demographics in the school's Concurrency Service Area (CSA);
   b. Student population trends;
   c. Real estate trends (e.g. development and redevelopment);
   d. Teacher/student ratios; and
Policy 9.1.1.4: The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004/05 school year, by which time the School District has achieved the countywide adopted level of service for all schools of each school type. Table 9.1.1.1 establishes the tiered level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table 9.1.1.2).

Table 9.1.1.1: Standards for Tiered Level of Service

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<th></th>
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<tr>
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Source: Based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.
Table 9.1.1.2: MAXIMUM UTILIZATION TABLE: Standards for Utilization of Capacity

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Goals, Objectives, and Policies  
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Source: Based on data prepared by the School District of Palm Beach County with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002.

Policy 9.1.1.5: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this Element.

a. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

1. School locations, student transporting times, and future land uses.
2. Section lines, major traffic-ways, natural barriers and county boundaries.

b. Each CSA shall demonstrate that:
1. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
2. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

c. Consistent with s.163.3180(13)(c).F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

Policy 9.1.1.6: The City of Belle Glade shall consider as committed and existing, the public school capacity which is projected to be in place or under construction in the first three years of the School District’s most recently adopted Five-Year Plan, as reflected in Table 8-3 (School District of Palm Beach County Summary of Capital Improvement Program) of the Capital Improvement Element of the City of Belle Glade’s Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 9.1.1.7: The City of Belle Glade shall amend the Capital Improvement Element (CIE) to include an annually updated School District of Palm Beach County Summary of Capital Improvement Program (Table 8-3) within the CIE when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five-Year Plan and Capital Budget.

Policy 9.1.1.8: For purposes of urban infill, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

Policy 9.1.1.9: The City of Belle Glade shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

a. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:

- The occurrence of an "Act of God"; or
- The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
- The School District’s adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
- The School District Capital Facilities Plan is determined not to be financially feasible, as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs Economic Opportunity; or by a court action or final administrative action; or
- If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 9.1.1.9.b below.
b. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:

1. Where an individual school in a particular CSA is 12 or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or
2. The School District does not maximize utilization of school capacity, allowing a particular CSA or an individual school to exceed the adopted LOS standard; or
3. Where the School Board materially amends the first three years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.

c. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.

d. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the LOS for that year for the affected CSAs have been achieved.

e. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the "Palm Beach County Intercity Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency".

f. Upon termination of the Intercity Agreement, the City of Belle Glade shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

OBJECTIVE 9.1.2: Facilities Requirements.
Provide mitigation alternatives which are financially feasible and will achieve and maintain the adopted LOS standard in each year of the five-year planning period.

Policy 9.1.2.1: Mitigation shall be allowed for those development proposals that cannot meet adopted LOS standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted LOS standards for each year of the five-year planning period.

a. Donation of buildings for use as a primary or alternative learning facility; and/or
b. Renovation of existing buildings for use as public school facilities; or

The site plan for buildings being renovated pursuant to number 2 above, that are 50 years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.
Policy 9.1.2.2: A development order shall be issued and mitigation measures shall not be enacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

OBJECTIVE 9.1.3: Five-Year Capital Improvement Schedule. Ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 9.1.3.1: The City of Belle Glade, in coordination with the School District and other local governments, shall annually amend the Capital Improvement Element to include the School District of Palm Beach County Summary of Capital Improvement Program (Table 8-3) to maintain consistency with the School Board’s adopted Five-Year Plan and Capital Budget and to maintain a financially feasible capital improvements program which ensures that school LOS standards continue to be achieved and maintained for the five-year planning period.

GOAL 9.2: MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION-MAKING REGARDING POPULATION PROJECTIONS, PUBLIC SCHOOL SITING, AND THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENT WITH RESIDENTIAL DEVELOPMENT AND OTHER SERVICES.

OBJECTIVE 9.2.1: School Facility Siting.

To establish a process of coordination and collaboration between the City, County, other local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 9.2.1.1: The City of Belle Glade shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 9.2.1.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 9.2.1.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable stormwater utility or drainage district.

Policy 9.2.1.4: The City of Belle Glade shall encourage the location of schools proximate to urban residential areas by:

a. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City of Belle Glade capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
b. Providing for the review for all school sites as indicated in Policy 9.2.1.1 above; and,
c. Allowing schools as a permitted use within all urban residential land use...
categories.

Policy 9.2.1.5: The City of Belle Glade shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared. Map PS 2.1 displays the location of existing Palm Beach County School District School Facilities.

OBJECTIVE 9.2.2: Intergovernmental Coordination.
Establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 9.2.2.1: The City of Belle Glade shall abide by the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency", which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1. and 2., F.S., and 163.3180, F.S.

Policy 9.2.2.2: The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 9.2.2.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

a. The Capital Facilities Plan;
b. The 10 and 20 Year work programs;
c. Schools that trigger a School Capacity Study; Concurrency Service Areas boundaries;
d. School District Management Reports; and

e. Operation and effectiveness of the Concurrency Program; Program Evaluation Reports.

Policy 9.2.2.3: The City of Belle Glade shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

a. School siting criteria;
b. Level of service update and maintenance;
c. Joint approval of the public school capital facilities program;
d. Concurrency service area criteria and standards; and

e. School utilization.

Policy 9.2.2.4: The City of Belle Glade shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City of Belle Glade shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps PS 3.1 and PS 3.2), to ensure consistency and compatibility with the provisions of this Element.
Policy 9.2.2.5: The City of Belle Glade shall advise the School District of a proposed public school site's consistency with the City of Belle Glade's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 9.2.2.5: The City of Belle Glade shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

Policy 9.2.2.6: The City of Belle Glade shall coordinate with the County, other local governments and the School District on emergency preparedness issues which may include consideration of:

a. Design and/or retrofit of public schools as emergency shelters;
b. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
c. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.
d. The preparation of a student evacuation plan in the event of a wildfire incident.
e. Developing procedures to mitigate against or respond to a terrorism event at a school facility.

OBJECTIVE 9.2.3: Population Projections.
Establish a joint process of coordination and collaboration between the City of Belle Glade, Palm Beach County and the School District in the planning and decision making on population projections.

Policy 9.2.3.1: The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

Policy 9.2.3.2: The City of Belle Glade commits to working with the School District and the municipalities to improve this methodology and enhance coordination with the plans of the School District, the County, and other local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the decennial U.S. Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.
Public School Facilities Element: Map Series

PS 1.1: Concurrency Service Areas (CSAs)  
Figure 9.1

PS 2.1: School Facility Locations  
Figure 9.2

PS 3.1: Planned Additional Capacity  
Figure 9.3

PS 3.2: Projected Additional Facility Demand: SY2006/07 – SY2011/12  
Figure 9.4
APPENDIX A: Concurrency Service Areas

Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into 21 CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with §193.3180(13)(c), F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1
NORTH - The Martin/Palm Beach County Border
SOUTH - Donald Ross Rd
EAST - The Atlantic Ocean
WEST - Florida's Turnpike

#2
NORTH - The Martin/Palm Beach County Border
SOUTH - Donald Ross Rd and the South Section Line of Sections (using T-R-S 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-16 canal to the Bee Line Hwy
EAST - Florida's Turnpike
WEST - Bee Line Hwy

#3
NORTH - Donald Ross Rd
SOUTH - The South Section Line of Sections (using T-R-S 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12/ East of Military Trail, then South along Military Trail to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike
EAST - The Atlantic Ocean
WEST - Florida's Turnpike

#4
NORTH - The South Section Line of Sections (using T-R-S 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-16 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18
SOUTH - Northlake Blvd West to Groveview Blvd, North along Groveview Blvd to the South Section Line of Section (using T-R-S 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07
EAST - Florida's Turnpike
WEST - The West Section Line of (using T-R-S 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

#5
NORTH - The South Section Line of Sections (using T-R-S 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12
West to Military Trail
SOUTH - The South Section Line of Sections (using T-R-S 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36
West to Military Trail
EAST - The Atlantic Ocean
WEST - Military Trail
NORTH - Northlake Blvd
EAST - Military Trail

West to Military Trail
EAST - The Atlantic Ocean
WEST - Military Trail

EAST - Military Trail
WEST - The West Section Line of Sections (using T-R-S) 43-42-08, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half

NORTH - Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-16, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13
SOUTH - Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
EAST - The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd
WEST - The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-09 South of the L-8 Canal, the West Section Line of Sections 43-40-15, 43-40-21, 43-40-29, and 43-40-33 South to Southern Blvd

SOUTH - The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trail
EAST - The Atlantic Ocean
WEST - Military Trail

SOUTH - The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
EAST - Military Trail
WEST - The West Section Line of Section (using T-R-S) 43-42-19 South of the North Line of the South Half, and State Rd 7
#14
NORTH - The South Section Line of Sections (using T-R-S) 44-43-2, 44-43-3, 44-43-4, 44-43-5, 44-43-6, and 44-42-01 East of Military Trail
EAST - The Atlantic Ocean
WEST - Military Trail

#15
NORTH - The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
SOUTH - The L-14 Canal
EAST - Military Trail
WEST - State Rd 7

#16
NORTH - Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-32
SOUTH - The South Section Line of Sections (using T-R-S) 44-41-26, 44-41-27, 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal
EAST - U.S. Hwy 441 / State Rd 7
WEST - The L-40 Canal and the West Section Line of Section 43-40-32 South of Southern Blvd

#17
SOUTH - The Boynton Canal
EAST - The Atlantic Ocean
WEST - Jog Rd

#18
NORTH - The L-14 Canal West to the Florida Turnpike, then North along the Turnpike to the South Section Line of Section (using T-R-S) 44-41-29, then West along the South Section Line of Sections 44-42-30, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L-40 Canal
SOUTH - The Boynton Canal
EAST - Jog Rd
WEST - The L-40 Canal

#19
NORTH - The Boynton Canal
SOUTH - The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
EAST - The Atlantic Ocean
WEST - The L-40 Canal

#20
NORTH - The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01, 46-42-02, 46-42-03, 46-42-04, 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal
EAST - The Atlantic Ocean
WEST - The L-40 Canal
SOUTH - The Palm Beach / Broward County Border
EAST - The Atlantic Ocean
WEST - The L-40 and L-38 Canals

NORTH - The Martin / Palm Beach County Border
SOUTH - The Palm Beach / Broward County Border
EAST - From the Martin / Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-20, 41-41-21, 41-41-22, and 41-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve. West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-16, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along the West Section Line of Section Half of Section 42-39-13, the West Section Line of Sections 42-39-24, 42-39-25, and 42-39-26 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along the West Section Line of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 44-30-28, and 43-40-33, then South along the L-40 Canal and the L-38 Canal to the Palm Beach / Broward County Border.
WEST - The Shoreline of Lake Okeechobee South, to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-23, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-25, 42-37-29, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-22 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Rolling Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-16, 44-35-03, 44-35-04, and 44-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border #23
NORTH - The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23
SOUTH - The L-16 and L-21 Canals, also referenced as the Rolling Canal
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Not Expanded by / Condensed by
ORDINANCE NO. 16-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO INCLUDE THE UPDATED DATA, INVENTORY AND ANALYSIS REPORT AND TO REFLECT CHANGES TO THE COMPREHENSIVE PLAN'S GOALS, OBJECTIVES AND POLICIES, HEREFINAFTER REFERRED TO AS THE 2016 COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Section 163.3184, Florida Statutes, requires the City of Belle Glade to periodically amend its adopted Comprehensive Plan, by updating as appropriate, its principles, guidelines, standards and strategies; and

WHEREAS, the City's Planning and Zoning Board, sitting as the Local Planning Agency, held a public hearing on November 3, 2016, to review and discuss the proposed Comprehensive Plan amendments which includes reviewing the updated Data, Inventory and Analysis Report and the updated Goals, Objectives and Policies ("2016 Comprehensive Plan"); and

WHEREAS, the City's Planning and Zoning Board recommends approval to the local governing body, the City Commission of the City of Belle Glade; and

WHEREAS, the City Commission of the City of Belle Glade, having considered the recommendation of the Planning and Zoning Board, conducted the required public hearings and having given this matter due consideration, the City Commission determines that the adoption of the 2016 Comprehensive Plan is in the best interests of the health, safety and general welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA THAT:
Ordinance No. 16-10 Continued

Section 1. The foregoing recitals are hereby fully incorporated herein by reference as the legislative findings of the City Commission of the City of Belle Glade.

Section 2. The City Commission hereby adopts and approves the amendments to the Comprehensive Plan, as amended as the 2016 Comprehensive Plan, as fully set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. All ordinances or parts of ordinances or resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. If any section, clause, phrase or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the validity of the remainder of this Ordinance.

Section 5. This Ordinance shall become effective thirty-one (31) days after the Department of Economic Opportunity notifies the City that the plan amendment package is complete or, if timely challenged, this Ordinance shall be effective upon entry of a final order by the Department of Economic Opportunity or the Administration Commission determining the adopted amendment to be in compliance.

The foregoing ordinance was moved by Commissioner Burroughs, seconded by Commissioner Underwood and upon being put to the vote, the vote was as follows:

Mayor Wilson
Vice Mayor Wilkerson
Commissioner Martin
Commissioner Burroughs
Commissioner Underwood

AYE  NAY

abstain

abstain

PASSED on first reading at Regular Session of the City Commission held on December 21, 2016

(Continued on next page)

Page 2 of 3
The foregoing ordinance was moved by ________________________, seconded by ________________________, and upon being put to the vote, the vote was as follows:

Mayor Wilson  AYE  NAY
Vice Mayor Wilkerson
Commissioner Martin
Commissioner Burroughs
Commissioner Underwood

PASSED on second and final reading at __________ Session of the City Commission held on __________, 20__.

(MUNICIPAL SEAL)

CITY OF BELLE GLADE, FLORIDA

Mayor-Commissioner

Debra R. Buff, MMC
City Clerk

ATTEST:

________________________
Commissioners

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Glen J. Torcivia, City Attorney

Q:\DOCS\Ordinances\2016\Comprehensive Plan Update - 2016.docx
PUBLIC
NOTICE
PUBLICATION NOTICE
AMENDING THE 2016
COMPREHENSIVE PLAN
AMENDMENT

The Planning and Zoning Board (sitting as the Local Planning Agency) of the City of Belle Glade shall conduct Special Public Hearing on Thursday, November 3, 2016 at 5:30 p.m. or as soon thereafter as this matter may be heard in Mary B. Orsenigo Conference Room City Hall, located at 110 Dr. Martin Luther King, Jr. Rd., West, Belle Glade, Florida, 33430. The Board shall consider and make recommendation to the City Commission on the following matter:

ORDINANCE NO. 16-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO INCLUDE THE UPDATED UTA, INVENTORY AND ANALYSIS REPORT AND TO REFLECT CHANGES TO THE COMPREHENSIVE PLAN'S ZONALS, OBJECTIVES AND POLICIES, HEREFINAFTER REFERRED TO AS THE 2016 COMPREHENSIVE PLAN; OVING FOR CONFLICTS; PROVIDING FOR VERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter. Copies of all related documents are available for inspection and copying in the Office of the City Clerk during regular business hours, Monday through Thursday from 9 a.m. - 6:30 p.m.

Any interested party seeking to appeal any action made by the Planning and Zoning Board (sitting as the Local Planning Agency) and/or the City Commission with respect to any matter considered at meetings or hearings, such person will need to be sure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. (Reference: Florida Statutes 286.0105)

In accordance with the Americans with Disabilities Act 990, persons needing special accommodations to participate in this proceeding should contact the City Clerk at 561-996-0100 no later than 48 hours prior to proceeding. If hearing impaired, telephone Florida Relay Service Numbers, 800-955-8771 or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26)

CITY OF BELLE GLADE
DEBRA R. BROWN, MMC
CITY CLERK

PUBLICATION: PALM BEACH POST – October 24, 2016
PUBLIC NOTICE
AMENDING THE 2016 COMPREHENSIVE PLAN
AMENDMENT

The City of Belle Glade, Florida, will conduct a Public Hearing and First Reading of Ordinance on Monday, November 21, 2016 at 6:30 p.m., or as soon thereafter as this matter may be heard, or continuing from time to time and place to place as said meeting may be adjourned to hear the public, in the Commission Chambers at Belle Glade City Hall, 110 Dr. Martin Luther King, Jr., Boulevard, West, Belle Glade, Florida, consider the adoption on First Reading of the following Ordinance:

ORDINANCE NO. 16-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO INCLUDE THE UPDATED UTA, INVENTORY AND ANALYSIS REPORT AND TO REFLECT CHANGES TO THE COMPREHENSIVE PLAN’S DALS, OBJECTIVES AND POLICIES, HEREAFTER REFERRED TO AS THE 2016 COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR VESTED INTEREST; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A copy of said proposed Ordinance is available for public inspection Monday through Thursday, between the hours of 7:30 a.m. and 6:30 p.m., in the office of the City Clerk located at the aforementioned address.

Any interested party seeking to appeal any decision of the City Commission with respect to any matter considered at such hearings, such person will need to secure that a verbatim record of the proceedings is made, such record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Pursuant to the Americans with Disabilities Act 1990, persons needing special accommodations to participate in this proceeding should contact the City Clerk at 561-996-0100 no later than 48 hours prior to the proceeding. If hearing impaired, telephone the Florida Relay Service Numbers, 800-955-8771 (TDD) 800-955-8770 (Voice), for assistance. (F.S. 286.26)

CITY OF BELLE GLADE
DEBRA R. BUFF, MMC
CITY CLERK

PUBLISHED: PALM BEACH POST – November 14, 2016
CERTIFICATION

I, DEBRA R. BUFF, MMC, CITY CLERK OF THE CITY OF BELLE GLADE, FLORIDA, DO HEREBY CERTIFY THAT A PUBLIC HEARING WAS HELD ON NOVEMBER 21, 2016 TO RECEIVE PUBLIC COMMENT ON A PROPOSED ORDINANCE, NO. 16-10, RELATING TO THE 2016 COMPREHENSIVE PLAN, AND THERE WERE NO COMMENTS FROM THE PUBLIC.


Debra R. Buff, MMC
City Clerk

Lomax Harrelle
City Manager