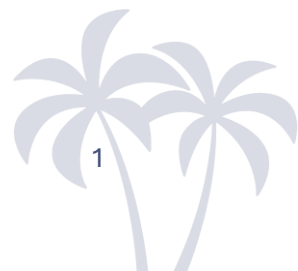




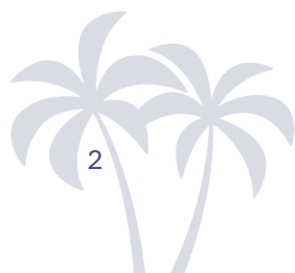
This Future Land Use Map Series contains maps and supporting data necessary for the effective implementation of the Future Land Use Element of the Comprehensive Plan, as required by Florida Statutes.





FLUM Series: 163.3177 (6)(a)10

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EXISTING LAND USE

2045 Comprehensive Plan
Map 1



Legend

Town Limit

Parcel

Major Road

Existing Land Use

Single Family Residential

Multi-Family Residential

Commercial

Recreation and Open Space

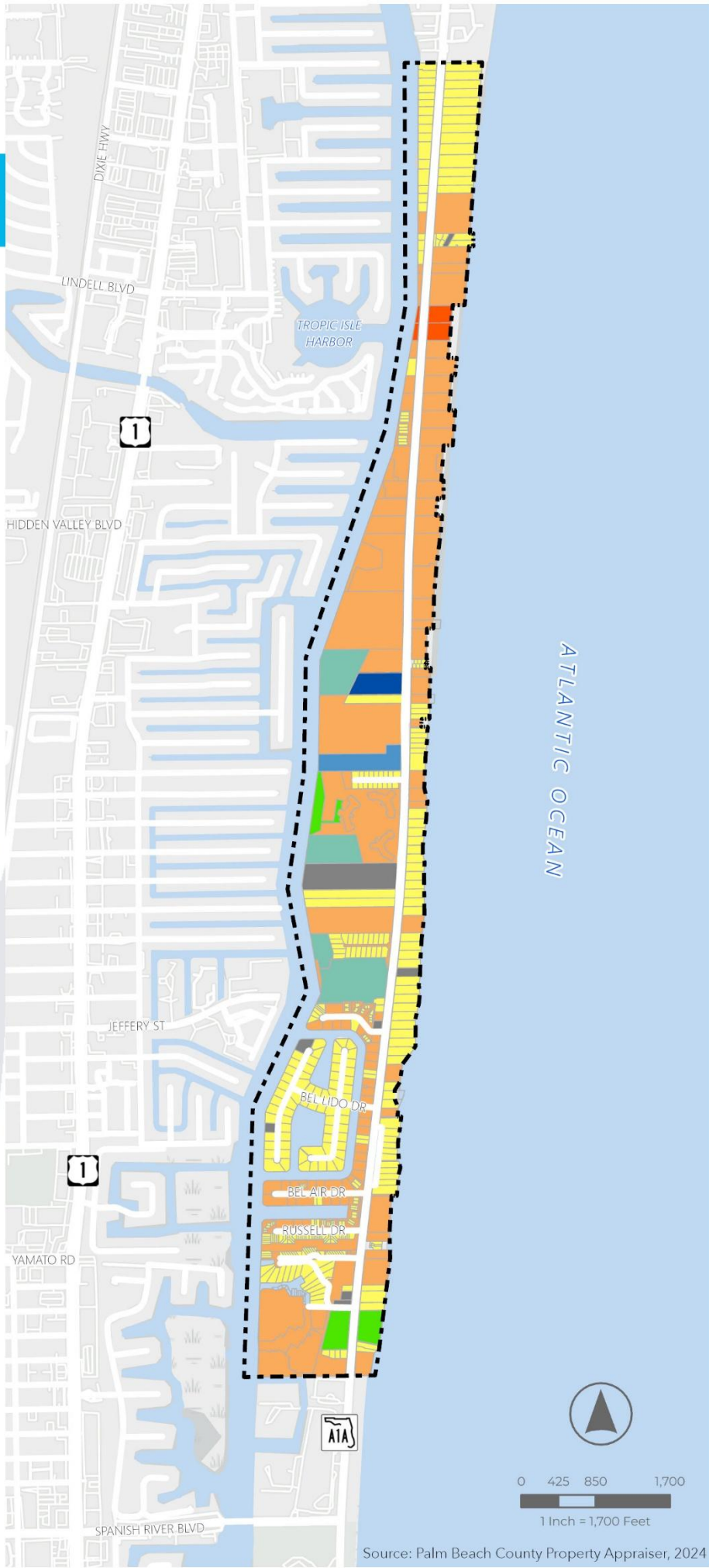
Governmental

Institutional

Conservation

Vacant

Water



ATLANTIC OCEAN



0 425 850 1,700
1 Inch = 1,700 Feet

Source: Palm Beach County Property Appraiser, 2024

FUTURE LAND USE

2045 Comprehensive Plan
Map 2



Legend

Town Limit

Parcel

Major Road

Future Land Use

Single Family

Multi Family Low Density

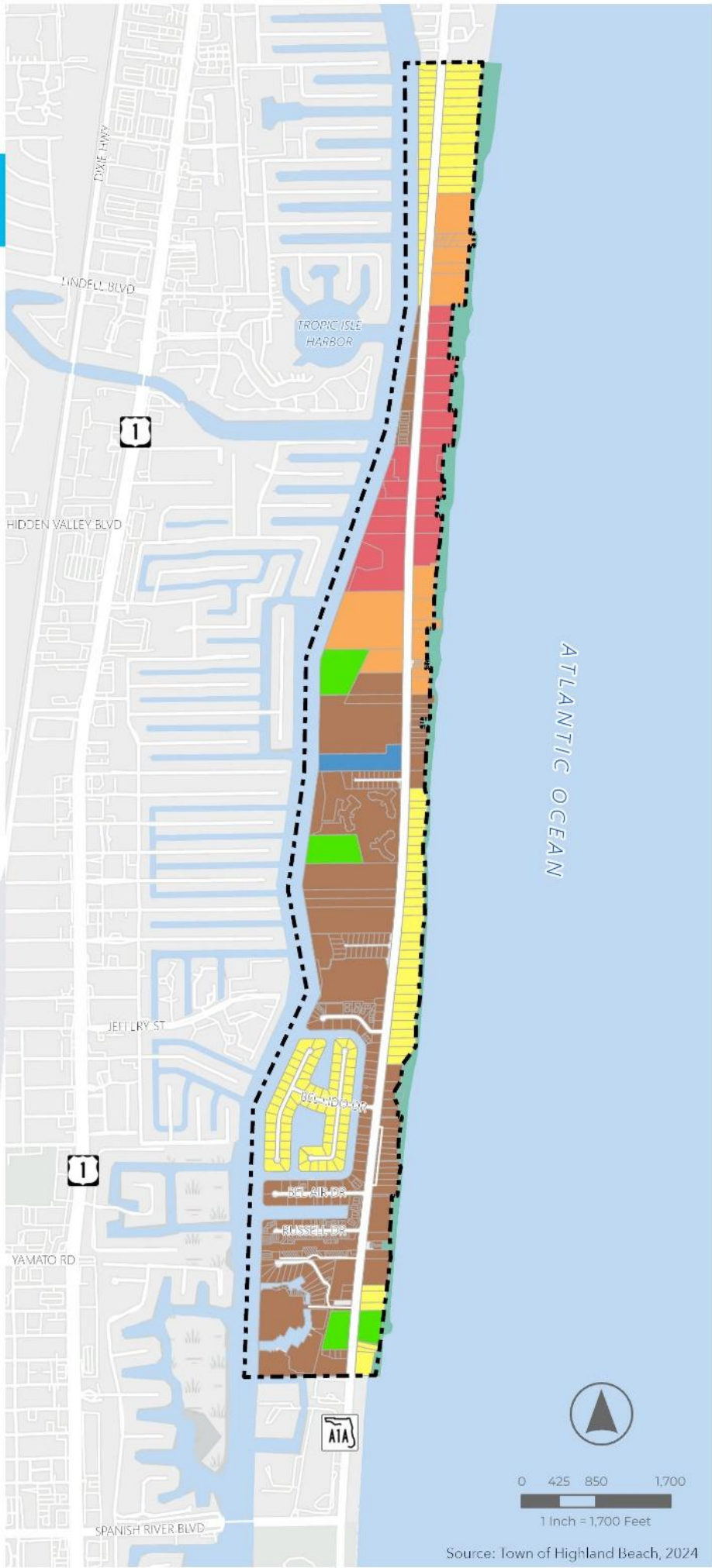
Multi Family Medium Density

Multi Family High Density

Government

Recreational Open Space

Conservation



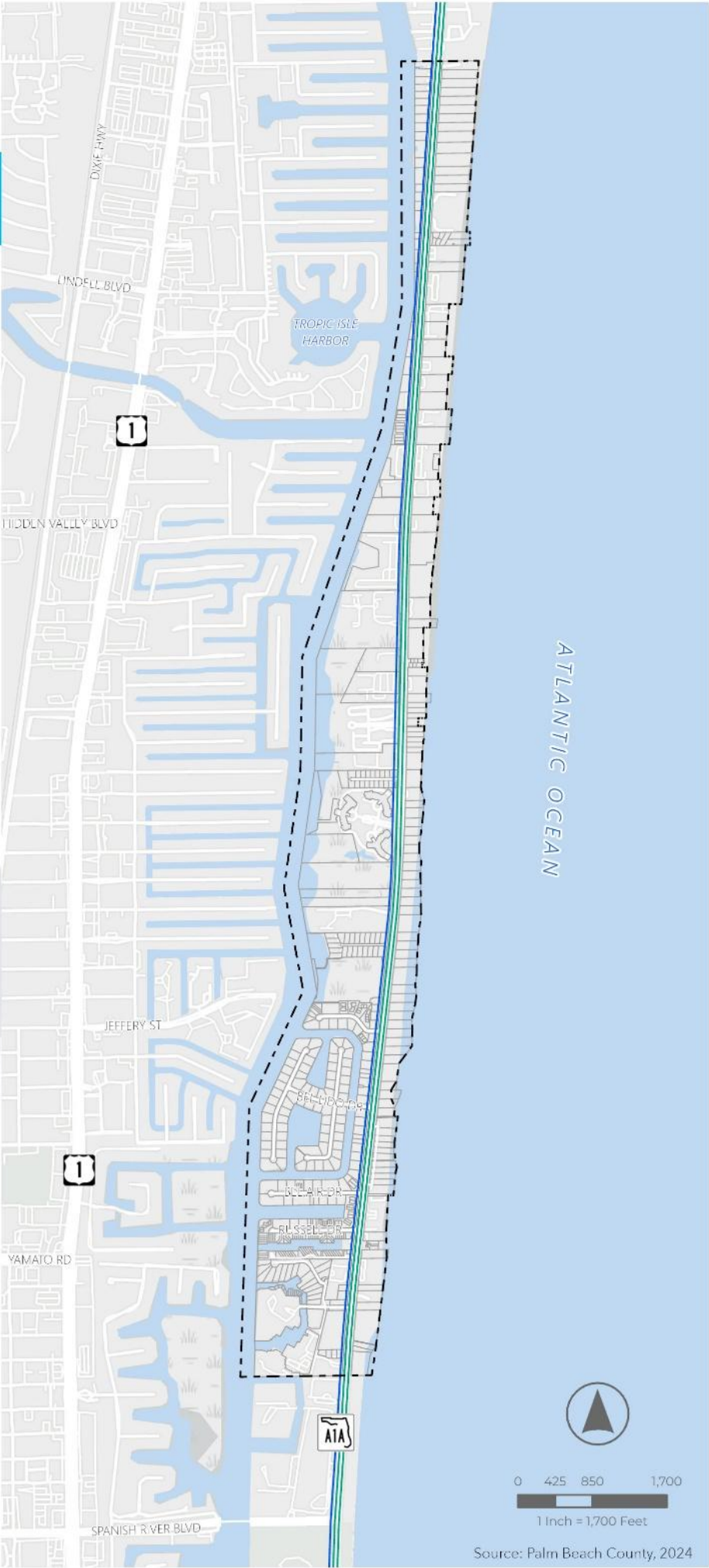
SIDEWALKS AND BIKE LANES

2045 Comprehensive Plan
Map 3



Legend

- Town Limit
- Parcel
- Sidewalk
- Road with two way bike lanes
- Major Road



ATLANTIC OCEAN



0 425 850 1,700
1 Inch = 1,700 Feet

Source: Palm Beach County, 2024

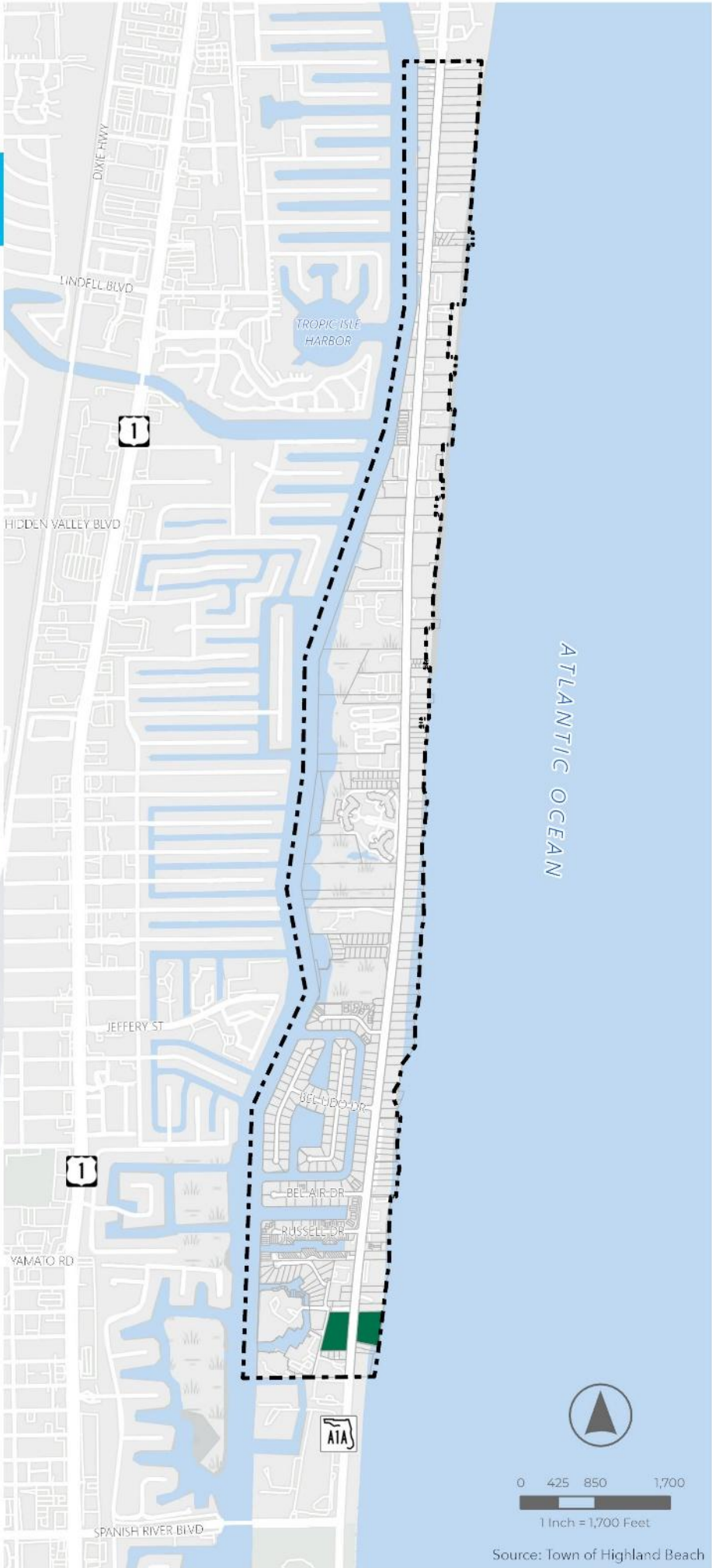
PARK FACILITIES

2045 Comprehensive Plan
Map 4



Legend

- Town Limit
- Parcel
- Major Road
- Milani Park



ATLANTIC OCEAN



0 425 850 1,700
1 Inch = 1,700 Feet

Source: Town of Highland Beach

FLOODPLAINS

2045 Comprehensive Plan
Map 5



Legend

Town Limit

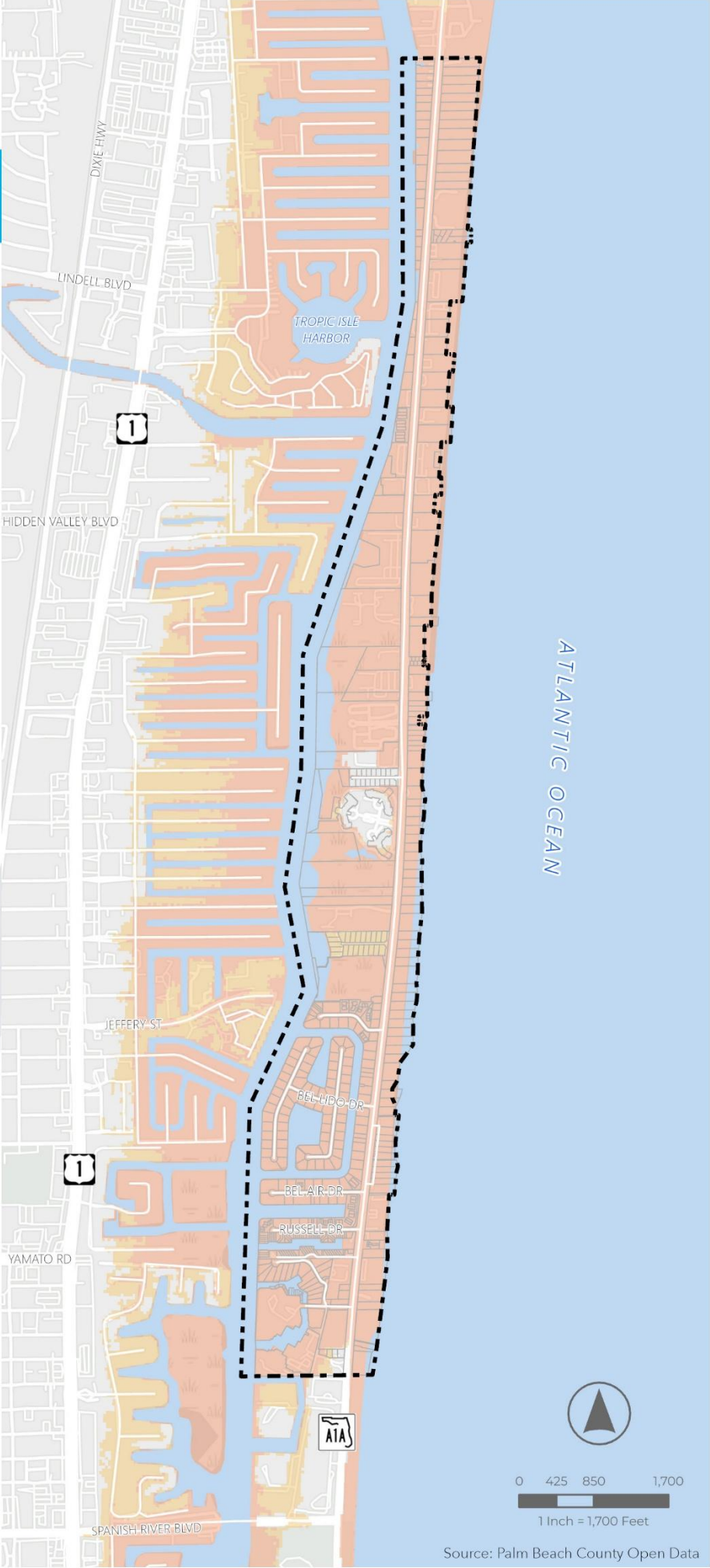
Parcel

Major Road

Floodplain

Special Flood Hazard Area (100-year floodplain)

Area of Minimal Flood Hazard (500-year floodplain)



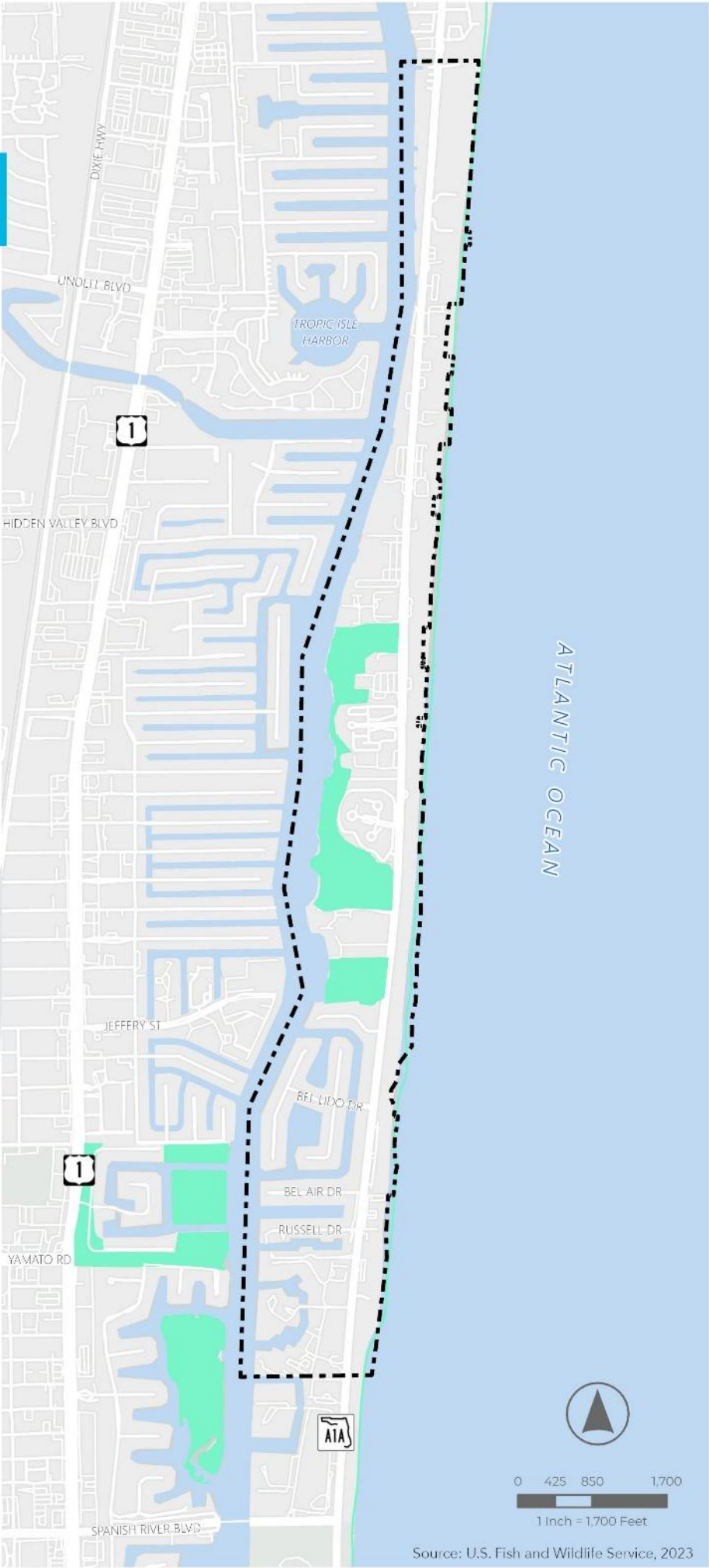
WETLANDS

2045 Comprehensive Plan
Map 6



Legend

- Town Limit
- Major Road
- Estuarine and Marine Wetland



SOIL PERMEABILITY

2045 Comprehensive Plan
Map 7

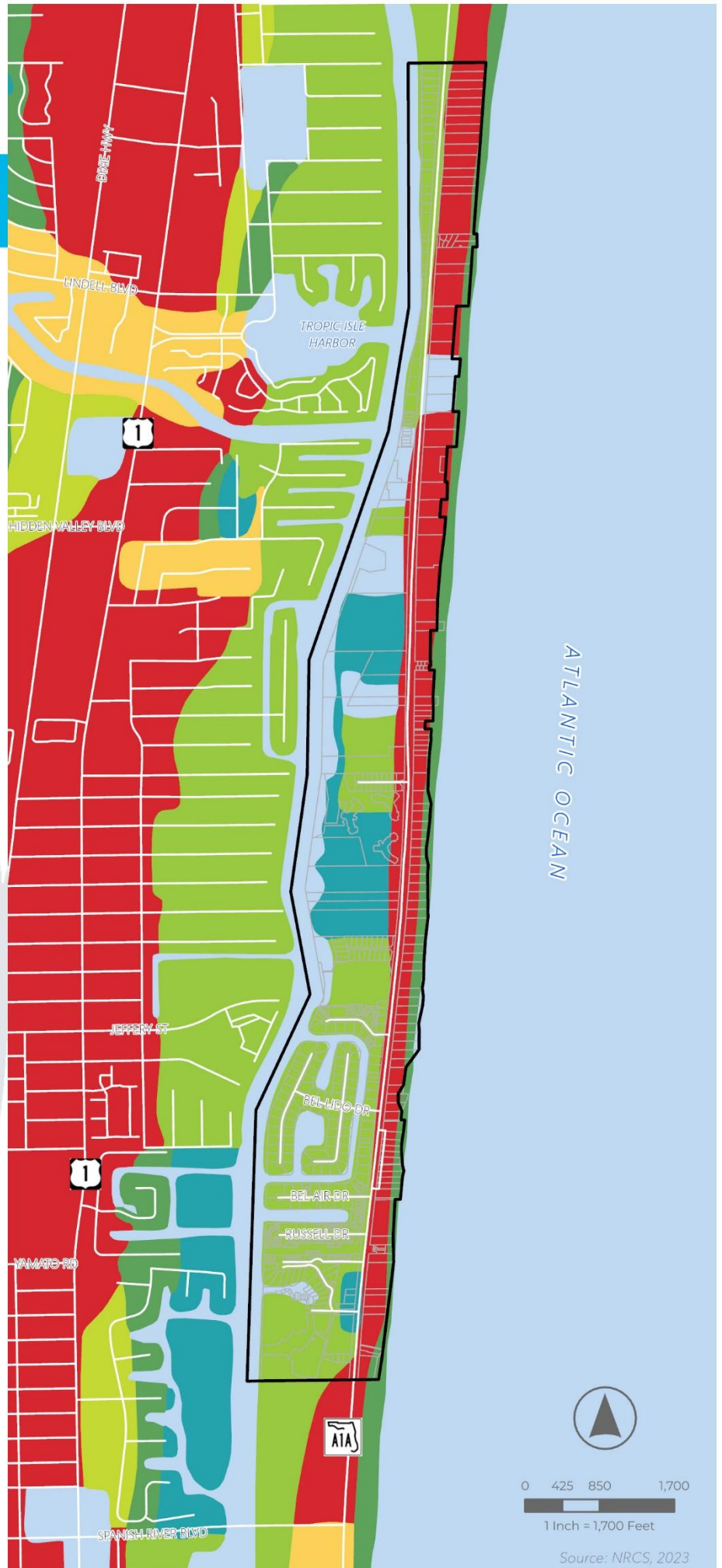


Legend

- City Limit
- Parcel
- Major Road

Soil Permeability

- Excessively Drained
- Somewhat Excessively Drained
- Well Drained
- Moderately Well Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained
- Water



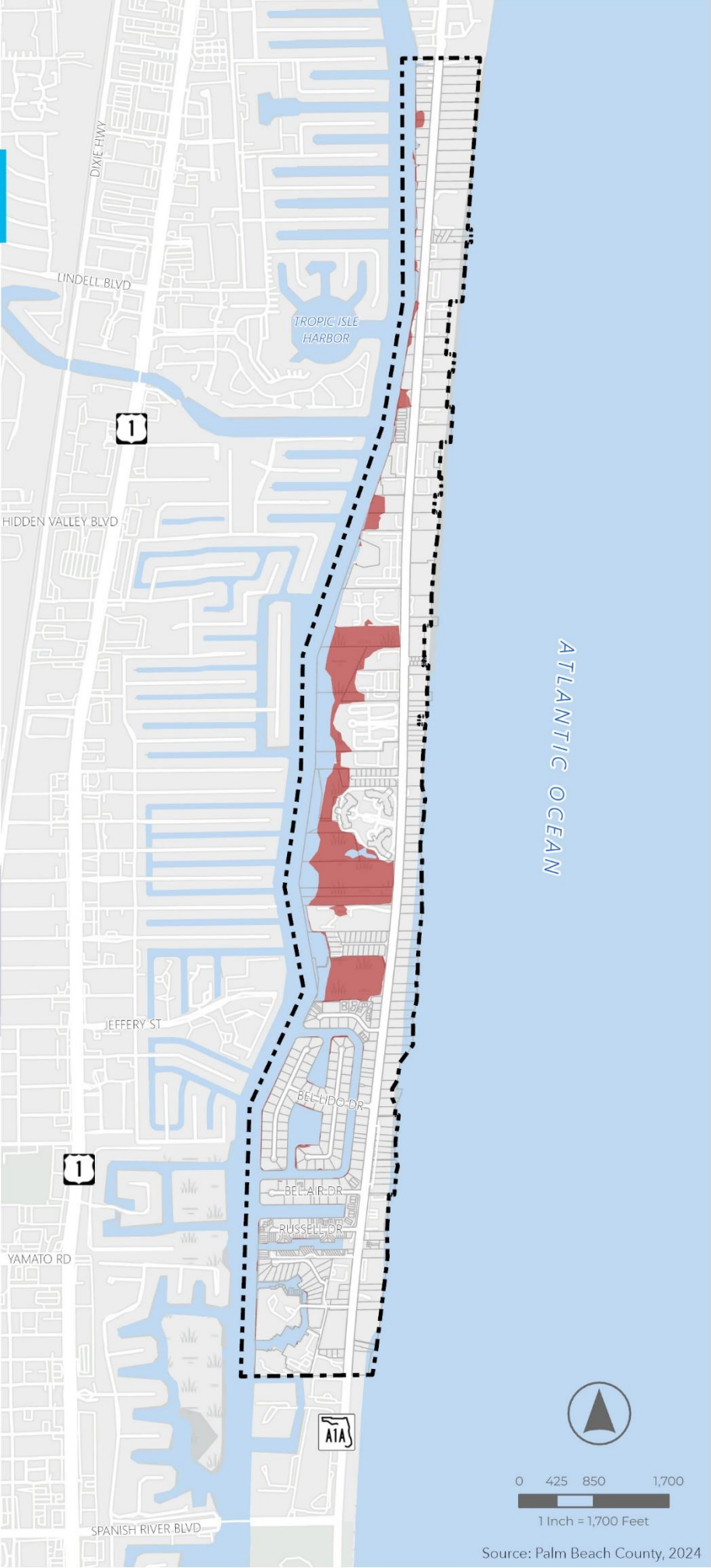
COASTAL HIGH HAZARD AREA

2045 Comprehensive Plan
Map 8



Legend

- Town Limit
- Parcel
- Major Road
- Coastal High Hazard Area (CHHA)



SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES (SLOSH)

2045 Comprehensive Plan
Map 9

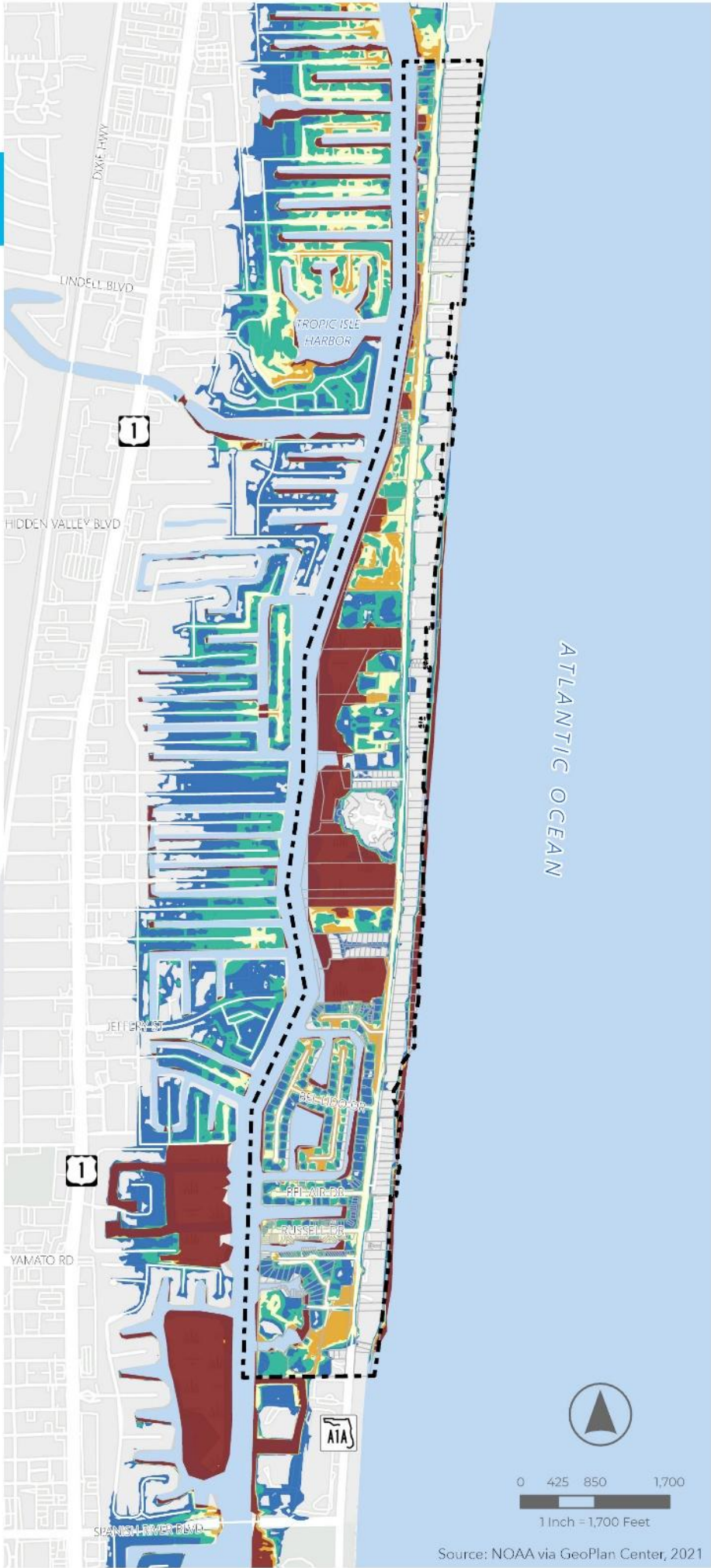


Legend

- Town Limit
- Parcel
- Major Road

Hurricane Category

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



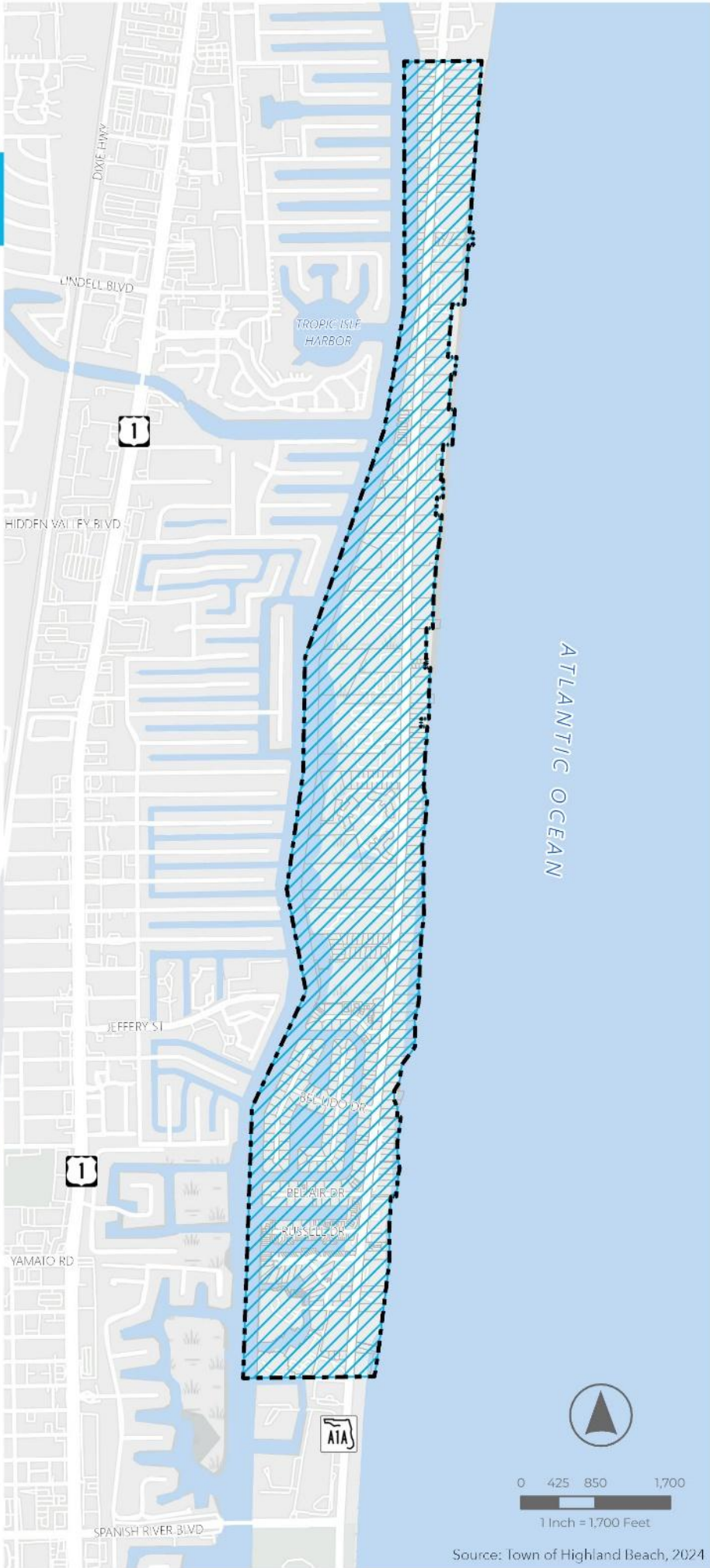
UTILITY SERVICE AREA

2045 Comprehensive Plan
Map 10



Legend

- Town Limit
- Parcel
- Utility Service Area
- Major Road



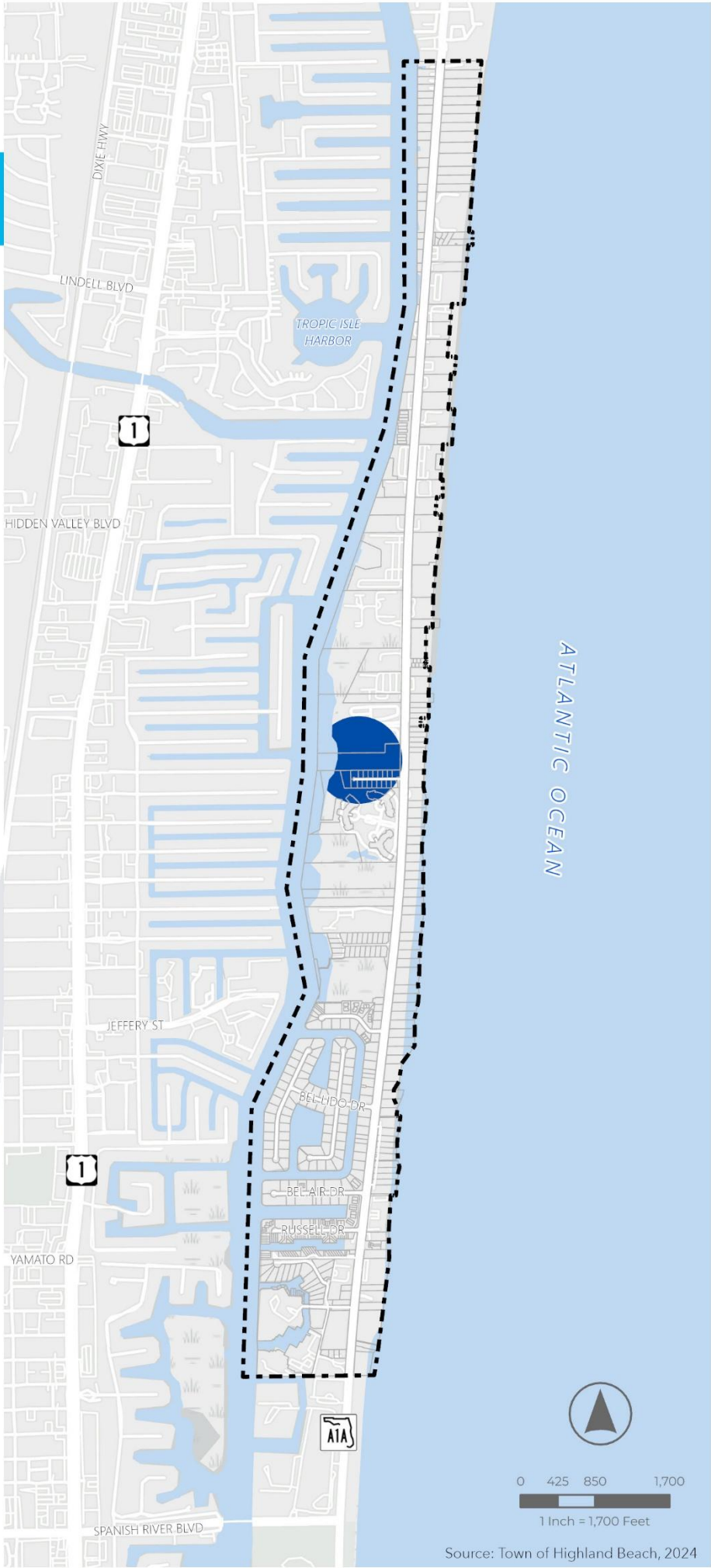
WELLFIELD PROTECTION AREA

2045 Comprehensive Plan
Map 11



Legend

- Town Limit
- Parcel
- Wellfield Protection Area
- Major Road



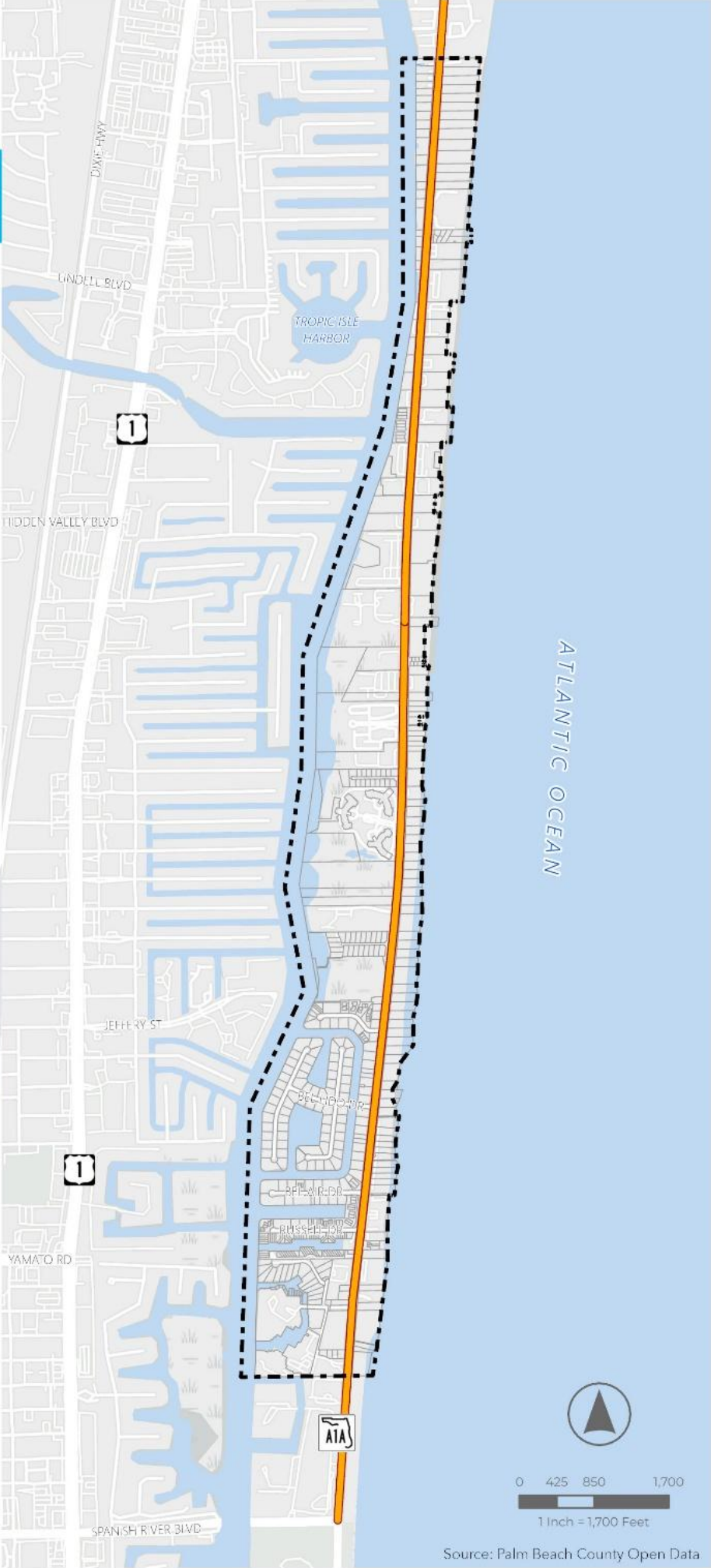
ADOPTED LEVEL OF SERVICE

2045 Comprehensive Plan
Map 12



Legend

- Town Limit
- Parcel
- Level of Service D



ATLANTIC OCEAN



0 425 850 1,700
1 Inch = 1,700 Feet

Source: Palm Beach County Open Data

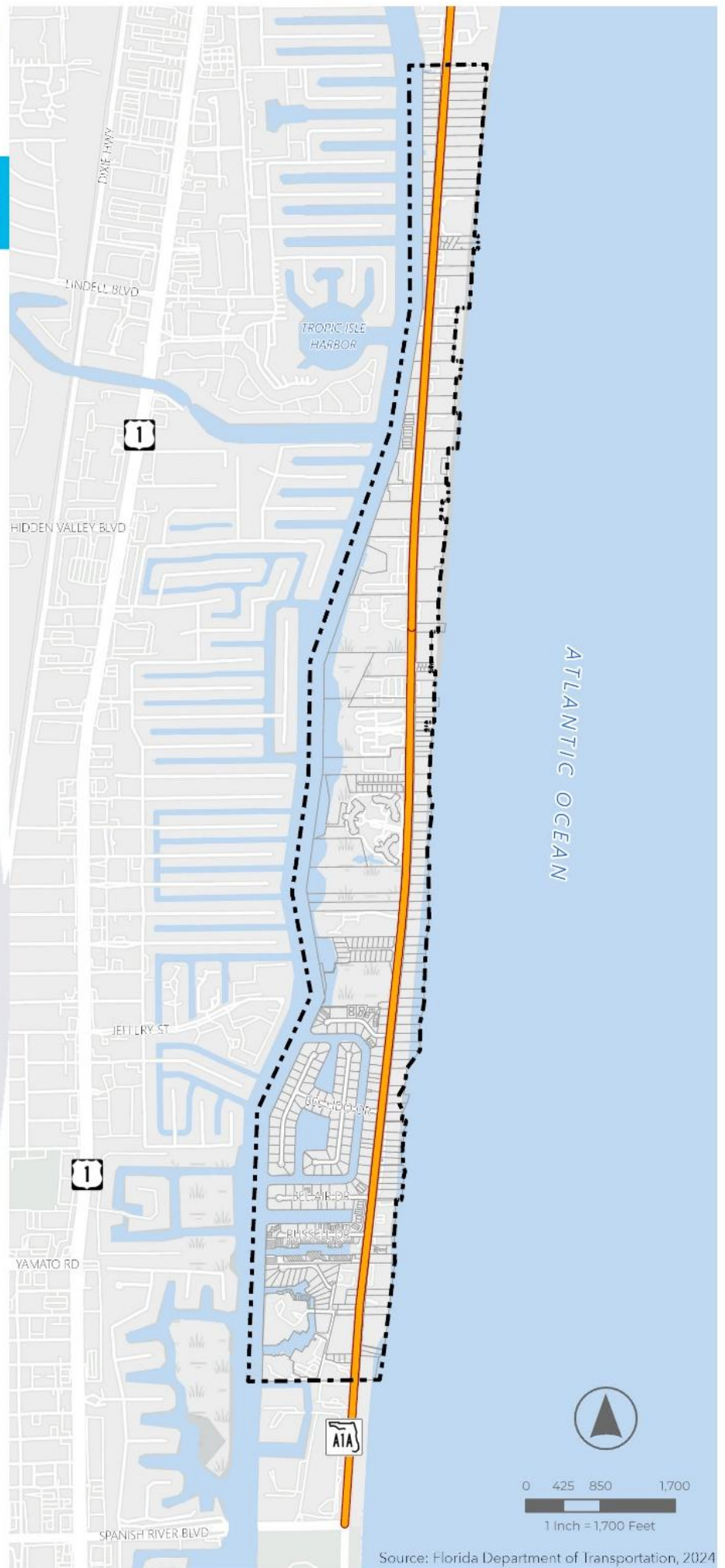
CURRENT & PROJECTED LEVEL OF SERVICE (2035 & 2045)

2045 Comprehensive Plan
Map 13



Legend

- Town Limit
- Parcel
- Level of Service D



ROADWAY MAINTENANCE RESPONSIBILITY

2045 Comprehensive Plan
Map 14



Legend

Town Limit

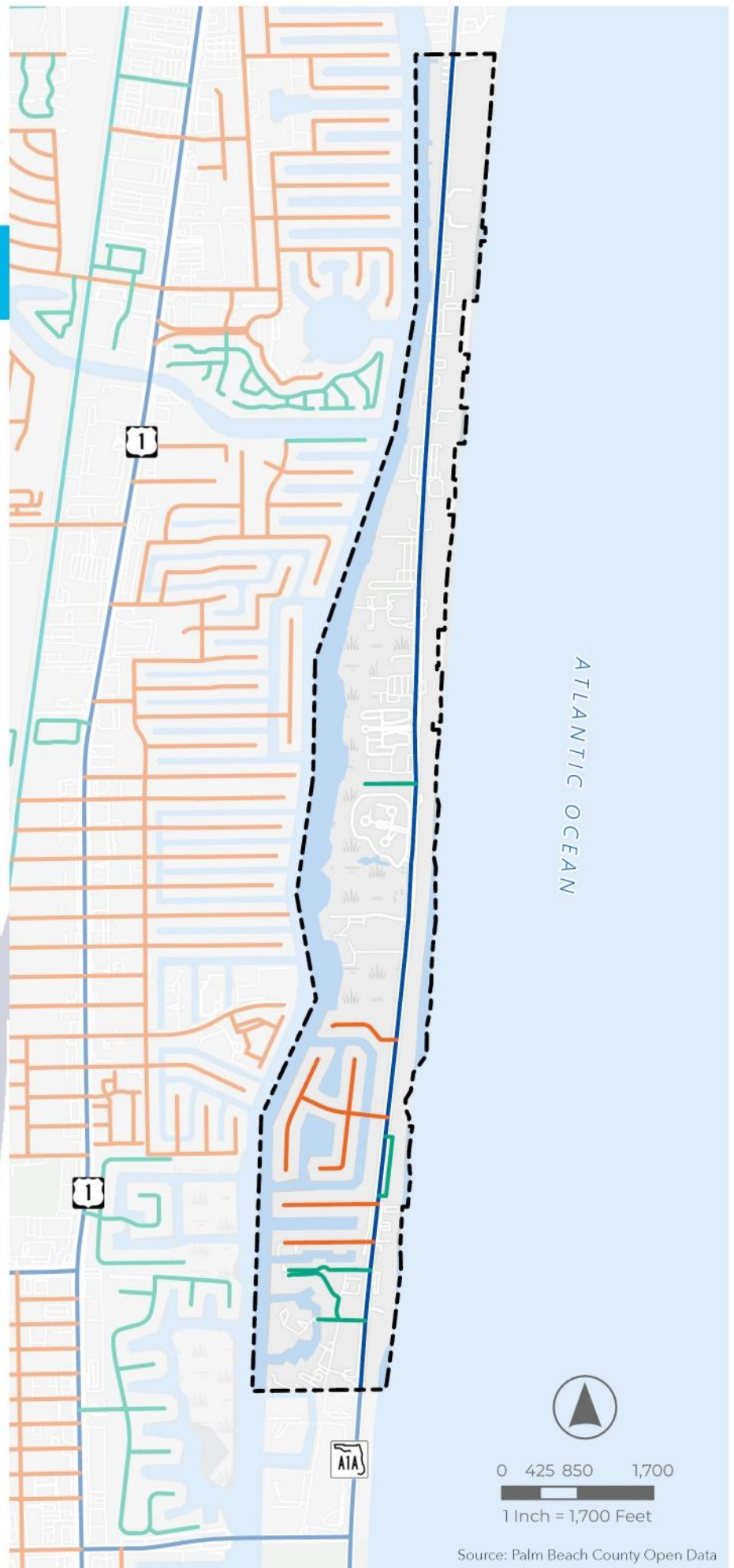
Roadway Maintenance Responsibility

FDOT

Palm Beach County

Municipality

Private



ATLANTIC OCEAN



0 425 850 1,700

1 Inch = 1,700 Feet

Source: Palm Beach County Open Data

ROADWAY FUNCTIONAL CLASSIFICATIONS

2045 Comprehensive Plan
Map 15



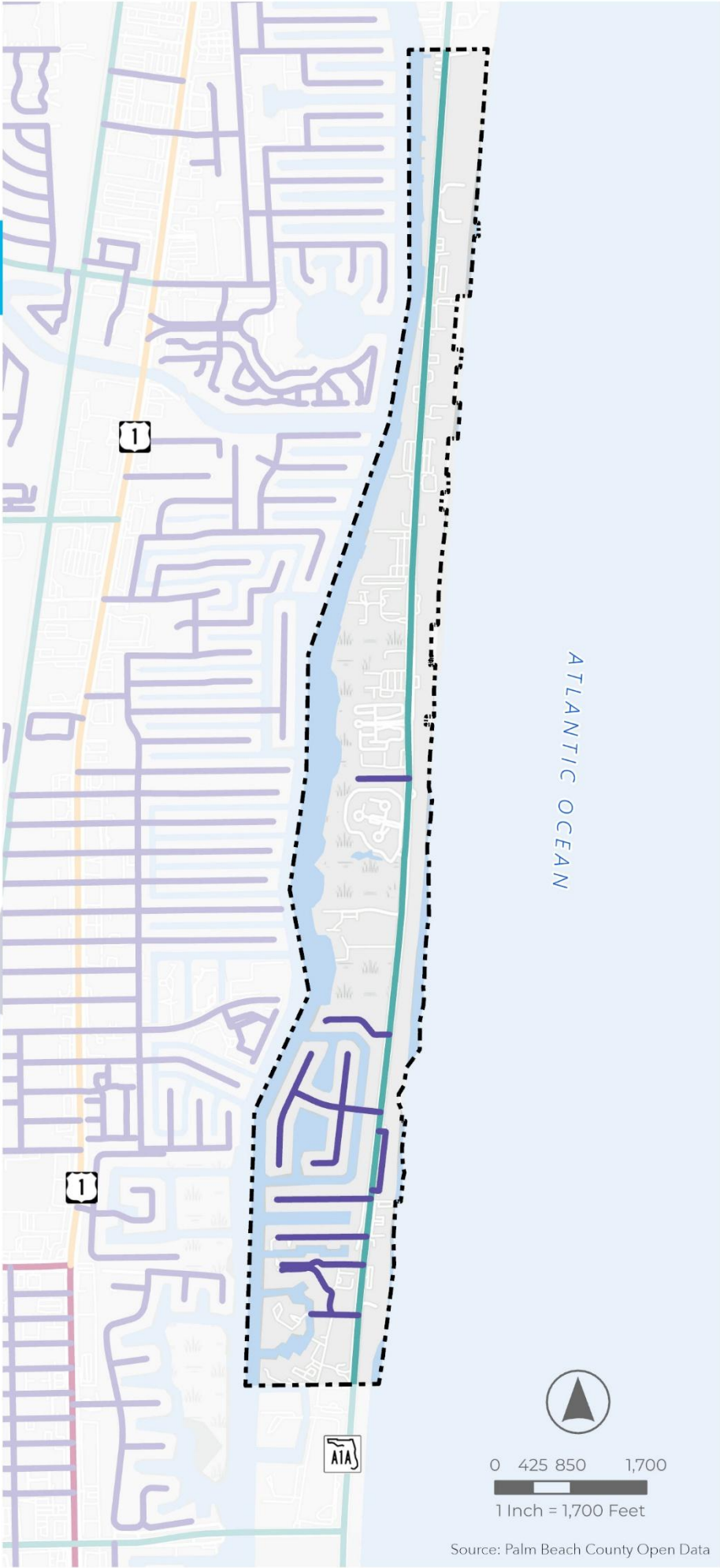
Legend

Town Limit

Functional Classification

- Urban Principal Arterial
- Rural Principal Arterial
- Urban Major Arterial
- Rural Major Arterial
- Rural Minor Arterial
- Urban Collector
- Local Road*

** Please note that the functional classification does not reflect ownership (public or private) or roadway maintenance responsibilities. "Local Road" thoroughfares may therefore include private roads such as Ocean Place, Boca Cove Lane, and Grand Court.*



ROADWAY CONTEXT CLASSIFICATIONS

2045 Comprehensive Plan
Map 16



Legend

Town Limit

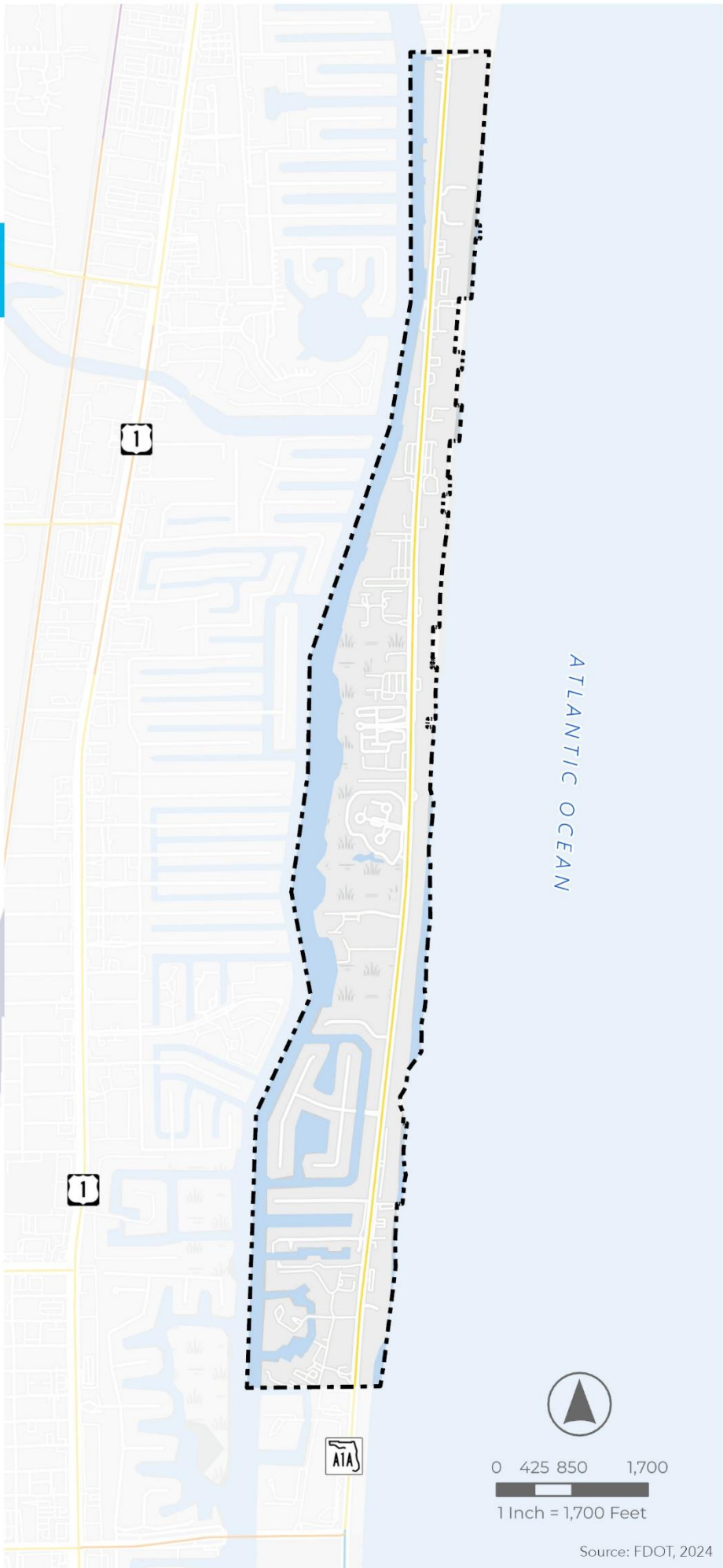
Context Classification

C2-Rural

C3C-Suburban Commercial

C3R-Suburban Residential

C4-Urban General



ATLANTIC OCEAN



0 425 850 1,700

1 Inch = 1,700 Feet

Source: FDOT, 2024