



TOWN OF PALM BEACH

COMPREHENSIVE PLAN

JULY 13, 2011

As Last Amended
By Ordinance 3-2011

TOWN OF PALM BEACH
PLANNING, ZONING & BUILDING DEPARTMENT

1/15/2015

COMPREHENSIVE PLAN AND AMENDMENT ADOPTION HISTORY

ADOPTION:

TYPE	DATE OF ADOPTION	ORDINANCE #	DESCRIPTION
Initial Plan	October 23, 1989	Ordinance 11-89	Initial Adoption of Comprehensive Plan per "Local Government Comprehensive Planning and Land Development Regulation Act"
Compliance with DCA ORC Report	March 12, 1991	Ordinance 2-91	Adoption of Comprehensive Plan in conformance with DCA ORC Report

AMENDMENTS:

AMENDMENT #	DATE OF ADOPTION	ORDINANCE #	DESCRIPTION
Amendment 1-97	October 14, 1997	Ordinance 14-97	Conformance with 1996 EAR (Evaluation and Appraisal Report)
Amendment 2001-01	December 11, 2001	Ordinance 17-01	Amend FLUE Policies to conform to on, Adoption of Public School Facilities Element
Amendment 2001-02	December 11, 2001	Ordinance 21-01	Adopt Public School Facilities Element; Amend CIP
Amendment 2003-01	November 12, 2003	Ordinance 18-03	Modification of FLUM Uses; Storm Drainage; CIP
Amendment 2004-01	April 13, 2004	Ordinance 5-04	Corrected Inconsistencies with Zoning Map
Amendment 2004-02	May 11, 2004	Ordinance 7-04	Corrected Inconsistencies with Zoning Map
Amendment 2008-01	April 15, 2009	Ordinance 6-09	Conformance with 2006 EAR (Evaluation and Appraisal Report)
Amendment 2010-01	August 11, 2010	Ordinance 3-10	Adopted Water Supply Facility Work Plan
Amendment 2011-01	July 13, 2011	Ordinance 3-11	Amended Policy Related to Rebuilding of Nonconforming Structures;
Amendment 2011-02	July 13 2011	Ordinance 1-11	Amended Thresholds for Town-Serving Businesses

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FUTURE LAND USE ELEMENT

BACKGROUND

The art of planning is no stranger in the Town of Palm Beach, and the beauty which Town residents now enjoy is due to the efforts of several generations of planning activity. In 1929, the Garden Club of Palm Beach joined the Town and formally sponsored the preparation of a Town Plan. This Plan was prepared by Bennett, Parsons and Frost, Consulting Architects of Chicago, and approved by the Town Council on December 19, 1929.

The overall goal of the 1929 Plan stated the following:

"One attractive and well managed public bath and beach, the concentration of general traffic upon a limited number of streets, beautification without especial reference to main arteries of travel, and a system of leisurely and convenient byways free from automobiles, punctuated with gardens: this is a plan which will localize recreation seeking crowds, discourage trespassing, and provide safety and quiet for residents of Palm Beach."

Under a section which dealt with "a review of tendencies", the following statement was made:

"There are many communities which can be said to be beautiful. The places in which charm is the additional attribute are very few. The element of charm is the thing which lifts a community out of the ordinary and makes it distinctive. The attribute of charm may be produced by an intelligent development of physical advantages in an unusual way."

This planning process, which was started in 1929, was an important policy foundation for the Town of Palm Beach. Today's Comprehensive Plan builds on the early foundation as an effort to preserve the quality and beauty of Palm Beach.

INTRODUCTION

The purpose of the Future Land Use Element is to designate future land use patterns as reflected in the goals, objectives and policies of the other Comprehensive Plan Elements.

The future land use patterns proposed for the community are shown on the Future Land Use Map. The map, as well as other Elements of the Plan, is based upon the stated desires of the community to remain a high quality residential community. The Future Land Use Map provides for a variety of land use types suited to the Town's needs.

This Element of the Plan has been developed and revised based upon review and assessment of the Town's Comprehensive Plan adopted in 2004, and:

1. Analysis of existing land use patterns prevailing as of January 2009;
2. Estimates and projections of the resident and seasonal populations in the Town for the 2009-2019 planning period;
3. Analysis of the availability of facilities and services to serve existing land uses, and those for which development orders have been issued;
4. Analysis of the character and magnitude of vacant and undeveloped lands and their suitability for use;
5. Analysis of the amount of land needed to accommodate the projected population;
6. Analysis of the need for redevelopment; and,
7. Analysis of the proposed development or redevelopment of flood prone areas.
8. Recommendations of the Town's 2006 - Evaluation and Appraisal Report (EAR), which was found sufficient by the Department of Community Affairs (DCA) in March 2007.

EXECUTIVE SUMMARY

The Town of Palm Beach is at an important juncture in its planning history. About 97% of the Town has been developed. Thus, the stabilization and protection of the existing high quality of life has supplanted the past emphasis on ordering future growth.

The Future Land Use Element is the pivotal element of the Town's Comprehensive Plan. It recognizes the intrinsic value of the Town as a residential community, and takes on the challenge of setting management goals and techniques which will allow the community to control the type, distribution, and density of development and redevelopment.

The Existing Land Use Map portrays the location and distribution of land uses in Palm Beach as of January 2009. The Future Land Use Map indicates the proposed location and distribution of land uses in the year 2019. All policies, land development regulations, zoning ordinances, and zoning map must be consistent with the Future Land Use Map once the Comprehensive Plan has been adopted.

The Existing Land Use Atlas is kept on file in the Office of the Town Clerk and provides detailed mapping of the pattern of land uses in the Town as of January 2009.

LAND USE ISSUES

Palm Beach has grown more gracefully than most Florida communities. Decades of careful planning and dedication of its Townspeople to preserving community values have resulted in a unique and highly desirable quality of life. However, the very aspects of the Town that appeal to most of its citizenry—superlative stores and restaurants, grand architecture and landscaping, and beautiful homes—also attract tourists and other visitors. As a result, during the peak season, the Town's traffic and limited availability of parking reach critical levels that threaten the community's identity, character, and quality of life.

In addition, the impact of the world beyond the Town's limits has increased. Palm Beach County has grown immensely in the last ten years. Literally hundreds of thousands more people are now within a relatively easy drive of the world renowned Worth Avenue. State Road A1A is more heavily traveled. Nearby Palm Beach County International Airport has greatly expanded its service, with unhappy results for Town residents under the flight path. Even the long-range availability of water from regional sources is in question.

The Town has also been experiencing a shortage of Town-serving services. As property values continue to climb, Town-serving commercial services find it increasingly difficult to pay the escalating rents. There is continual pressure from local retailers and businesses to cater goods and services to clientele beyond the Town's border. Commerce related traffic from off-island customers has therefore increased. The intensive development now taking place on the West Palm Beach lakefront will surely add to this problem.

There are remedial and preventative strategies that can be employed to cope with these basic problems. The three most basic land use protection strategies for Palm Beach are to:

- Discourage the amount and type of region-serving commercial development while encouraging Town-serving ones.
- Control the pace, type, and intensity of redevelopment activity in older areas of Town.
- Encourage development and redevelopment at lower density levels than existing zoning allows, except for redevelopment where maintaining previous densities and/or intensities are allowed after unintentional damage or destruction, such as by fire or other casualty, act of terrorism, war or act of God or nature (and with approval from FDEP if building east of the CCCL).

The tremendous pressure for expansion of commercial land use is a direct function of the economically valuable image of a Palm Beach address. It is imperative that region-serving, high traffic generating, commercial uses be prevented from further proliferating and be reduced wherever possible.

The Town's Zoning Ordinance has established 4,000 square-feet as the maximum gross leasable area for commercial establishments in certain districts. To be granted a waiver from this provision, the applicant must demonstrate that the business is Town-serving; that adequate parking is available to support the request for increased floor area; and, that a hardship exists which prevents them from conducting their Town-serving business within 4,000 square-feet or less. The most common waivers have been for financial institutions and professional office space.

Residential redevelopment could play a major role in future land use. There is little open land remaining to develop, so developer interest will focus on large estates that will be tempting to subdivide. Many estates can be subdivided without additional rezoning, since the existing densities are lower than present zoning allows. Measures that will slow or prevent such change include Historic Landmarks Regulations, strict application of the Town's Subdivision Regulations, and the Town's PUD-4 zoning provision which is intended to encourage preservation of historic residential structures and their adjoining grounds.

POLICIES REGARDING CHANGE

While many of the Town's concerns regarding growth control originated in a desire to maintain a high quality of life and a small town character, many issues are clearly related to State-wide efforts to curb growth when the facilities needed to serve new development are not available.

The Town recognizes that future development and attendant population growth would aggravate traffic problems, perhaps bringing the Town to a critical level of overuse. The Town has therefore adopted the following policy regarding growth:

To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character and to overall property values of the community, the Town will take all technical and administrative measures legally available, including the use of this Comprehensive Plan, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.

INNOVATIVE APPROACHES

There is evidence of a trend to demolish smaller existing homes and replace them with new structures built to the maximum size permitted under the Town's Land Development Regulations, particularly in the R-B Zoning District. New construction is increasingly out-of-scale and character with the surrounding area. In order to maintain the existing character, regulations encouraging renovation and discouraging demolition and reconstruction, may be warranted.

POPULATION AND ECONOMY

The Town of Palm Beach experienced its greatest growth between 1950 and 1970, when its resident population increased from 3,886 to 9,086. Since then, population growth has been less dramatic. Estimates by the University of Florida, Bureau of Economic and Business Research (BEBR) place the April 2005 population at 9,735. Future growth is severely limited by the small amount of undeveloped land left in the Town.

During the winter season, November through April, the Island's population swells to a peak double that of its year-round residential population as a result of the influx of seasonal residents and tourists. This estimate is based on full occupancy of all residential and transient lodging units, but does not include day tourists, shoppers, or employees in the Town. Table I-1 provides projections of the Town's permanent and seasonal populations through the year 2019.

The Town's economy revolves around the provision of commercial goods and services to its

year-round and seasonal residents and tourists.

It continues to be a major objective of the Town to inhibit further commercialization, contain commercial uses to limited geographic locations, and to promote commercial uses which are primarily oriented to serving the needs of residents, employees and visitors staying in accommodations in the Town, while discouraging those businesses that attract customers and clients from off the Island.

**TABLE I-1
RESIDENT AND SEASONAL POPULATIONS
Town of Palm Beach
2009-2019**

PEAK SEASONAL POPULATION						
YEAR	YEAR-ROUND UNITS			SEASONAL & TRANSIENT UNITS		TOTAL
	Residents⁽¹⁾	Additional Seasonal⁽²⁾	Total	Seasonal⁽³⁾	Transient⁽⁴⁾	
2009	9,815	2,748	12,563	7,779	3,000	23,342
2014	9,947	2,785	12,732	7,884	3,000	23,616
2019	10,080	2,822	12,902	7,990	3,000	23,892
⁽¹⁾ At 1.81/unit ⁽²⁾ At 2.32/unit (i.e., resident population plus another 28%) ⁽³⁾ At 2.32/ unit ⁽⁴⁾ Approximately 1500 units at 2/unit						

SOURCE: Brisson Planning Solutions, Inc., May 2006, and Town of Palm Beach, January 2009

EXISTING LAND USE

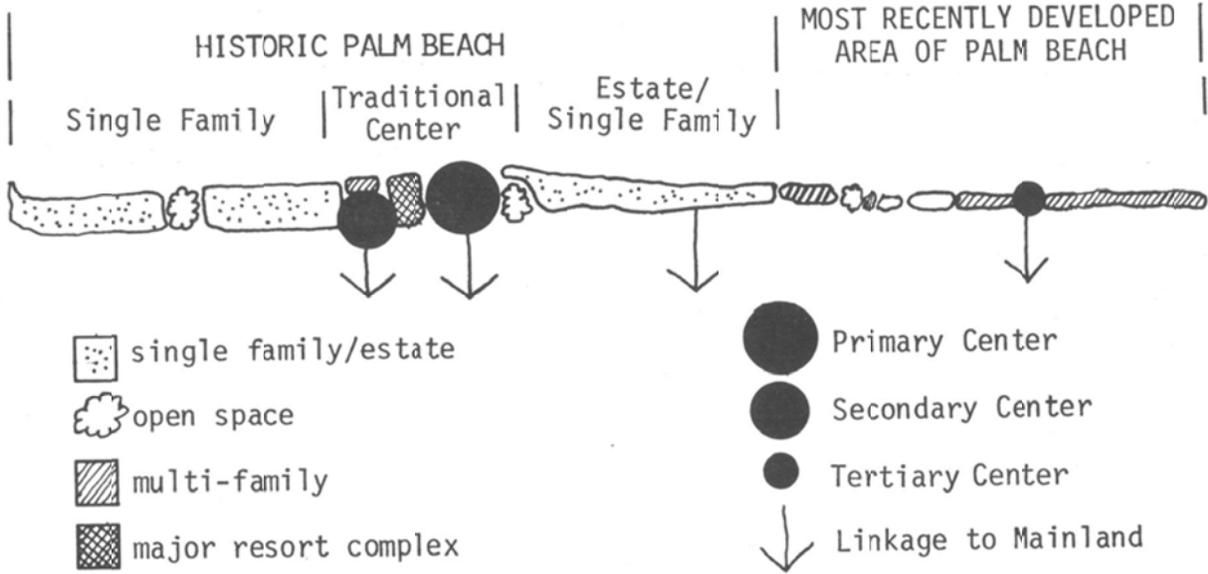
The Town of Palm Beach lies on a coastal barrier which is separated from the mainland by Lake Worth, and the Lake Worth and South Lake Worth Inlets. The barrier is a low relief feature, consisting of beach and dune sand underlain by a ridge of coquina rock. Scattered outcrops of coquina extend into the waters of the Atlantic, where they provide substrate for various marine communities. The upland face of the barrier is characterized by a high ridge along the Atlantic which gradually slopes downward to the Lake.

The Town occupies an area approximately 12 miles in length, and varying in width from about one-quarter to three-quarters of a mile. It is surrounded by water on three sides: Lake Worth to the west, Lake Worth Inlet to the north, and the Atlantic Ocean to the east. The Town of South Palm Beach lies to the south. Expansion of the corporate limits of the Town is impossible. Thus, the Town has a finite area in which to accommodate its citizenry and the facilities to serve them.

Palm Beach is nearing saturation. Only about 51 acres, or two percent, of the land in the Town

remain undeveloped. Equally important, areas with potential for redevelopment are limited and require sensitive treatment to be fully compatible with the existing land use distribution in the Town. It is helpful to view Palm Beach from an overall perspective because such a macro-view allows identification of relationships, historical patterns, and land use groupings. The following diagram provides a generalized view of the land use patterns in the Town today.

There has been no increase or decrease in the land area of Palm Beach. Further, practically all construction in the Town since 1997 has been the result of redevelopment of the same type of use that existed prior. Consequently, the amount of the various land uses in the Town remain essentially the same as recorded in 1996. However, the use of the County Property Appraiser data files coupled with GIS software allows a more accurate calculation of total area and allocation among the various uses. Further, current tabulation of property within the Town limits includes water and submerged lands, and identifies the general pattern of land uses for the contiguous upland areas of the island. Consequently, the estimated distribution of existing uses within the Town as of January 2009 is not directly comparable with the estimates for 1996 because water areas were not included, and



submerged lands and spoil islands were not entirely accounted for. Maps titled Existing Land Use 2009 graphically portray the identified existing land uses.

The Town encompasses approximately 2,509 acres, including street rights-of-way. Table I-2 summarizes existing land uses in the Town as of January 2009 by general range of density and intensity of use. There are no agricultural, industrial, or mobile home uses in the Town; there are also no rivers, bays, fresh water lakes, harbors, waterwells, cones of influence, or economically feasible mineral deposits.

Residential is the predominant land use within the Town, accounting for 60% of all land area. The

majority of single-family units are located in the north and south central portions of the Town. In contrast, most multi-family dwellings are located in the southernmost part of Town, south of Sloan's Curve, and were developed beginning in the 1960's. Because of the high cost of land, and the fact that Palm Beach is located in the coastal hurricane vulnerability zone, there are no mobile homes in the Town.

The acreage devoted to commercial uses including hotel/resort uses accounts for about 4% of all land area. This represents a ratio of about 11.8 acres per one thousand population. This ratio is somewhat high compared to other communities due to the high seasonal residency component. As of January 2009, there was no undeveloped commercially zoned land in the Town.

**TABLE I-2
EXISTING LAND USE
Town of Palm Beach**

LAND USE CATEGORY	2009	
	Acres*	Percent
Total Land and Water	5,434	
Water/Submerged Lands	2,878	
Spoil Islands	47	
Net Contiguous Land Area	2,509	100%
Single-family	1,162	46%
Multi-family	355	14%
Breakers Mixed-Use PUD	138	6%
Hotel/Resort Accommodations**	29	1%
Commercial	86	3%
Public	48	2%
Recreation	74	3%
Private Group Use	242	10%
Conservation	3	***
Vacant	51	2%
Rights-of-way	321	13%
* A Palm Beach acre (PB ac.) is 40,000 square feet ** Excludes the Breakers Hotel, which is part of the Breakers Mixed-Use PUD *** Less than 1%		

SOURCE: Brisson Planning Solutions, Inc., September 2006, and the Town of Palm Beach January 2009

Commercial uses are concentrated in three areas of the Town, as follows:

1. A small commercial node is located at the south end of Town, near the Lake Worth Bridge to the mainland, serving some of the needs of the residents in this part of Town as well as visitors staying in local hotels.
2. Worth Avenue is located near Town Hall in the center of Palm Beach. Worth Avenue shops

cater to the desires of seasonal and year-round residents of the Town as well as tourists. While open year-round, the Avenue's principal business is conducted during the "season."

The Town-serving commercial area, including the commercial areas of South County Road and Peruvian Avenue, serves as an adjunct to the more famous Worth Avenue shopping area, providing additional shops and services. The Town's objective is to retain and enhance the "Town-serving" character of this section of Palm Beach.

Royal Palm Way, also in the Town center area a few blocks north of Worth Avenue, is a wide, palm-lined boulevard, dedicated primarily to offices, banking and professional uses.

3. The commercial concentration in the vicinity of Royal Poinciana Way, near the Flagler Memorial Bridge, is primarily oriented to the local retail and service needs of Town residents and visitors. However, the Royal Poinciana Plaza, a concentration of shops, restaurants, and offices just east of the Flagler Memorial Bridge, serves a broader clientele.
4. The dominant character of the Town's commercial sector is one of small scale. The vast majority of the commercial uses in the Town each encompass 4,000 square-feet or less of gross leasable area. Despite the reputation of Worth Avenue and the presence of some large retail anchors and office uses in the Town, the overall character of the Town's commercial areas is one of small business concerns which, individually, would not normally be expected to draw the majority of its patrons from beyond the Town's limits.

There are no industrial or agricultural uses within the Town of Palm Beach.

Fishermen's Island, Hunter's Island, and Bingham Isle are leased by the Audubon Society as rookeries and bird sanctuaries, and have been designated for conservation on the Town's Future Land Use Plan Map. Title to these islands is variously held by either the State Trustees of the Internal Improvement Fund or the Blossom Estate. In addition, a portion of the Blossom Estate Subdivision was designated for conservation in connection with the approval of this subdivision.

Lands devoted to public recreational use account for 5% of the land area in the Town (excluding rights-of-way). There are three types of public recreation areas in Palm Beach: major recreation areas (such as community parks), neighborhood/mini parks, and special use resources or facilities. All facilities are described in detail in the Recreation/Open Space Element.

Public uses include schools and governmental facilities such as Town Hall, police and fire stations, sanitary sewerage lift stations, etc. These constitute approximately 2% of the land area in the Town.

Private Group Uses account for 10% of the land in the Town. This category includes such uses as churches, private schools, golf and country clubs, other private clubs, museums, etc.

The Town has identified 928 sites of potential historic or architectural significance. All are listed on the Florida Site File of the Florida Department of State, Division of Historical Resources. To

date, the Town has designated 206 landmark properties, vistas and districts. These are protected by ordinance.

FUTURE LAND USE NEEDS

Palm Beach is an intensely developed coastal community with almost no room left for growth. Expansion of the corporate area is likewise impossible. Significant population growth cannot take place unless major redevelopment occurs in existing single-family areas. These factors, combined with the fact that most of the Town's land area is already developed, limit the Town's ability to arrange, shape and allocate land uses to adjust to community needs, and limit the permissible density of population.

Palm Beach is growing at a minuscule rate when compared to other coastal communities. From 2000 to 2005, growth has amounted to only 0.6%, or about 59 persons annually. The Town now comprises just 1% of Palm Beach County's population. Future growth in the Town will be insignificant because most of the land is already developed.

Brisson Planning Solutions, Inc. estimates that there were about 50 acres of vacant residential land remaining in the Town in 2006, about six acres fewer than in 1996, and this same amount of vacant land was found by Town Staff to exist in 2009. All vacant and buildable residential parcels are zoned for single-family use at densities ranging from 1.5 units/PB acre to four units/PB acre. It is estimated that these lands could accommodate about 77 single-family units. In addition, the Breakers PUD was previously approved for up to another 251 multi-family units in proximity to the existing golf courses, although it is unlikely that the full complement of allowable units will actually be constructed. There is no vacant nonresidential land within the Town.

Between 1996 and 2006, total demand for single-family homes amounted to about 80% of total housing demand, or about 106 units (including allowances for seasonal residences and vacancy). At an average development density of 2.2 du/ac, the need for about 48 acres of land is indicated. There are still 48 acres vacant and zoned for single-family use in the Town. However, with the Town approaching "build-out," redevelopment of lands presently utilized at less than allowable densities is expected to continue to accommodate some of the anticipated demand for single-family housing. Therefore, there should be adequate lands available to serve anticipated housing needs through 2019.

The demand for multi-family housing (including allowances for seasonal residences and vacancy) amounted to about 27 units over the coming ten years which, at an expected density of about seven units per acre, would require just under four acres. There are about eight acres vacant and zoned for multi-family development.

There are presently about 112 acres of hotel, retail, service, office, pay parking, and mixed commercial uses. This represents about 11 acres of commercial use per one thousand population. This is somewhat high compared to other communities, due to the unique character of the Town's

year-round and seasonal residents, and the seasonal tourist influx. However, in order to maintain

the Town's predominantly residential character, no additional lands for commercial uses are considered necessary or appropriate. The Town's inventory of recreational lands and facilities is more than adequate to provide for anticipated needs throughout the planning period. Given the small amount of population growth projected, no additional land will be needed for governmental or institutional uses.

SUMMARY OF ANALYSIS

Provision of Public Services

Roadways and community facilities serve as support systems for the Town's land uses. Limitations in land area and a lack of potable water sources have resulted in the Town's dependence on mainland resources for several basic services. Consequently, the Town's plans for the future need to be in harmony with demands throughout the region for clean air and water, waste disposal facilities, and other limited resources.

The City of West Palm Beach supplies and distributes potable water to the Town. The City of West Palm Beach and the City of Lake Worth also provide the Town with a fixed allotment for wastewater treatment service.

The Town collects vegetative yard trash and provides for disposal at Town-owned sites on the mainland. Solid waste is also collected by the Town and transferred to the Jog Road landfill operated by the Palm Beach County Solid Waste Authority.

The Town's storm drainage system is old and contains a number of outfalls which discharge into Lake Worth. The Town is currently obtaining National Pollutant Discharge Elimination System (NPDES) permitting for its drainage system. Because the Town is almost entirely developed, future drainage strategies must be directed toward practical corrections, while mitigating the impacts of future development.

The Town foresees no shortage in the areas of public infrastructure facilities or services over the next ten years.

The recreational emphasis of the Town's residents has been on private golf courses, clubs, and various cultural activities. To a great extent, these activities supplant more typical public recreational and cultural facilities. Nevertheless, in addition to an abundance of private recreational facilities, the Recreation/Open Space Element shows that public recreation facilities in the Town far exceed minimum standards.

The Town's transportation system is rapidly being strained to capacity, and, in fact, is at a critical stage. The linear configuration of the Island has produced a "one-road Town" with all the limitations of this urban form. County Road/Ocean Boulevard/State Road A1A forms the major north-south arterial spine that serves the entire length of Town.

In some locations, this route serves primarily as a residential access road, and is, therefore, not able to function as a major thoroughfare for carrying tourists and commercial thru-traffic. In other locations, the roadway rides the crest of oceanfront dunes between the beach to the east, and fully developed residential areas to the west. This part of the roadway, particularly susceptible to damage from storms, is equally unsuited to improvements that would provide additional roadway capacity. Widening of the roadway in these locations would damage the quality of beach areas and the adjoining expensive residential properties.

Groundwater Aquifer Recharge

The Floridan Aquifer is typically the major source of potable water elsewhere in Florida, but is of only limited use in Palm Beach County due to its high salinity content. There are no recharge areas to the Floridan Aquifer in the Town.

Most potable water in the County comes from the surficial aquifer or surface water sources. The surficial aquifer in the Town of Palm Beach is unsuitable for potable consumption due to high salinity levels. There are no designated recharge areas to this aquifer. Any areas in the Town that might have been suitable as designated recharge areas have already been developed in urban uses.

Soils and Minerals

Native soils in the Town have been largely eradicated by the process of urbanization. With the exception of a narrow ridge of highly permeable sand along the coastal ridge, most soils are poorly drained urban fill types.

The Florida Mining Atlas identifies two potentially valuable mineral resources in Palm Beach: coquina and sand. However, the socio-economic profile of the Town and consequent high real estate values preclude mining of these resources, either now or in the foreseeable future.

Vegetation and Wildlife

Past development has dramatically altered the natural environment of the island and its surrounding waters. The little developable land remaining in the Town is scattered in relatively small tracts, most of which lack significant natural or environmental characteristics.

Development of Coastal and Flood-Prone Areas

The definition for the Coastal High Hazard Area (CHHA) has been revised since the Town's last Evaluation and Appraisal Report (EAR), which was done in 1997. The CHHA is now defined as "[t]he 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." This area is a narrow area along the coast of the island, and is delineated in the future land use map series. Future infrastructure and public and private development within the CHHA will be restricted except when

doing so is not feasible. The Town is legally limited in its ability to restrict development of private properties located in the CHHA. However, the Town has long recognized the wisdom of limiting development densities and discouraging inordinate growth. The Town will continue to do so through the implementation of this Comprehensive Plan, which has as one of its basic tenets the effort to lower the patterns of density wherever legally and practically possible.

With the exception of some in-fill areas, lands within the 100-year flood zone have already been developed.

Redevelopment

There are no concentrations of deteriorated structures or blighted areas in the Town, nor are any expected during the planning period. The high value of real estate in the Town, its unique character and history, and the vigilance of the local government and residents will continue to maintain a high standard of property conditions within the Town.

On the other hand, there are a great many properties in the Town that were developed earlier at densities or intensities now considered inappropriate. Most, however, while inconsistent with the Town's Future Land Use Plan Map, are not inconsistent with the Town's prevailing character. Therefore, there is no need to affirmatively encourage redevelopment or reduction of these situations. Future redevelopment will be required to conform to the intensities incorporated in the Town's Future Land Use Plan.

Future Redevelopment of Royal Poinciana Plaza/Royal Poinciana Way

There is considerable interest in the redevelopment not only of the Plaza but nearby commercial areas as well. The future of redevelopment of this area of the Town has been studied through a Charrette process, sponsored by the Town and conducted by the Treasure Coast Regional Planning Council. A final report has been issued which makes recommendations based on a consensus developed at the Charrette hearings and workshop. The Town Council will decide whether or not to enter a second phase of the process which could include changes to the Comprehensive Plan and Zoning Ordinance.

Impacts of the Issue:

Redevelopment in this area, including the reconstruction of the Flagler Memorial Bridge, will have a major impact on the character of the Town and the quality of life of its residents.

The Royal Poinciana Plaza site is highly visible, located at the very gateway to Palm Beach. It is the first thing residents and visitors see as they enter the island from the Flagler Memorial Bridge. It is a unique commercial center, the only area of Town that is set aside, according to the Town's Comprehensive Plan, "to serve a broader clientele" compared with other commercial and retail areas in Palm Beach.

Given its highly visible location, redevelopment of the Royal Poinciana Plaza has significant potential to affect the established community character of the Town of Palm Beach. The

Comprehensive Plan suggests that the lynchpin of what makes the physical character of the Town of Palm Beach so special is the Town's long standing commitment to gradual and graceful evolution of development within the Town - as opposed to significant departures from the existing fabric of development.

In addition, the commercial area north of Royal Poinciana Way between Bradley Place and North County Road is stagnating. While still attractive, maintenance in the area falls short of the high standards prevalent in Palm Beach and it is suspected that the disparity between allowable intensity of use and property values may contribute to future decline.

Unanticipated Changes in Circumstances:

On at least two separate occasions the owner of the Royal Poinciana Plaza has proposed to redevelop this distinctive site in a manner that conflicts with the Town's Comprehensive Plan and its Zoning Code. In addition, there has been a recent proposal for redevelopment in the area along Royal Poinciana Way between Bradley Place and North County Road. Each of these redevelopment proposals has been described as being necessary to ensure the continued economic viability of the commercial concentrations in the area. In addition the Flagler Memorial Bridge is the subject of a planned reconstruction project by the Florida Department of Transportation.

Resulting Problems and Opportunities:

Without forethought and planning, redevelopment in the area will suffer from a piecemeal approach. Property owners will compete with each other to obtain approval from the Town for redevelopment of individual parcels without an overall guiding theme or vision.

Rather than reacting to developer-driven proposals, the recent interest in redevelopment of the area offers the opportunity to develop comprehensive and cohesive redevelopment guidelines for this important area of the Town.

Needed Actions to Address the Issue:

The Town is sponsoring a design process for redevelopment within this area, with substantial input from the public and property owners. Issues such as land use mix, densities, architectural themes, signage, street furniture, and other elements will be addressed in the public forum with public input before major redevelopment is undertaken. The process will include consideration of elements from the Breakers Planned Unit Development (vested development rights on the south side of Royal Poinciana Way), the Royal Poinciana Plaza, commercial interests on the north side of Royal Poinciana Way, the future Flagler Bridge reconstruction planned by the Florida Department of Transportation, and the relationship between these uses and surrounding properties, including Bradley Park. These investigations and ultimate redevelopment guidelines should also be directed towards reducing or eliminating the traffic level congestion at the intersection of Royal Poinciana Way and Bradley Place/Cocoanut Row.

Since design is a powerful tool for preserving a shared community vision, community-wide input will be sought from residents at Town workshops at which design concepts for a future redevelopment of this area are discussed. The community-wide workshops will also provide feedback loops after design concepts are proposed, reviewed, changed, and resubmitted for

further review. The design planning process will take into account the needs and aims of Palm Beachers as well as those of the owner, the financial implications of proposed design concepts, development of the surrounding area, land use mixes, densities, architectural themes, signage, dimensional requirements, vehicular traffic flow, and parking, among others.

The study process will also address the problem of traffic congestion at the intersection of Royal Poinciana Way and Bradley Place/Coconut Row, and propose remedial steps. The design planning process may culminate in a set of “buildable” guidelines, addressing the future overall design and use of the properties in this area, vehicular traffic flow and parking.

Preservation of Residential Neighborhoods

As far back as 1990, the Town Council and the Zoning Commission have been evaluating those portions of the Town’s Zoning Code that regulate the size of homes in the R-B zoning district, the predominantly single-family areas in the North End of the Town. Nevertheless, during the past several years, the issue of “monster homes” has become increasingly controversial in Palm Beach, as it has in other areas of the country.

Building norms for home sizes in the North End averaged 2,500 to 3,000 square feet (or less) in the decades of the 1930's to the 1970's; well below the 6,000 square feet allowed in the Town’s Zoning Code at that time. Today these historic norms have become the reference point, as housing construction evolves to reflect changing residential tastes and real estate markets. In 1980, for example, a 6,000 square foot house could be built on a 10,000 square foot lot. The house was allowed 3,000 square feet on the first floor, and 3,000 square feet on the second floor, comprising total lot coverage of 30%. However, at that time, very few homes were built to the maximum allowable size. Most were single-story homes and were designed as second homes intended for seasonal occupancy.

During the 1980's and 1990's, a number of factors changed, resulting in the construction of significantly larger homes. New homes were designed for use as primary residences, with more living space, larger rooms, and other amenities, in response to changing market demands. During that time, the Town’s Zoning Code underwent modifications to reduce the size of a house allowed on a typical lot in the R-B zoning district. Today a two-story house with an average second floor beam height of 22 feet is allowed a variable maximum of square footage limitation of around 34,000 to 42,000 square feet (based on an average 10,000 to 12,000 s.f. lot).

The Town Council and the Planning and Zoning Commission have considered and adopted various modifications over the past twelve years to attempt to address the size, mass, and location of new homes in parts of Town where homes have been built much larger than surrounding homes. Those adopted regulations include:

- 1) the building height plane (which was later eliminated) and angle of vision in 1990;
- 2) the floor area ratio (FAR) and the averaging of the front yard setback of neighboring properties in 1991 (both eliminated at later dates); and,
- 3) the cubic content ratio (CCR) adopted in 1993 which limits the size of homes in the R-B

district. In 1998, the CCR regulation was modified with the intention of lowering the maximum size of homes based on a sliding scale.

In late 1998, the Town initiated a study to review the use of architectural patterns and design guidelines for the R-B zoning district. The concept dealt with indoor and outdoor living spaces and the spatial and architectural relationships of homes in different neighborhoods. After review of the concept, the Town decided to pursue a different approach: one embracing zoning regulations intended to be more consistent with the existing development patterns of a neighborhood.

In the fall of 1999, the Town's consultants developed a concept of prototype neighborhood zoning guidelines for four streets in the North End of Palm Beach. The proposed prototype concept for those streets, which included a proposal for design incentives to allow for zoning flexibility, was later eliminated from consideration. However, staff was asked to complete its own study incorporating many of the identifiable characteristics derived from a report prepared by Duncan & Associates to create possible overlay districts.

In 2001, staff collected and analyzed lot, yard and area data on R-B lots in five distinctly different areas of the Town. These areas were selected because of their varied character. After considering the proposal it was decided that the sliding scale CCR that was implemented in 1998 should remain in place for additional time to determine its true effectiveness on scaling down the size of new and renovated homes. In addition, staff was asked to study a proposal that would create a historic or conservation zoning district for one unique area of Town. That area, which encompasses Seaview, Seaspray, and Seabreeze Avenues, is currently being evaluated to create zoning regulations based on existing lot, yard, and area characteristics.

During a series of community forums in 2001, numerous residents expressed a concern that the Town Council might be granting too many variances, facilitating the construction of "monster homes". The Strategic Planning Board reviewed this concern in substantial detail and concluded that variances were granted for only 5 of 62 new homes (8%) constructed in the R-B district between January 1, 2000 and October 31, 2002. Four of these 5 variances addressed technical issues; only one addressed "lot, yard and bulk" design issues. The Board concluded that variances were not allowing homes out-of-scale with the character of surrounding homes. In fact, the judicious granting of variances for expanded use of existing homes can be an effective means by which to allow contemporary needs to be met while retaining the character of established neighborhoods.

Change in the Town is inevitable. It has been, and will continue to be, the Town's zoning regulations that, when combined with the required reviews by the Architectural Commission and Landmarks Preservation Commission, ensure change is controlled and gradual. The Town reviews the existing regulations each year and makes changes it believes will ensure the preservation of the Town's distinctive ambiance and character.

Impacts of the Issue:

This basic issue revolves around the concern that when new single-family residential construction is significantly larger in terms of mass, bulk, and height than surrounding homes, it disrupts the established character of the area. In some instances such construction may result in new two-story

structures “looming” over existing one-story homes with attendant “overshadowing,” loss of privacy and reduction of light afforded the adjacent structure.

However, during community meetings held in 2005 and 2006, the most common concern among property owners in the areas most likely to be affected by further reductions in the allowable size of homes was the potential economic impact upon the owners. Among those in opposition, it was commonly held that further reductions would reduce property values. Some saw the newer, larger homes as an improvement in the neighborhoods, replacing out-of-date structures no longer capable of providing for the needs of young families. It was also noted that not everyone was interested in perpetuating the character established in these residential neighborhoods when bungalows and smaller winter homes were the norm.

Assessment of Related Plan Objectives:

Objective 1 of the Future Land Use Element states: *“Future growth and development within the Town shall be managed to maintain and enhance the Town’s unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses...”*

Unanticipated Changes in Circumstances:

In recent years, the trend toward ever larger and more massive homes in the North End of Town has escalated. However, the strong reaction of some of the residents in the North end in opposition to further reductions in the allowable size of homes was unexpected.

Resulting Problems or Opportunities:

It is still important that the Town’s regulations allow and encourage development of a size and character that is consistent with the desires of the residents – whether that desire is to perpetuate the existing character or to encourage evolution to accommodate new trends in residential construction and occupancy within the different geographic areas of the Town. Where the desire is to maintain the existing character of an area, the land development regulations for that area should be structured so as to reduce the extent of nonconformities created over years of regulatory change.

In this regard, the Town Council has directed the staff to explore modifying the development regulations for three distinct areas of Town: Ibis Isle, the Middle Road area, and the “Sea Streets.”

FUTURE LAND USE PLAN

It is the purpose of the comprehensive planning process to effectively manage growth and proceed toward the improvement of the community for the future. Goals, objectives and policies are developed to provide measurable performance standards or "milestones" by which to measure progress. Unfortunately, some communities deteriorate in their structural and aesthetic condition despite meeting the goals and objectives of their approved plan. Many factors can contribute to the demise of a community, such as a change in social values, economics, or deterioration of physical elements.

Often in the planning process the maintenance factor is forgotten. Many cases exist where overwhelming maintenance costs place a burden on the community in such a manner that

deterioration and blight occur. Although it is a difficult task to properly plan for the development and growth of a community, it is equally important and difficult to maintain high quality standards once they have been achieved. Palm Beach is a community that has achieved a high standard of quality. Retaining its unique atmosphere and quality of life is the overall goal of the Plan.

Maintenance of high quality standards requires not simply upkeep of Town-owned infrastructure, but also an enormous private capital investment. The upkeep investment by the Town, via ad valorem and non-ad valorem revenues, must be complemented by funds invested by individual homeowners and businesses to expand, improve and rehabilitate their properties.

Framework of the Plan

This Land Use Plan represents the extension of existing land use concentrations, and the in-fill of remaining undeveloped, or partially developed, areas.

The Future Land Use Plan addresses the pattern, intensity and timing of land use. Although it is concerned only with the physical interrelationships of residential, commercial, public, private group, and recreational uses, it reflects social and economic considerations. While the planning period is through the year 2019, and in this time frame it is likely that the Town will achieve its "saturation" population somewhat in excess of 10,000 residents, it is emphasized that:

- (1) The Land Use Plan is never "final"; and,
- (2) The Land Use Plan is not a "zoning plan."

These points recognize that as the unforeseen occurs, or Town policy changes, the Plan must be capable of change; and, that the Land Use Plan Map is a graphic statement of land use policy to be used as a guide for applying a variety of land use controls, including zoning, to shape the Town to a desired pattern of land uses, densities and intensities.

Summary of the Future Land Use Plan

The land use categories defined in this Element are compatible with the Town's individual zoning districts. Specific uses, dimensional regulations, and other requirements are identified in the Zoning Ordinance. Since industrial uses and mobile homes are prohibited in the Town, they are excluded from discussion in the Plan. Table I-3, following, summarizes the Future Land Use Plan Map in tabular form:

**TABLE I-3
Town of Palm
Beach**

LAND USE CATEGORY	ACRES	PERCENT
Single-family Residential (up to 4 du/gross Palm Beach acre)	1,103	53
Multi-family Moderate Density (up to 6 du/gross Palm Beach acre)	117	6
Multi-family High Density (up to 13 du/gross Palm Beach acre)	226	11
Commercial	93	5
Public	4	0
Recreation	106	5
Private Group Use	219	11
Approved PUD (up to 13 du/gross Palm Beach acre)	168	8
Conservation	39	2
TOTAL*	2,076	100

* Parts may not add to 100% nor to total acreage of 2,076, due to internal rounding.

All references throughout this Comprehensive Plan to an “acre” or density in units per “acre” shall be construed as referring to a “Palm Beach acre” which is equal to 40,000 square feet.

Single-Family Uses

This is the most predominant land use in the Town. The Future Land Use Plan Map designates 1,103 acres of land for this use of which about 48 acres are vacant. The preferred locations are those with good visual qualities, buffered from annoying traffic influences with easy access to shopping and recreation.

Appropriate uses include estates, single-family homes, residential PUD's and cluster development up to a maximum density of four dwelling units per gross Palm Beach acre (40,000 square feet). Public uses and facilities, public and private schools, group homes and foster care facilities, essential services, and private group uses and cultural uses are also permitted within this category on a limited basis.

FUTURE LAND USE, 2008

It is estimated that another 85 single-family dwelling units can be accommodated at an average density of 1.8 units per acre. A developed single-family lot can exceed the density that is permitted by code if the density exists, and will not be increased through redevelopment. For a vacant single-family lot in existence for at least 30 years, a single-family home can be built subject to meeting all land development regulations.

Multi-Family Uses

Two multi-family categories, permitting varying densities and uses, are shown on the Future Land Use Plan. In total, the Future Land Use Plan designates about 343 acres of land for this use of which about 8 acres are vacant. Some of these lands are undevelopable, or have been committed to open space associated with other residential units, and most cannot be developed at maximum allowable density due to limited parcel sizes. Consequently, it is estimated that these vacant lands can accommodate about 35 additional multi-family units.

The preferred locations are adjacent to high accessibility corridors; areas with good visual qualities; near commercial centers, and recreation and open space areas to offset effects of higher density.

Multi-Family Moderate Density: Appropriate uses include single-family and two- family homes, townhouses, multi-family units, and residential and mixed-use PUD's up to a maximum density of six dwelling units per gross Palm Beach acre (40,000 square feet); public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services. The Plan designates about 117 acres of land for this use.

Multi-Family High Density: Appropriate uses include single-family and two-family homes, town- houses, multi-family units, and residential and mixed use PUD's up to a maximum density of thirteen dwelling units per gross Palm Beach acre (40,000 square feet). Hotels up to 26 units/gross Palm Beach acre along with associated accessory commercial uses and time-sharing uses up to 9 units/gross Palm Beach acre may be appropriate under carefully controlled conditions. Other appropriate uses include public uses and facilities, public and private schools, private group uses, group homes and foster care facilities, and essential services. The Plan designates about 226 acres of land for this use. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Commercial Uses

While only one commercial category is specifically identified on the Future Land Use Plan Map, the Town provides for commercial uses at varying intensities under different zoning categories. The Plan designates about 93 acres for commercial uses, of which only about one-half acre remains vacant. Appropriate uses include a wide range of commercial retail, service, professional and business uses largely intended to serve Town persons; hotels, motels and time-sharing uses; public uses and facilities; public and private schools; private group uses; and residential uses located above the ground floor. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may

exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Public Uses

The Plan designates approximately four acres of land for this use. Appropriate uses include public schools, low intensity public facilities at a scale and intensity necessary to primarily serve the needs of Town persons, and owned, operated, franchised, or supervised by a governmental agency. The designation of a property for Public Use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development. The Zoning Ordinance is the tool which indicates those uses which are specifically allowed. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Recreation Uses

The Plan designates approximately 106 acres of land for this use. This category is intended for low intensity public recreational uses or activities at a scale and intensity necessary to primarily serve the needs of Town persons, and to preserve the natural and scenic resources of the Town. Only public facilities, owned, operated, franchised or supervised by a public governmental entity, are given this designation. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Private Group Uses

The Plan designates approximately 219 acres of land for this use. Appropriate uses include low intensity private clubs, golf and country clubs, houses of worship, museums and noncommercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons. The designation of a property for Private Group Use on the Future

Land Use Plan Map recognizes the current use of the property; and, further, indicates that such properties may also be appropriate for residential or commercial development. The Zoning Ordinance is the tool which indicates those uses which are specifically allowed or prohibited. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Approved PUD

This category represents Planned Unit Developments that have been approved by the Town Council. The Plan designates approximately 168 acres of land for this use. Only the Breaker's PUD contains remaining development potential. If built to maximum density, this PUD could hold another 251 multi-family units and some commercial development. Densities in new PUD's shall be limited to the maximum density allowable in the land use category and zoning district in which they are located prior to their approval, but shall not exceed thirteen units per acre. Nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

Conservation

This category is intended primarily for the spoil islands in Lake Worth and submerged lands located within the Town's boundary and located west of the MHWL in Lake Worth and which comprise about 39 acres. An additional 3-acre conservation parcel is located south of Southern Boulevard in the Blossom Estate subdivision. Both areas are unique, and will be preserved and protected from development and the negative impacts of public use.

Maps I-1 through I-7, comprising the Town's Future Land Use Map Series, provide mapping of future land use, recreation areas and their general service areas, historic sites and districts, beaches and shores, wetlands and estuarine areas, flood plains, and soils, follow. There are no existing or planned waterwells, cones of influence, rivers, bays, fresh water lakes, harbors, or economic mineral deposits in the Town of Palm Beach.

GOALS, OBJECTIVES AND POLICIES

GOAL

TO MAINTAIN THE TOWN'S UNIQUE IDENTITY AND ITS HIGH QUALITY OF LIFE THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES.

OBJECTIVE 1

Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. The measurement of this objective shall be the extent to which the following policies are implemented.

POLICY 1.1

Continue enforcement of the Town's Charter and Code of Ordinances containing specific and detailed provisions which are required to implement the adopted Comprehensive Plan, and which, at a minimum:

- 1.1a Regulate the subdivision of land;
- 1.1b Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- 1.1c Protect lands designated for Conservation;
- 1.1d Regulate signage;
- 1.1e Regulate areas subject to seasonal or periodic flooding and provide for drainage and stormwater management;
- 1.1f Ensure safe and convenient on-site traffic flow and vehicle parking needs; and,
- 1.1g Provide that no development order or permit shall be issued which results in a reduction of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan; and
- 1.1h Reasonably ensure that newly planted trees are located in a manner that will require no more than minimal trimming in order to avoid contact with power lines.

POLICY 1.2

Conduct a staff review of each proposed new development or redevelopment project for the purpose of determining compliance with the Town's Code of Ordinances.

POLICY 1.3

By the end of 2008-2009 Zoning Season, the Town will develop zoning regulations appropriate to maintaining the existing character of the Ibis Isle, the Middle Road proposed area, and the "Sea Streets". Such regulations may include overlay districts, flexible or alternative development standards, or other innovative measures appropriate to the task.

POLICY 1.4

Town is sponsoring a design process with substantial input from the public and stakeholders for redevelopment within Royal Poinciana Plaza/Royal Poinciana Way area. The process shall:

- 1.4a. Address issues such as land use mix, densities, architectural themes, economic feasibility, signage, street furniture, and other elements in public workshops.
- 1.4b. Examine elements from the Breakers Planned Unit Development (vested development rights on the south side of Royal Poinciana Way), the Royal Poinciana Plaza, commercial interests on the north side of Royal Poinciana Way, the future of Flagler Bridge reconstruction planned by the Florida Department of Transportation, and the relationship between these uses and surrounding properties, including Bradley Park.
- 1.4c. Investigate the possibility of reducing or eliminating traffic level congestion and providing pedestrian and bicycle safety at the intersection of Royal Poinciana Way and Bradley Place/Cocoanut Row.
- 1.4d. Evaluate various design concepts for the possible future redevelopment of this area, including drawings and models (building uses and types, public space and amenities, and so) in community-wide public workshops.
- 1.4e. Provide feedback loops after design concepts are proposed, reviewed, changed, and resubmitted for further review.
- 1.4f. Take account of the needs and aims of Palm Beachers as well as those of the owner, the financial implications of proposed design concepts, development of the surrounding area, land use mixes, densities, economic feasibility, architectural themes, signage, dimensional requirements, vehicular traffic flow, and parking, among others.

- 1.4g. Address the problem of traffic congestion and safety issues at the intersection of Royal Poinciana Way and Bradley Place/Coconut Row, and propose remedial steps. The design planning process shall culminate in a set of “buildable” guidelines, addressing the future overall design and use of the properties in this area, vehicular traffic flow and parking.

OBJECTIVE 2

Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents.

POLICY 2.1

The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate.

- 2.1.1 Where essential services are indicated as an appropriate use, essential services shall include public utility facilities related to water supply, telephone (excluding wireless telecommunication facilities), cable television, gas, electrical distribution systems and town-owned services such as sanitary sewer, stormwater drainage, and solid waste collection and disposal systems, including any necessary appurtenant structures serving the Town.

POLICY 2.2

Development orders shall be issued by the Town only for new residential development or redevelopment that is consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies.

- 2.2.1 Single-Family Residential – Intended to accommodate and preserve estates and single-family residential development at a maximum density of four dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family dwellings, residential PUD’s as set forth in Policies 11.1.1 and 11.1.4, cluster development, public uses and facilities, public and private schools, private group uses, group homes and foster care facilities, and essential services.

- 2.2.2 Multi-Family Moderate Density – Intended to accommodate and preserve residential development at a maximum density of six dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family, two-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.1.2; mixed-use PUD's as set forth in Policy 11.1.3; public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.

- 2.2.3 Multi-Family High Density – Intended to accommodate residential development at a - maximum density of 13 dwelling units per gross Palm Beach acre (40,000 square feet) and, under limited circumstances, a maximum height of five stories.

Appropriate uses include single-family, two-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.1.2; mixed-use PUD's as set forth in Policy 11.1.3; hotel and motel uses up to 26 rooms per gross Palm Beach acre (40,000 square feet) and associated accessory commercial uses (hotel and motel rooms are considered to be equivalent to 0.5 dwelling units); timesharing uses up to nine units per gross Palm Beach acre (40,000 square feet); public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.

POLICY 2.3

Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies.

- 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies:

- a. "Town-serving" shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the "Commercial – Office, Professional & Institutional" (C-OPI) zoning district, which are not required to meet town-serving requirements) of 2,000 square-feet or less of gross leasable area in the "Commercial – Planned Center" (C-PC) zoning district, 3,000 square-feet or less of gross leasable area in the C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition.
- b. "Town persons" shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.

- 2.3.2 Conservation – Intended to preserve and protect unique natural areas from development and the negative impacts of public use. No urban development is permitted.

- 2.3.3 Commercial – Intended to create, preserve, and enhance areas of attractive, small-

scale, retail, personal and professional/business services, and mixed commercial/residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.

- a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up to 26 rooms per gross Palm Beach acre (40,000 square feet); timesharing uses up to 9 units per gross Palm Beach acre (40,000 square feet); offices; public uses and facilities; public and private schools; private group uses; and residential uses located above the ground floor.
- b. Except for uses located in the Worth Avenue zoning district (C-WA), one residential unit may be located above the ground floor, or up to a maximum density of six dwelling units per gross Palm Beach acre, whichever is greater. In the Worth Avenue zoning district the maximum allowable density shall be 10 dwelling units per gross Palm Beach acre provided the Worth Avenue Design Guidelines are met.
- c. Maximum lot coverage for non-residential uses shall be 75%.
- d. In limited circumstances, the maximum building height shall be three stories.

2.3.4 Public – Intended to recognize existing locations of, and provide sites for, public uses, structures and facilities.

- a. Appropriate uses include public schools, low intensity public buildings and facilities such as fire and police stations, Town Hall, etc, of a scale and intensity necessary to primarily serve the needs of Town persons. Only public uses owned, operated, franchised, or supervised by a governmental agency are given this designation.
- b. The designation of a property for Public use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential and Commercial land use categories.
- c. Maximum lot coverage shall be 40%.
- d. In limited circumstances, the maximum building height shall be three stories.

2.3.5 Public Recreation – Intended to provide for low intensity public recreational uses or activities, natural resource and scenic resources of a scale and intensity necessary to primarily serve the needs of Town persons. Only public facilities owned, operated, franchised, or supervised by a public governmental entity are given this designation.

2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs,

golf and country clubs, public and private schools, houses of worship, museums, and non- commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.

- a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential, Multi-family Moderate Density, and Commercial land use categories.
- b. Maximum lot coverage shall be 40%.
- c. In limited circumstances, the maximum building height shall be three stories.

2.3.7 Approved PUD – Intended to recognize existing or previously approved PUD’s and provide for new PUD’s within the density limits of the land use category in which they are located prior to approval of the PUD. PUD densities shall not exceed 13 dwelling units per gross Palm Beach acre.

POLICY 2.4

To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character, and to overall property values of the community, the Town will take all technical and administrative measures legally available, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.

POLICY 2.5

Continue to enforce the provisions of the Town's Zoning Ordinance which are directed toward the encouragement of Town-serving commercial uses and the discouragement of those uses which are likely to attract patronage on a regional level.

POLICY 2.6

The Town shall provide the amount, location, and type of on-street parking and street furniture, signage, beautification measures and traffic control that is sufficient to assure efficient functioning of the Town's business centers at Town-serving levels, and shall require off-street parking as necessary

OBJECTIVE 3

Development orders or permits for new development or redevelopment shall be issued for

construction in the floodplain or coastal high hazard area only if they meet the building elevations identified in the Flood Insurance Rate Maps (FIRM) and the requirements of the Florida Department of Environmental Protection (FDEP).

POLICY 3.1

Prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- 3.1a The proposed building elevations meet or exceed elevations identified on the Flood Insurance Rate Maps (except when sufficient justification of extenuating circumstances may be shown); and,
- 3.1b The FDEP has approved any proposed construction seaward of the Coastal Construction Control Line, and the proposed project complies with any conditions imposed by the FDEP.

OBJECTIVE 4

No new urban development shall be permitted on lands predominantly characterized by Tidal Swamp (TM) soils as identified in the Soil Survey of Palm Beach County.

POLICY 4.1

Areas identified as predominantly characterized by Tidal Swamp (TM) soils shall be designated on the Town's Future Land Use Map for Conservation, and the Town's land development regulations shall prohibit urban development on such lands.

OBJECTIVE 5

Development orders and permits for new development or redevelopment, or building permits for developments that have been issued development orders prior to the adoption of the Comprehensive Plan, shall be issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

POLICY 5.1

In order to ensure the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- 5.1a Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and the minor flooding associated with a five-year storm shall be carried off within sixty minutes.

- 5.1b Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system; or, the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater; or,
- 5.1c For all commercial, or residential development or redevelopment, where the proposed work falls into one of the following categories:
- i. The proposed work exceeds 25% of the market value of the property;
 - ii. The proposed work includes the construction of a new swimming pool;
 - iii. The proposed work includes the redevelopment of more than 20% of landscaped open space, 20% of the impervious area of the site including buildings, patios, etc. or a combination thereof which exceeds 20%;
 - iv. The proposed work includes new driveways or parking areas;
 - v. The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or
 - vi. Other development as may be deemed appropriate by the Town Engineer.
- 5.1d There is adequate potable water supply capacity to continue providing at least 295 gallons/person/day;
- 5.1e There are adequate recreation facilities to maintain a standard of 6 acres/1000 population;
- 5.1f The traffic generation of the project will not reduce the level of service on roadways in the Town to a category lower than that established in this Plan;
- 5.1g There is adequate sanitary sewer capacity to continue treating at least 246 gallons/person/day, and a maximum peak flow through the Lake Worth force main will not exceed 0.941 mgd over a rolling three-month average, and the maximum peak flow through the Town's northern force main will not exceed 5 mgd;
- 5.1h There is adequate capacity to continue collecting and disposing of least 2.55 pounds of solid waste per person per day;
- 5.1i The project will not increase the time necessary to evacuate the Town, in the event of a hurricane, to greater than twelve hours; or,
- 5.1j The development order or permit is specifically conditioned on the availability of the necessary facilities and services for each of the above and that said facilities are authorized when the project is authorized.

POLICY 5.2

Prior to the issuance of a development order or permit, the Town shall make and record a determination that the project provides open space, on-site traffic flow and parking commensurate with the requirements of the Town's land development regulations.

OBJECTIVE 6

While no areas in the Town are in need of redevelopment, at least once a year the Town shall review structural conditions in areas subject to deterioration to determine if neighborhood stabilization or redevelopment is necessary.

POLICY 6.1

If greater than 25% of structures in a neighborhood are determined to be substandard, that neighborhood will be considered in danger of deterioration, and the Town will develop a plan for stabilization and/or redevelopment within two years of such identification. This plan will include provisions for innovative land development regulations, including mixed land uses, to accomplish redevelopment as well as provisions for eliminating unsafe conditions and inappropriate uses.

OBJECTIVE 7

The number of uses incompatible with the range and location of land uses, identified in the Town's Future Land Use Plan Map, shall be reduced by attrition; and, no new uses shall be permitted that are inconsistent with the community's character and the Town's Future Land Use Plan Map.

POLICY 7.1

The Town shall amend its land development regulations to be compatible and consistent with the range and location of land uses identified on the Town's Future Land Use Plan.

POLICY 7.2

The Town shall prohibit replacement or expansion of uses found to be incompatible or inconsistent with the range and location of land uses identified on the Town's Future Land Use Plan and Official Zoning Map.

POLICY 7.3

The Town shall continue to allow designated landmark structures, single-family dwellings, two-family, townhouse, multi-family, commercial, and public structures or public/private group uses which are unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature to be rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced provided FDEP standards are met

when building east of the CCCL. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

OBJECTIVE 8

The Town shall protect its natural resources. The measurement of this objective is the extent to which natural resources are preserved and the degree to which the following policies are implemented.

POLICY 8.1

The Town shall protect the quality of its air from degradation by continuing to prohibit industrial uses within the Town.

POLICY 8.2

The Town shall protect native vegetational communities and their associated wildlife by prohibiting removal of vegetative species listed as threatened or endangered by State or Federal agencies on publicly owned property and new private development; and, by prohibiting planting of pestilent exotics and requiring removal of pestilent exotic species from sites of new construction or development.

POLICY 8.3

The Town shall stipulate that no development or construction which destroys wetland vegetation, including seagrass beds, shall be permitted in the Town unless loss is 100% mitigated.

POLICY 8.4

The Town shall require that all new development and redevelopment on the Atlantic shore restore dunes, where restoration potential exists and is necessary, as determined by the Town and FDEP.

POLICY 8.5

The Town will require soil erosion control techniques be used during construction.

POLICY 8.6

Pursuant to F.S. 163.3177 & 163.3178, the Town shall devise regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in F.S. 342.07.

OBJECTIVE 9

The Town shall protect its inheritance of structures and neighborhoods having historic or architectural merit. The measurement of this objective is the extent to which historic or architectural structures or neighborhoods are preserved, and the degree to which the following policies are implemented.

POLICY 9.1

Continue to protect the Town's historically significant properties and aesthetic character through the active participation of the Architectural and Historic Landmarks Preservation Commissions in the development review and approval process, as authorized under Chapter 5, Article IX, Sec. 5-378 and Chapter 16, Article III, Sec. 16-33 of the Town's Code of Ordinances.

POLICY 9.2

By December 2008, the Town shall adopt an archeological preservation ordinance to protect pre-historic resources or sites of archaeological significance with specific guidelines regulating construction activities. Concurrently, community awareness shall also be advanced to educate the public about the advantages of having an archeological ordinance.

OBJECTIVE 10

The Town will coordinate and comply with any resource planning and management plan prepared pursuant to Chapter 380 FS and approved by the Governor and Cabinet. The measurement of this objective will be the extent to which the Town coordinates and cooperates with the adoption and implementation of an approved plan and the degree to which the following policy is implemented.

POLICY 10.1

Within one year of the approval by the Governor and Cabinet of a resource planning and management plan under Chapter 380 FS, the Town will incorporate into its land development regulations measures that will further the intent of such plan.

OBJECTIVE 11

Provide for Planned Unit Developments, and other innovative regulations and techniques that will assist the Town in maintaining its high standards, quality of life, and appropriate mix and location of land use types and structures; and, in ensuring that new development is compatible with existing surrounding properties.

POLICY 11.1

The following types of Planned Unit Developments shall be allowed in the Town:

- 11.1.1 Single-family PUD’s located within the Single Family Residential Land Use Category not exceeding four dwelling units per gross Palm Beach acre.
- 11.1.2 Mixed residential development located within the Multi-Family Moderate or Multi-Family High Density Land Use Categories, not exceeding the maximum density allowable within the Land Use Category.
- 11.1.3 Mixed-use development within the Multi-Family Moderate Density or Multi-Family High Density Land Use Categories, allowing for a mix of residential uses not exceeding the maximum allowable density within the Land Use Category and nonresidential development not exceeding 20% of the gross floor area of the PUD.

The following equivalencies shall be used in determining the intensity of the nonresidential components:

Land Use Type	Unit of Measurement	Equivalence to One Dwelling Unit of Gross Density
Hotels, motels or similar transient facilities	Number of bedrooms	Two bedrooms
Principal Commercial Uses	Total floor area	750 square feet
Accessory Commercial Uses	Total floor area	1,500 square feet
Other Nonresidential Uses	Total floor area	1,000 square feet

- 11.1.4 In order to encourage preservation of historic residential structures, such single-family structures may be permitted to be converted through a historic preservation PUD to contain multiple residential units, within the confines of the existing structure, provided the density does not exceed four dwelling units per gross Palm Beach acre.

OBJECTIVE 12

The Town shall coordinate its coastal area population with the Regional Hurricane Evacuation Plan. The measurement of this objective will be the degree to which the Town coordinates with the appropriate Evacuation Plan, and the extent to which the following policy is implemented.

POLICY 12.1

Upon completion of the Treasure Coast Regional Planning Council's Hurricane Evacuation

Plan, the Town will review, and revise if necessary, its coastal area densities to ensure that they do not result in hurricane evacuation or shelter capacity deficiencies as contained in the TCRPC's Plan.

POLICY 12.2

By the beginning of the 2008 hurricane season, the Town shall consider implementing a "reverse 911" type system. Such a system shall allow residents to automatically receive notifications and information from the Town on their home phone. In addition, a resident may register to receive such notifications on their cell phone.

POLICY 12.3

By the beginning of 2008 hurricane season, the Town shall consider working with contractors/builders to develop a list of simple things to do at construction sites during the hurricane season to ensure that they can be adequately secured prior to the arrival of a storm. This could include guidelines for the placement and storage of construction material during the hurricane season.

POLICY 12.4

The Town shall expand the Town's education and notification process to emphasize the unpredictability of the power of an approaching storm and the need to evacuate early upon an evacuation warning.

OBJECTIVE 13

To coordinate the location of new and expanded sites for Public Educational Facilities in order to ensure compatibility and consistency with the Town's Comprehensive Plan, in accordance with 235.193, F.S. and to maintain and enhance joint planning processes and procedures for coordination and development of public school facilities concurrent with residential development and other services. The Town of Palm Beach shall support and facilitate coordination of planning with the Palm Beach County School District (hereinafter referred to as the District) for the location and development of public education facilities. The Town of Palm Beach shall coordinate with the School District staff in the siting of school facilities so that their locations are consistent with and further the Goals, Objectives and Policies of the Town's Comprehensive Plan. The Town of Palm Beach shall identify sufficient available land in the adopted future land use element to accommodate Public Educational Facilities as necessary to serve the current and projected student population. The measurement of this objective will be the degree to which the following policies are implemented.

Definition:

Public Education Facilities are defined herein as elementary schools, special education facilities, alternative education facilities, middle schools, high schools and area vocational schools of the School District of Palm Beach County.

POLICY 13.1 - Compatibility

The proposed public school facility use shall be compatible with adjacent existing land uses.

13.1.1 Public educational facilities of the School District shall be an allowable use within the following land use categories: Single Family Residential, Multi-Family Moderate Density, Multi-Family High Density, Commercial, Public, Public Recreation, and Private Group Use.

13.1.2 The location and construction of new public educational facilities or the expansion of an existing site shall be allowed upon a determination of the Town of Palm Beach that the proposed school development is consistent with the future land use categories listed above and compatible with adjacent land uses.

POLICY 13.2 - Coordination [235.193 F.S.]

In accordance with the adopted Capital Improvements Plan(s) of the School District and the Capital Improvement, Intergovernmental Coordination and other related elements of the adopted Comprehensive Plan, public services and facilities required to support all public educational facilities shall be facilitated and coordinated in time and place with plans for residential development.

POLICY 13.3 - Site Development Standards:

In addition to overall consistency with the future land use categories, the proposed location of a new, or expansion of an existing Public Educational Facility shall be evaluated based on the following statutory requirements and planning criteria:

13.3.1 The proposed site shall, at a minimum, meet the State Requirements for Educational Facilities (SREF), plus a fifteen percent (15%) capacity flexibility allowance in conformance with the District's adopted level of service (LOS). In addition, the site shall be sized to accommodate all needed utilities, support facilities and adequate buffering of surrounding land uses.

13.3.2 There shall be no significant environmental conditions on a proposed site that cannot be mitigated or would otherwise preclude development of the site for a Public Educational Facility.

13.3.3 There shall be no adverse impacts upon sites listed in the National Register of Historic Places or those sites designated as Landmarks by the Town of Palm Beach Landmarks Preservation Commission. In addition, any changes, modifications, expansions or major landscaping revisions to any designated Landmark structures and/or identified archaeological resources require the issuance of Certificate(s) of

Appropriateness for said modifications.

- 13.3.4 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 South Florida Water Management Surface Water Management Plan or any applicable storm water utility or drainage district plans.
- 13.3.5 The proposed site shall be capable of accommodating adequate parking and on-site traffic circulation requirements to satisfy current and projected site generated vehicular demand.
- 13.3.6 The proposed location of new facilities shall meet the requirements of the Coastal Management/Conservation Element of the Comprehensive Plan.
- 13.3.7 There shall be adequate setbacks, buffering and zoning controls to eliminate or decrease any negative externalities such as noise affecting neighboring developments.
- 13.3.8 The location of the proposed site shall comply with 333.03(3), F.S. as it relates to the construction of public education facilities in the vicinity of the airport.
- 13.3.9 The proposed design must be approved by the Town of Palm Beach Architectural Commission or Landmarks Preservation Commission for its aesthetic compatibility in the community. Also, the proposed design shall, at a minimum, meet the standards established by SREF.

POLICY 13.4 - Access Standards

The following additional conditions shall apply to the proposed sites of the specific school types to ensure that they are consistent with the Town of Palm Beach Comprehensive Plan.

- 13.4.1 Elementary schools, special education facilities, and alternative education facilities, shall have direct access to at least a minor collector road or as otherwise approved by the Town of Palm Beach after determination of acceptable traffic impacts on adjacent roads of lesser classification.
- 13.4.2 Middle schools sites shall have direct access to at least a minor collector road or as otherwise approved by the Town of Palm Beach after determination of acceptable traffic impacts on adjacent roads of lesser classification. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the adjacent properties.
- 13.4.3 High schools sites shall have direct access to at least a major collector road or as otherwise approved by the Town of Palm Beach after determination of acceptable traffic impacts on adjacent roads of lesser classification. Stadiums, outdoor

recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the adjacent properties.

POLICY 13.5 - Infill Development Standards

It is the policy of the Town of Palm Beach to encourage a comprehensive range of design and site planning solutions that will cost effectively meet the capacity needs of the School District and the compatibility needs of the community. In the existing urbanized areas, recommendations for increased capacity will consider the cost-benefits of expanding existing facilities as well as the provision of new facilities on vacant land that would meet projected capacity needs. This analysis will include factors such as community impact, neighborhood vitality and relocation costs, as well as the impact on coastal redevelopment efforts. Innovative and efficient designs that meet the performance standards of the Architectural Commission and SREF will be fully considered.

POLICY 13.6 - Performance Standards

Nothing herein shall preclude the School District and the Town of Palm Beach from developing alternative development standards based on mutually acceptable performance criteria, that would meet the intent of the provisions listed above.

POLICY 13.7 - Co-location to Public Facilities

To the extent possible, the Town will encourage the location of school facilities proximate to urban residential areas; and, seek to collocate public facilities, such as parks, libraries, and community centers with schools.

OBJECTIVE 14

Public access shall be maintained to all recreational facilities, including recreational and commercial working waterfronts as defined in F.S. 342.07, under the jurisdiction of the Town of Palm Beach.

POLICY 14.1

The Town of Palm Beach shall identify inadequate access to its recreation facilities within one year of the adoption of the Comprehensive Plan EAR-Based amendments.

POLICY 14.2

The Town of Palm Beach shall continue to implement corrective measures on all access points identified as inadequate.

POLICY 14.3

The Town will, on an annual basis, inspect public access points at public facilities located within the Town of Palm Beach, but not under the Town's jurisdiction, to identify any impediments to access. It will notify respective governing agencies of impediments within three months of their identification.

POLICY 14.4

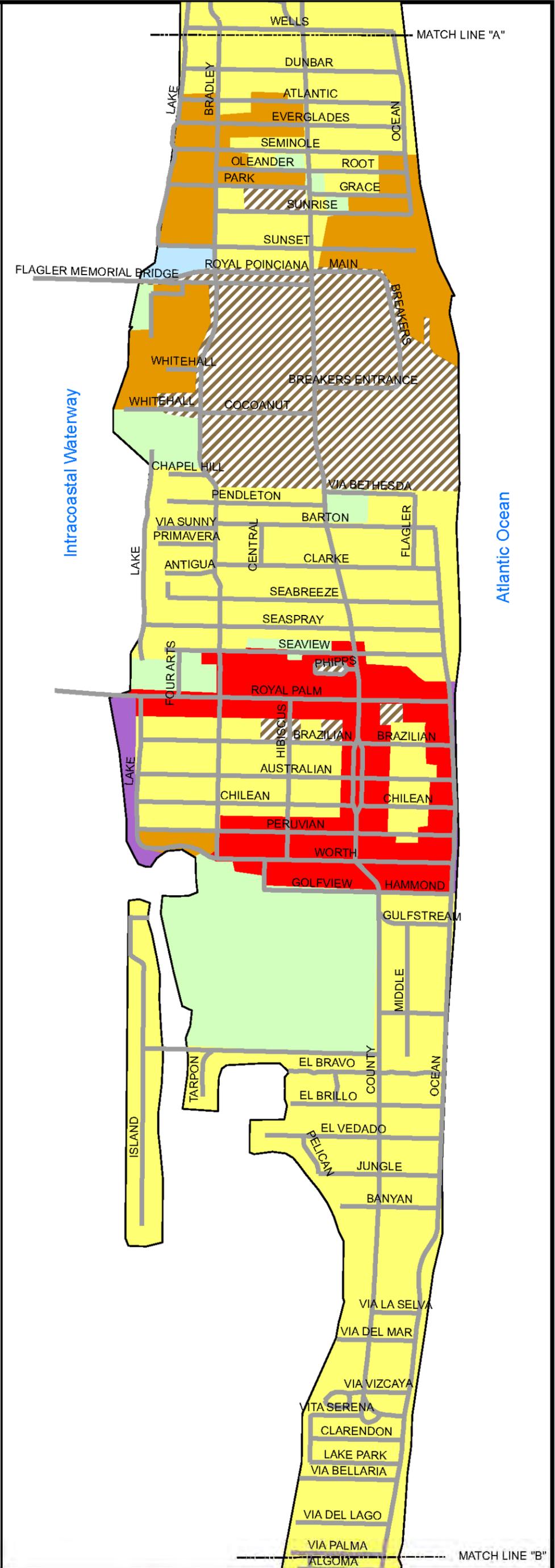
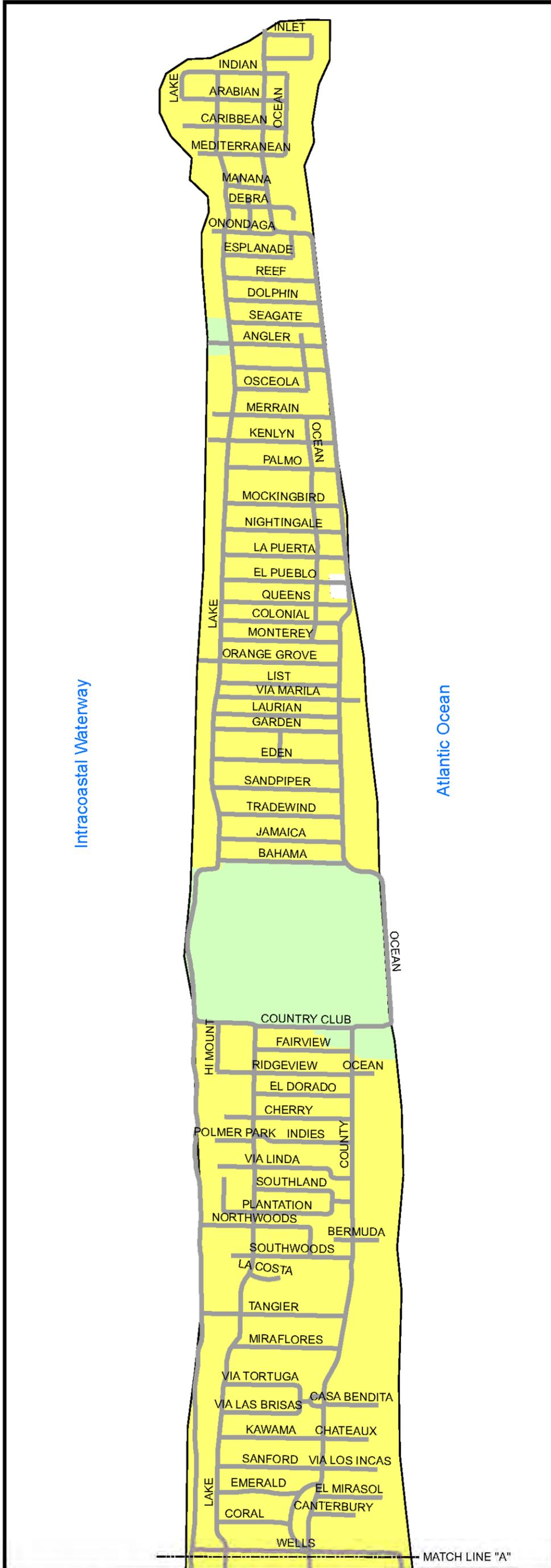
Pursuant to F.S. 163.3177 & 163.3178, the Town shall devise regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in F.S. 342.07.

OBJECTIVES AND POLICIES NOT APPLICABLE

No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town of Palm Beach because it is virtually fully developed, and the only areas for potential development are located on "in-fill" parcels.

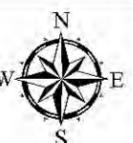
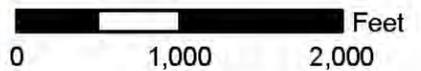
No objectives or policies encouraging the availability of suitable land for utility facilities are necessary or applicable. The City of West Palm Beach provides the potable water supply to the Town from its facility on the mainland. Wastewater treatment is provided by the East Central Regional Sewage Treatment Plant, also located on the mainland. Solid waste disposal sites are all located on the mainland with the North County Regional Resource Recovery plant, also located on the mainland, to come on line in the near future.

No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities in the Town, nor are any expected in the future.

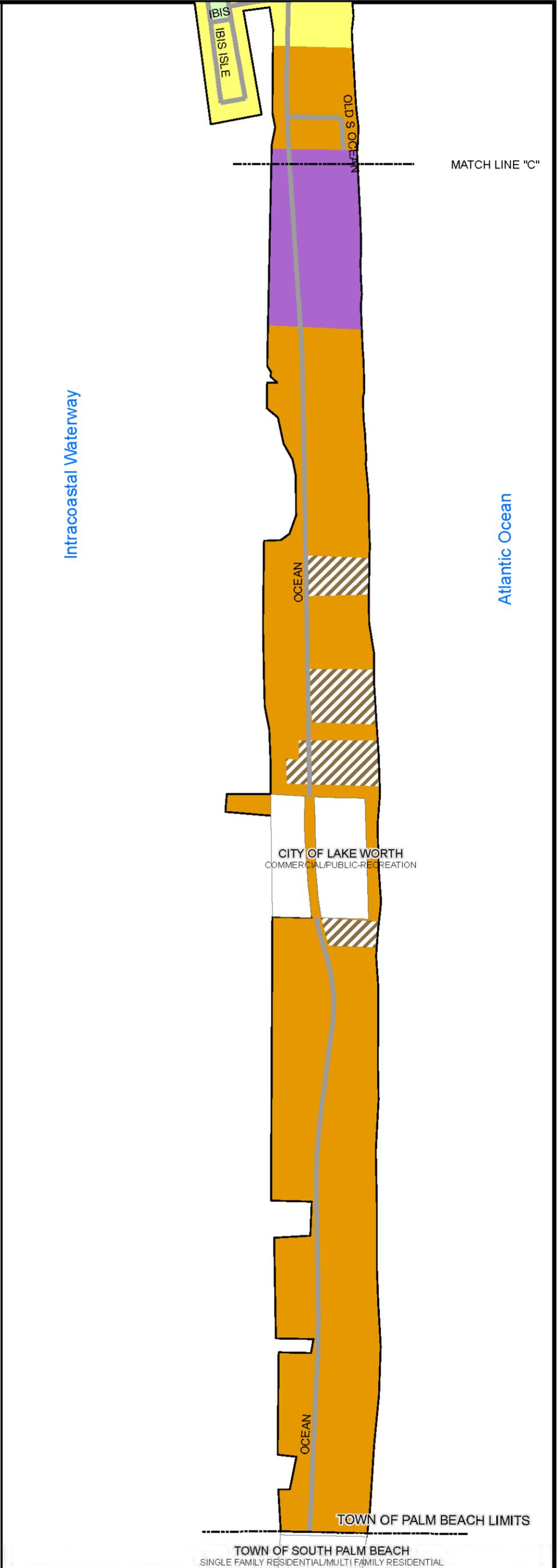
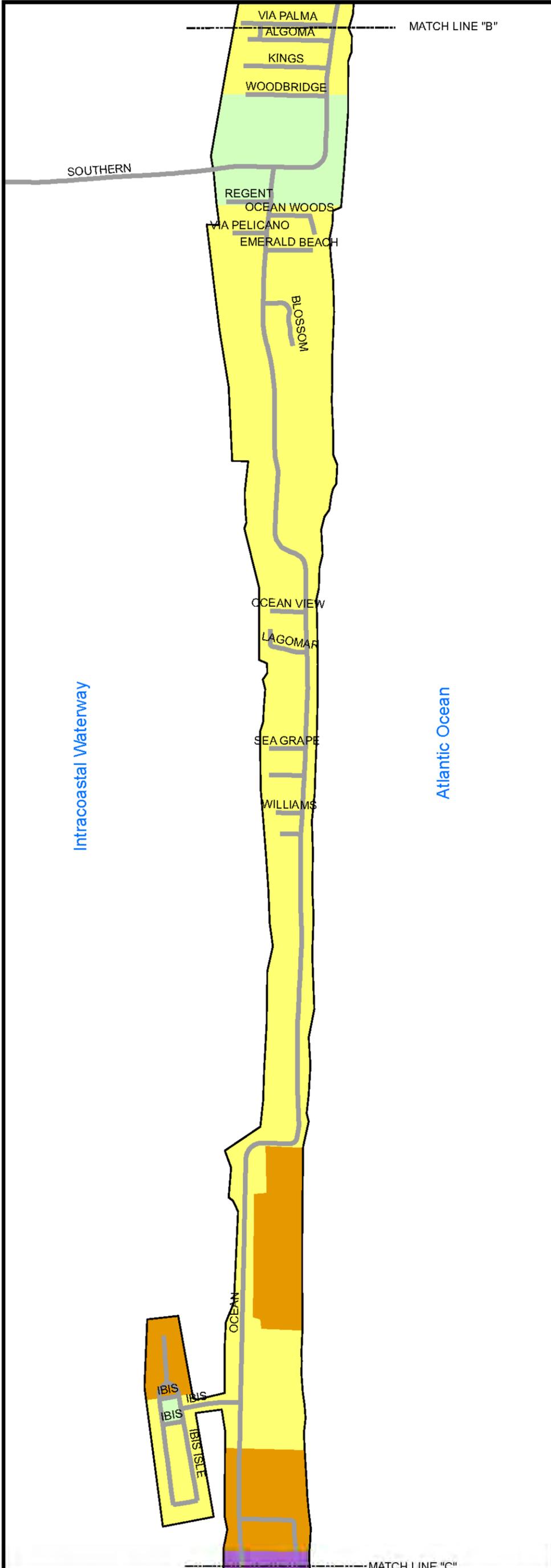


TOWN OF PALM BEACH EXISTING LAND USE MAP - 2009
 Planning, Zoning & Building Department

- COMMERCIAL**
- PRIVATE GROUP USE**
- RECREATION**
- TRANSIENT/RESORT**
- MULTI-FAMILY**
- PUBLIC**
- SINGLE-FAMILY**
- VACANT**

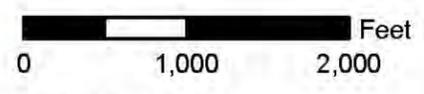


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 Planning, Zoning & Building Department
 (561) 838-5430
 Email: pzb@townofpalmbeach.com
 Website: palmbeach.govoffice.com

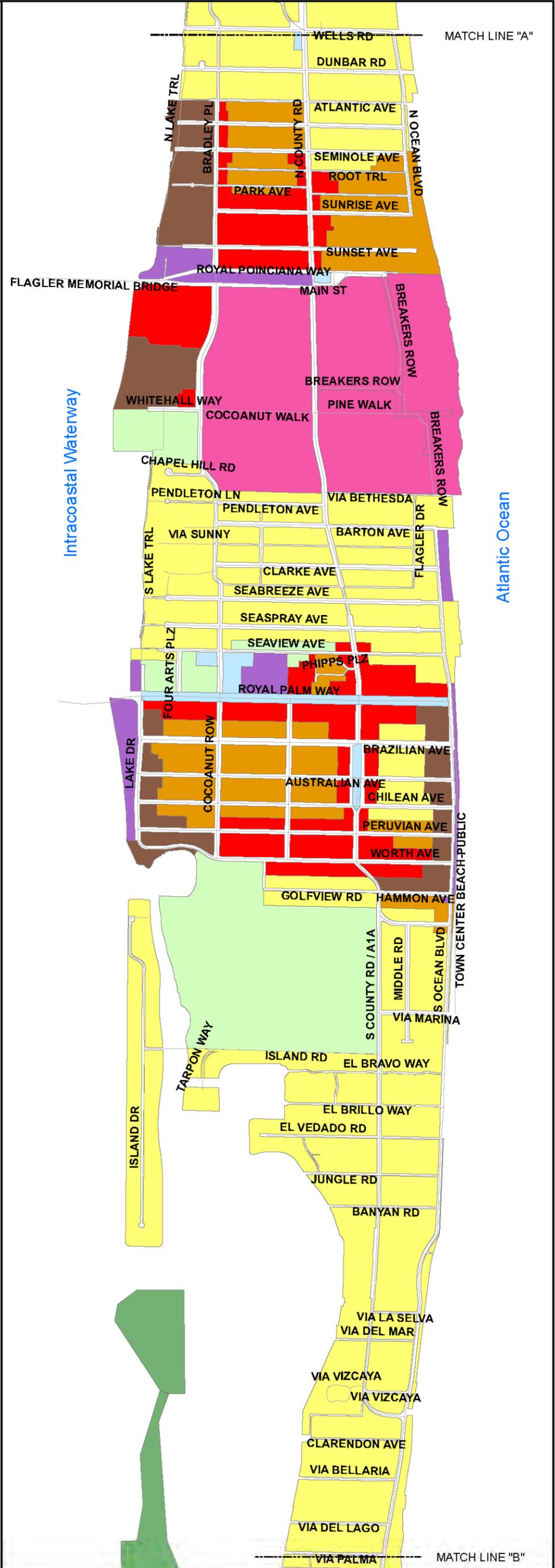
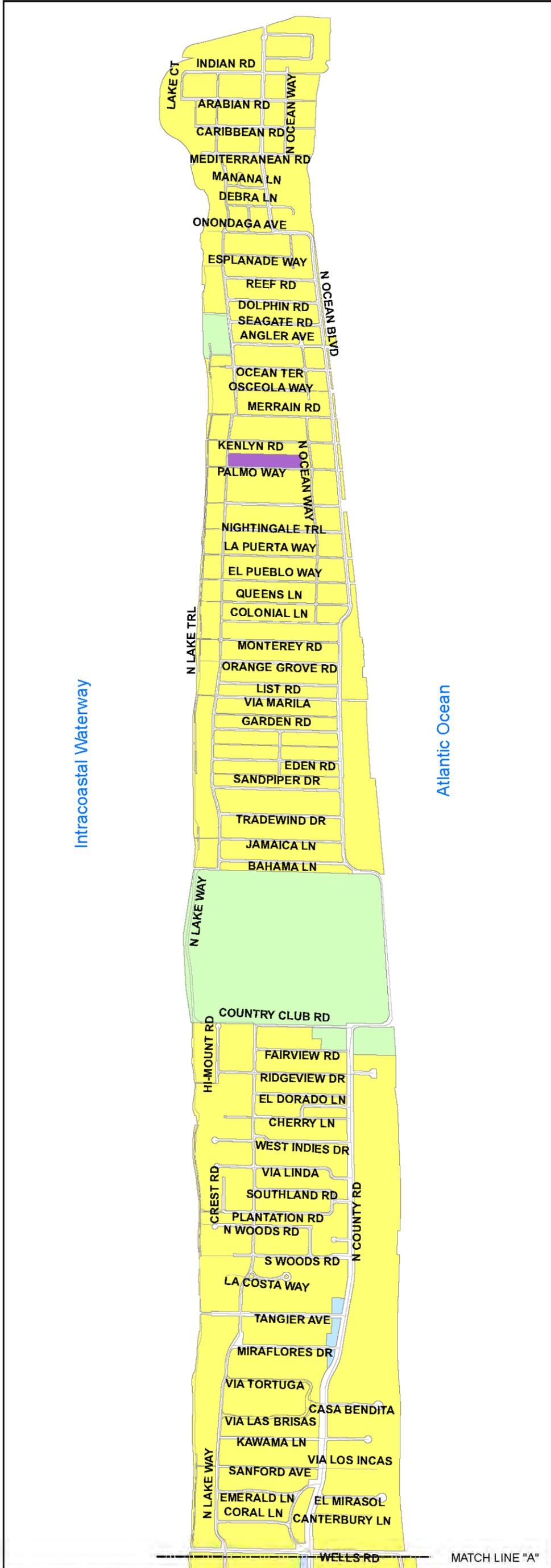


TOWN OF PALM BEACH EXISTING LAND USE MAP - 2009
 Planning, Zoning & Building Department

- | | | | |
|--------------|-------------------|---------------|------------------|
| COMMERCIAL | PRIVATE GROUP USE | RECREATION | TRANSIENT/RESORT |
| MULTI-FAMILY | PUBLIC | SINGLE-FAMILY | VACANT |

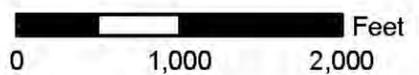


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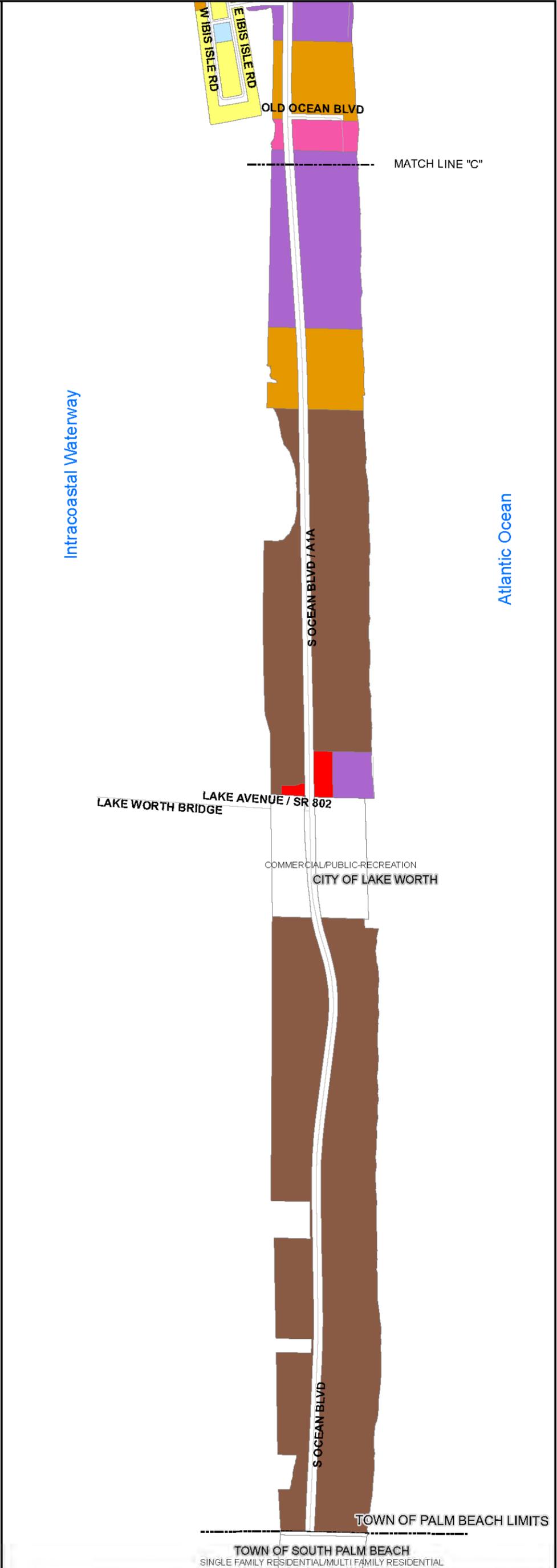
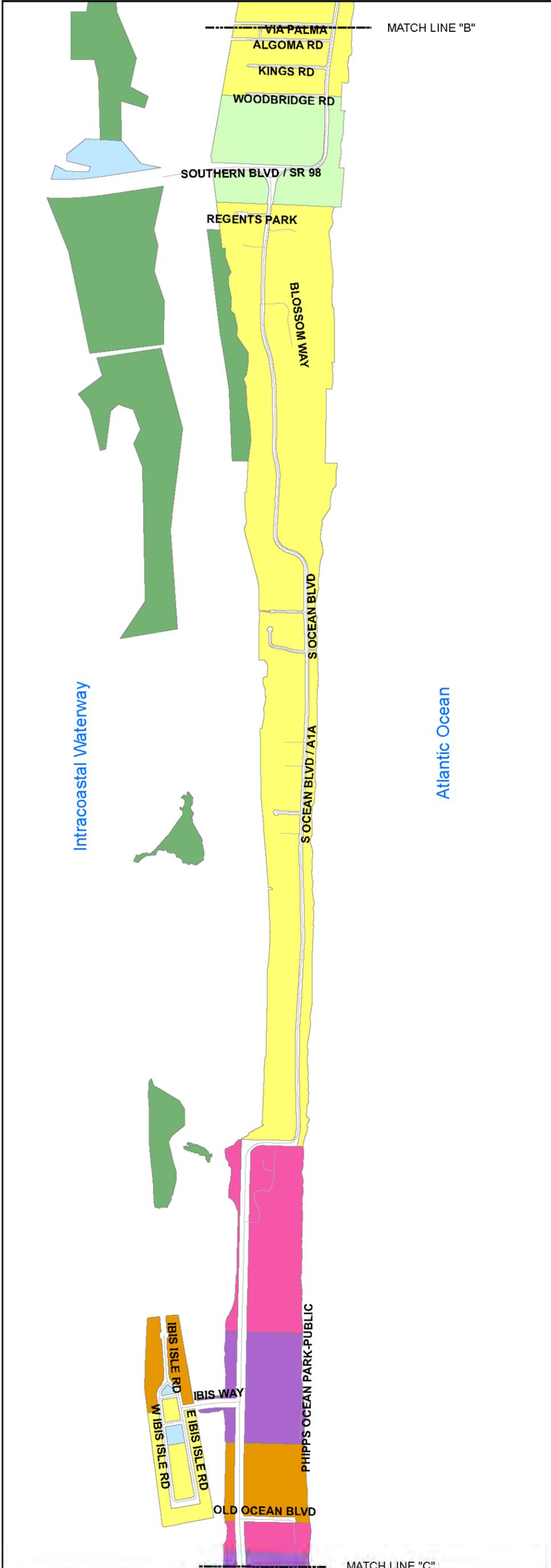


TOWN OF PALM BEACH FUTURE LAND USE MAP - 2019
 Planning, Zoning & Building Department

- | | | |
|--------------|----------------------------|---------------|
| APPROVED PUD | MULTI-FAMILY | PUBLIC |
| COMMERCIAL | MULTI-FAMILY- HIGH DENSITY | RECREATION |
| CONSERVATION | PRIVATE GROUP USE | SINGLE-FAMILY |

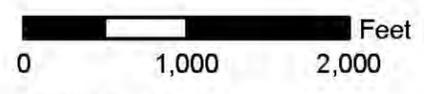


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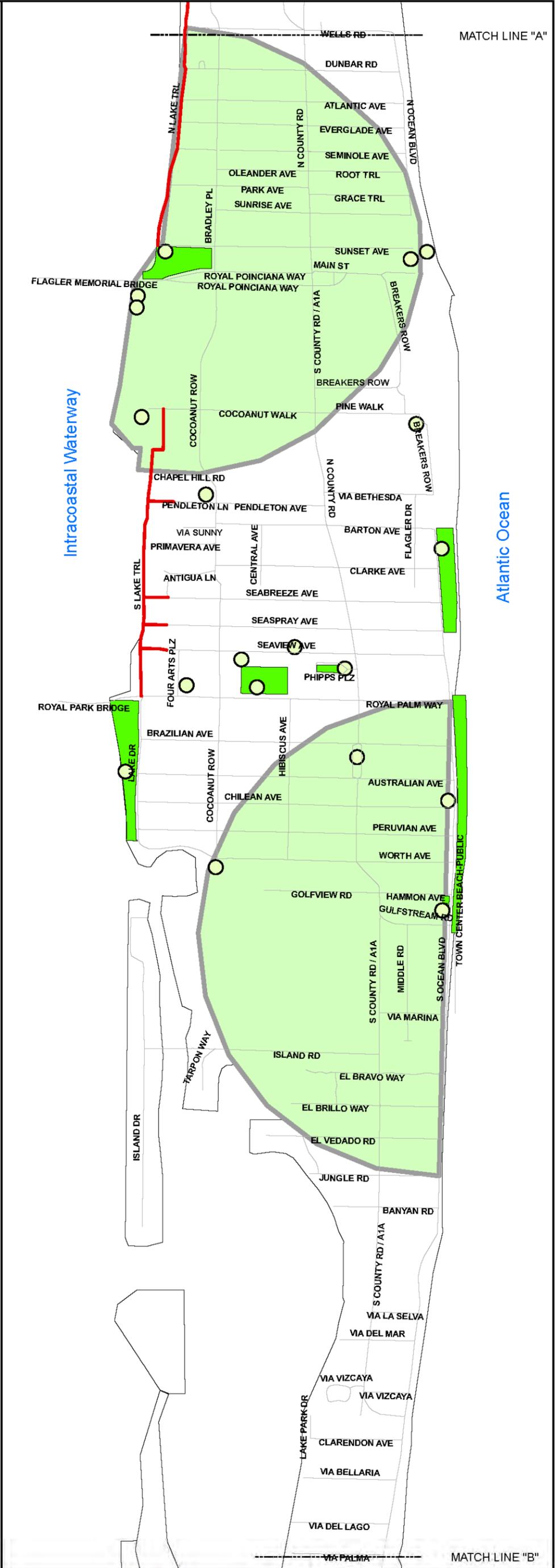
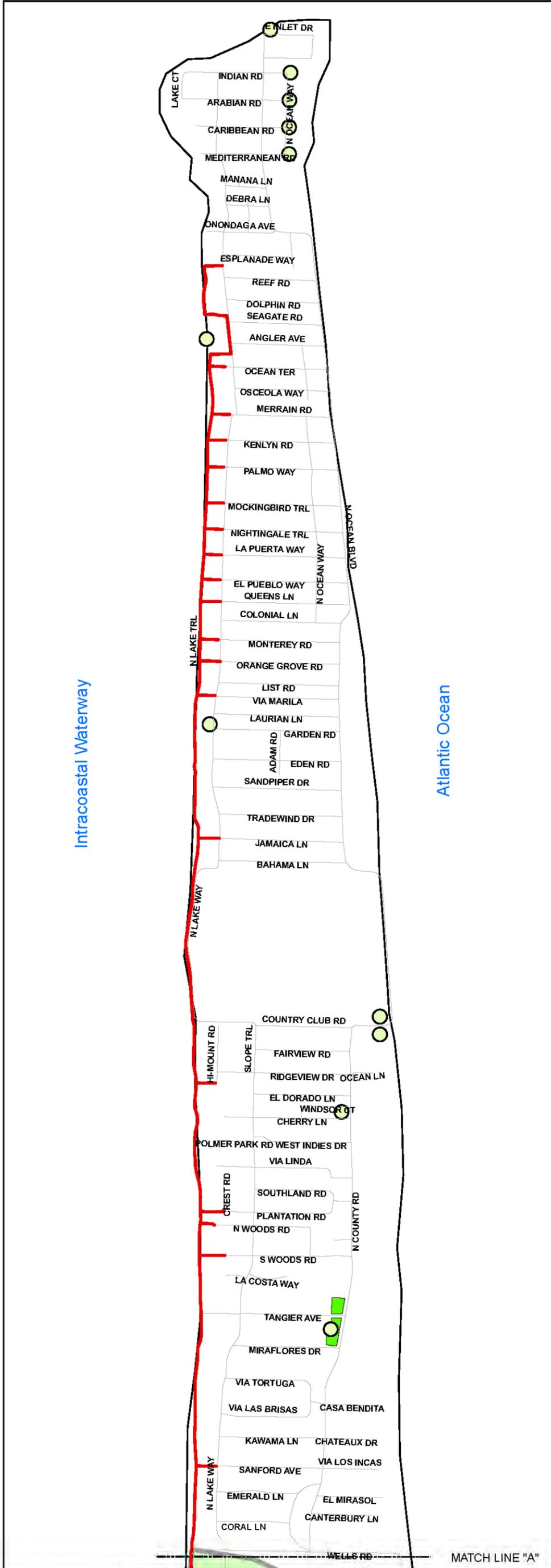


TOWN OF PALM BEACH FUTURE LAND USE MAP - 2019
 Planning, Zoning & Building Department

- | | | |
|--------------|----------------------------|---------------|
| APPROVED PUD | MULTI-FAMILY | PUBLIC |
| COMMERCIAL | MULTI-FAMILY- HIGH DENSITY | RECREATION |
| CONSERVATION | PRIVATE GROUP USE | SINGLE-FAMILY |

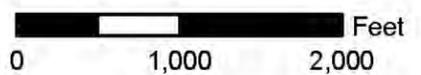


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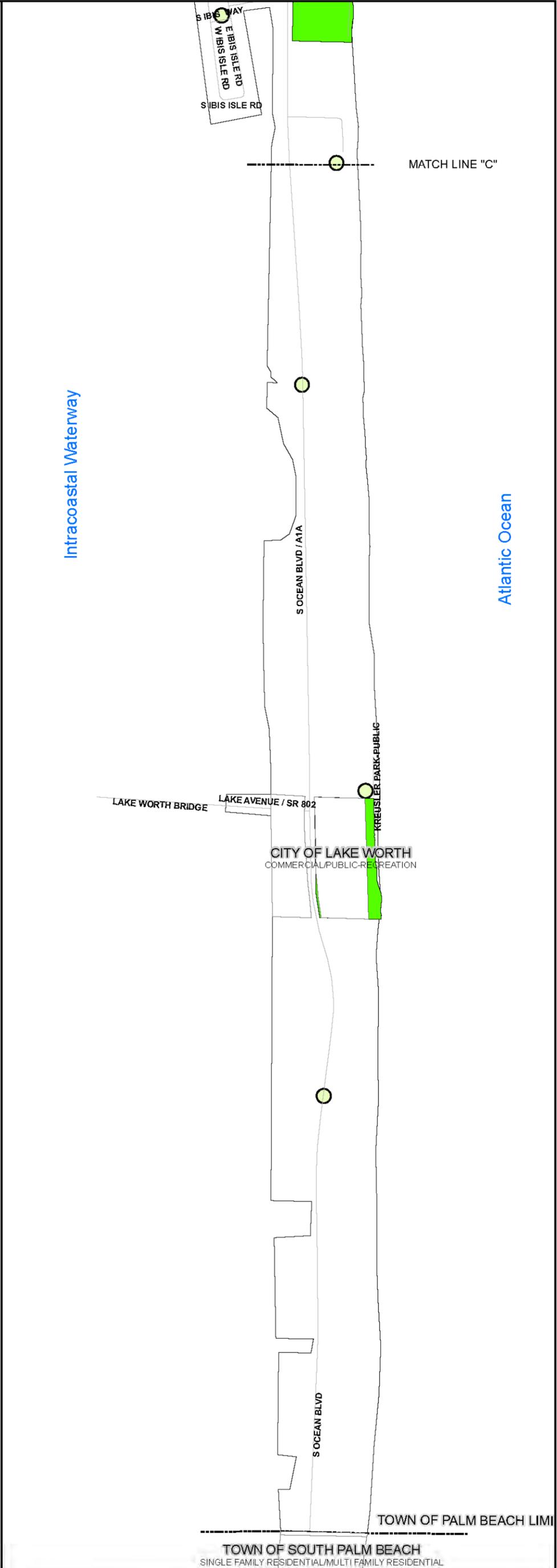
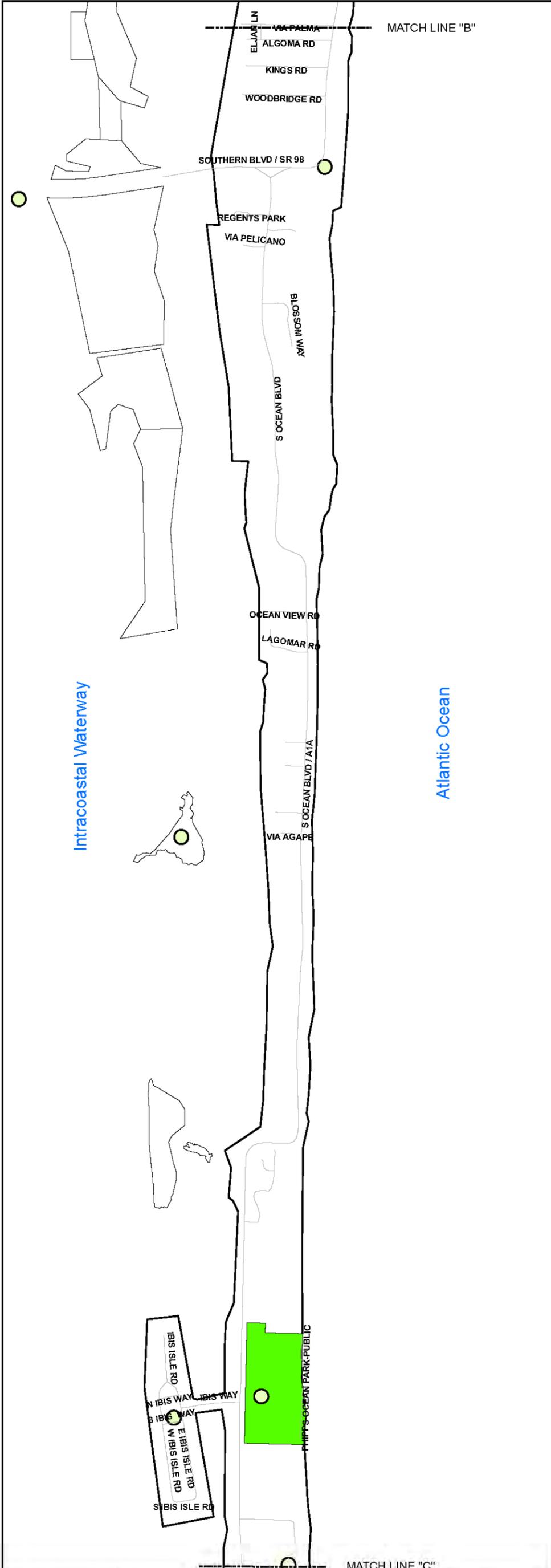


TOWN OF PALM BEACH PARK & RECREATIONAL FACILITIES - 2009
 Planning, Zoning & Building Department

- TOPB PATHWAY
- RECREATION FACILITIES
- MUNICIPAL PARKS
- RECREATION NEIGHBORHOOD PARK SERVICE AREA

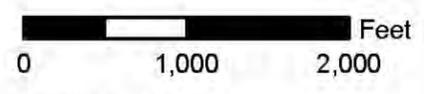


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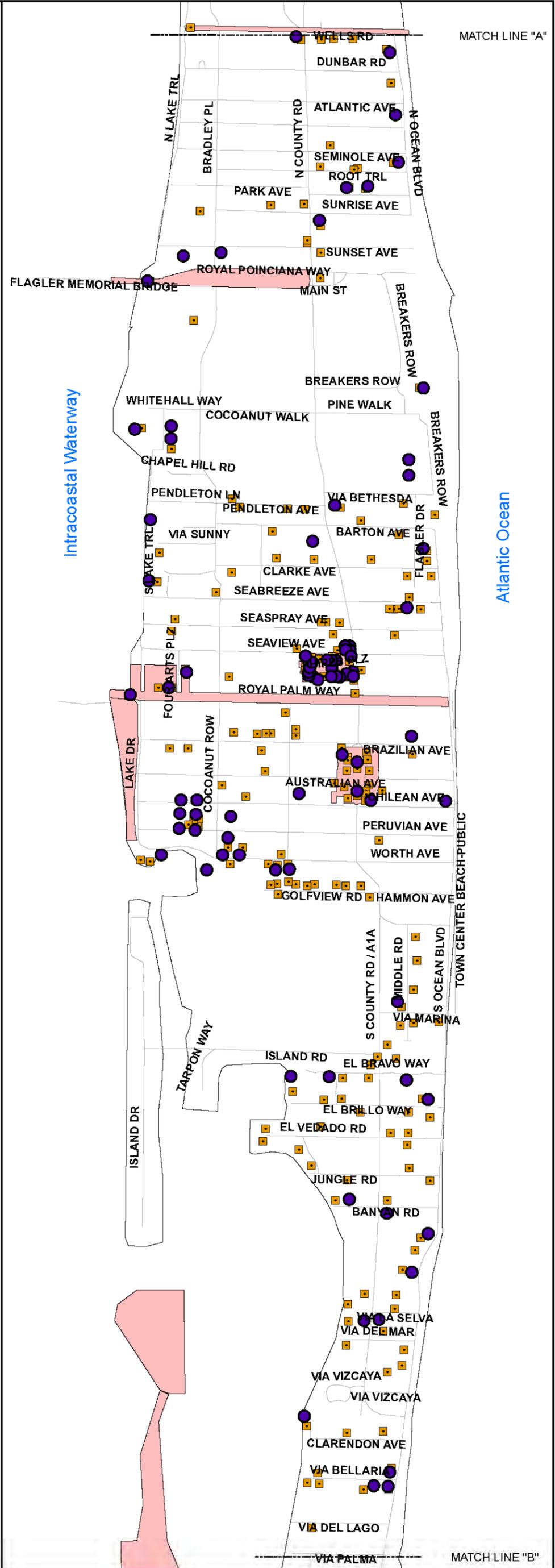
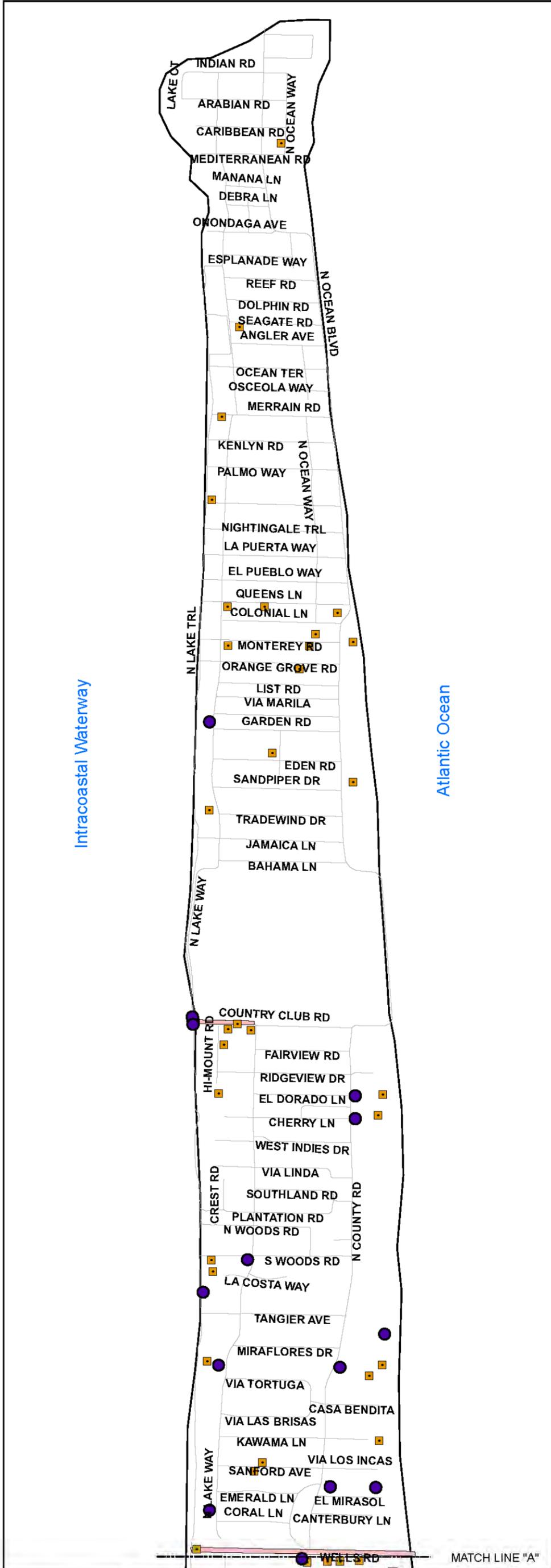


TOWN OF PALM BEACH PARK & RECREATIONAL FACILITIES - 2009
 Planning, Zoning & Building Department

-  TOPB PATHWAY
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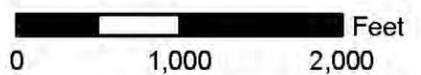


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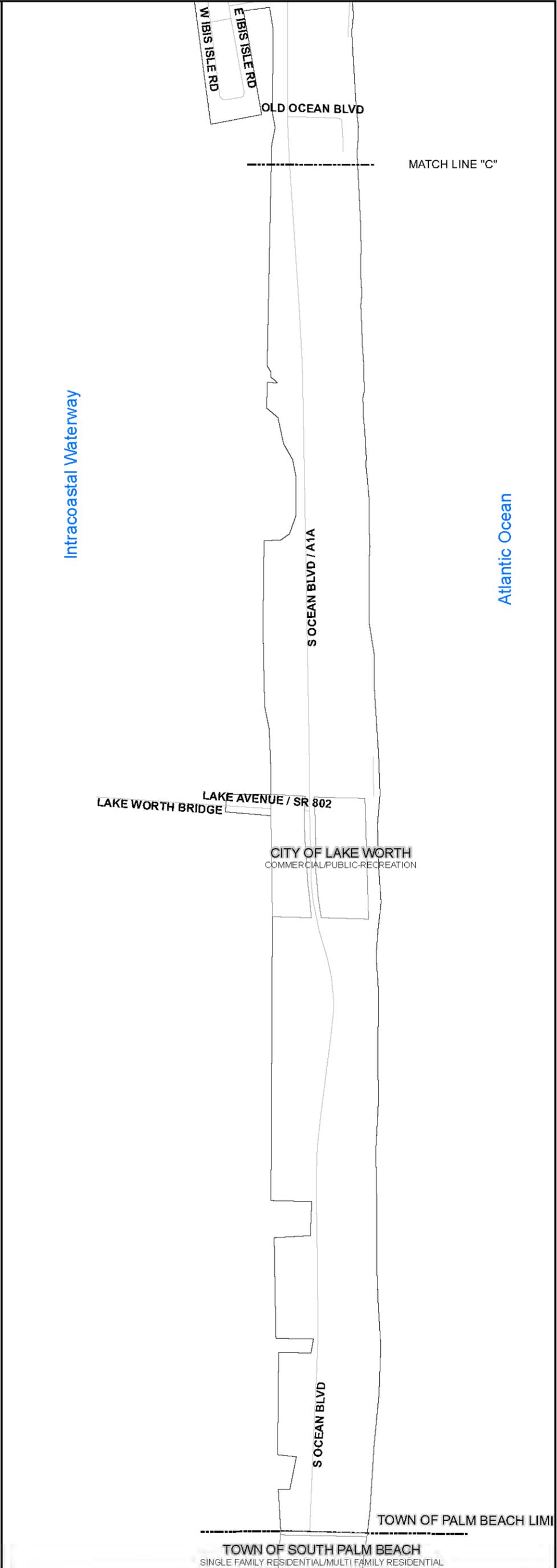
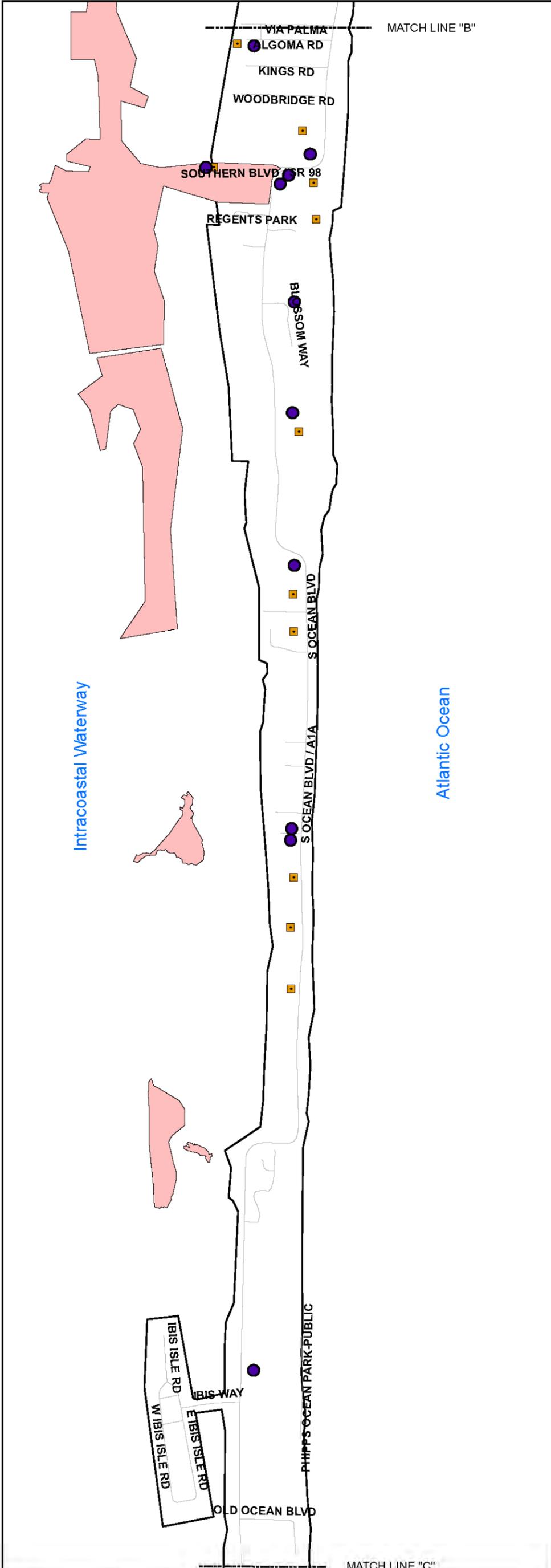


TOWN OF PALM BEACH HISTORIC SITES MAP - 2009
 Planning, Zoning & Building Department

- OTHER HISTORIC
- LANDMARKS
- HISTORIC DISTRICTS

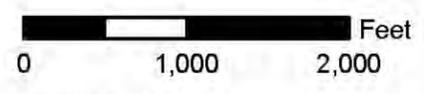


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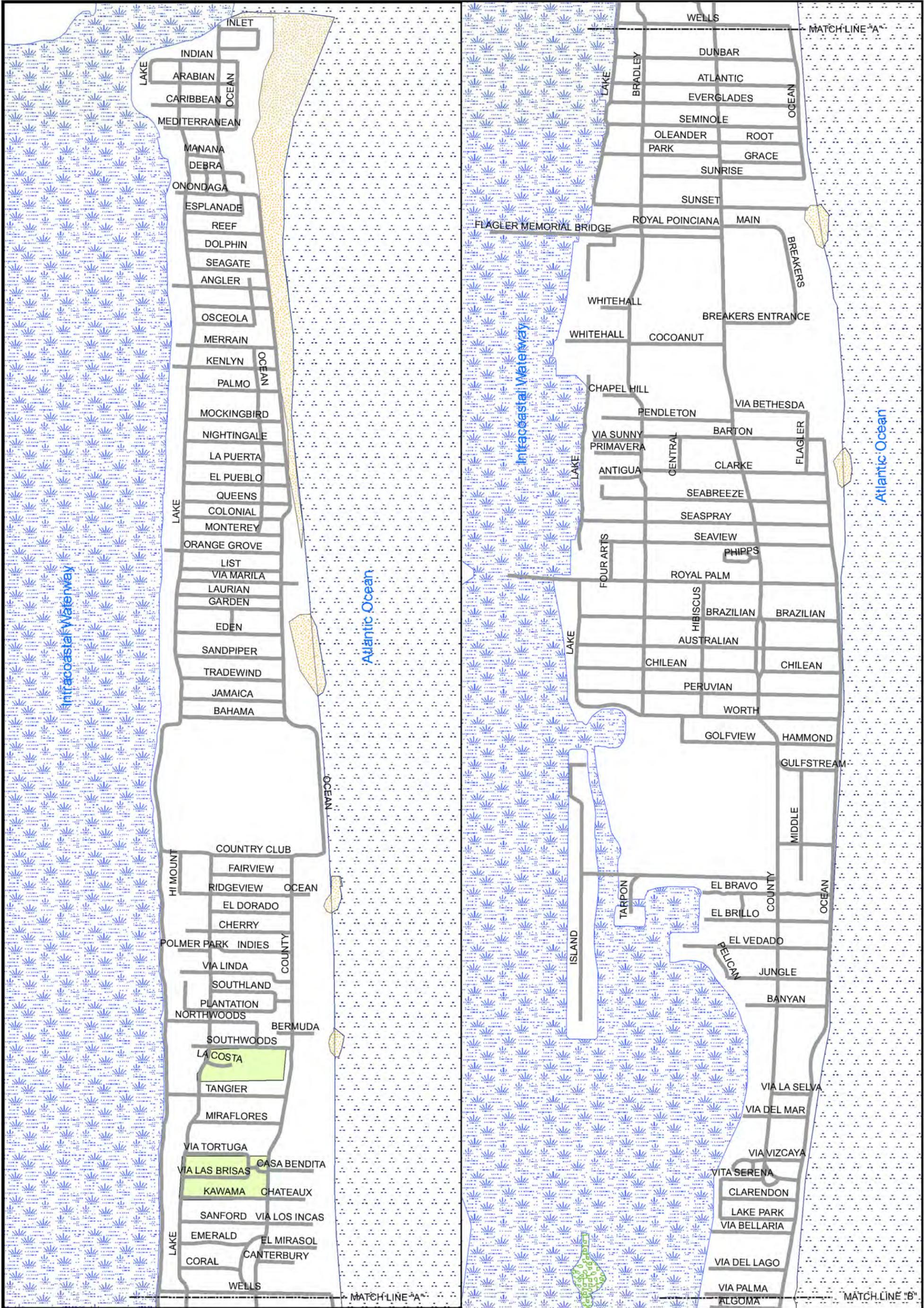


TOWN OF PALM BEACH HISTORIC SITES MAP - 2009
 Planning, Zoning & Building Department

- OTHER HISTORIC
- LANDMARKS
- HISTORIC DISTRICTS

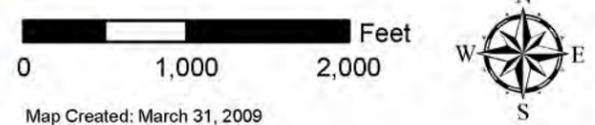


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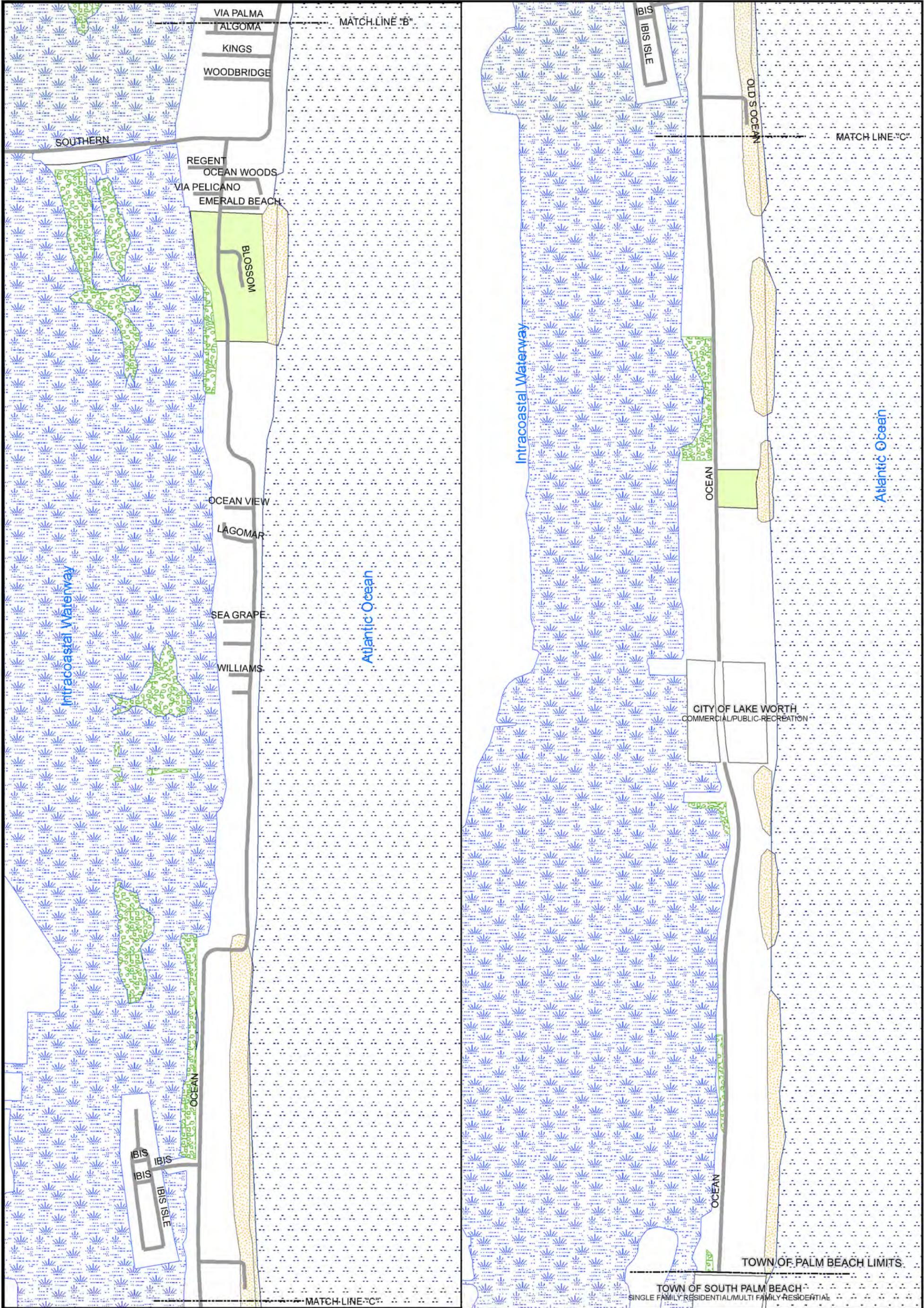


TOWN OF PALM BEACH BEACHES, SHORES, AND WILDLIFE MAP - 2009
 Planning, Zoning & Building Department

- Atlantic Marine Wildlife
- Beach and Dune
- Lagoon
- Lagoonal Waters Edge/Mangrove Isles
- Upland/Urban Barrier Island Interior

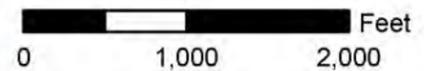


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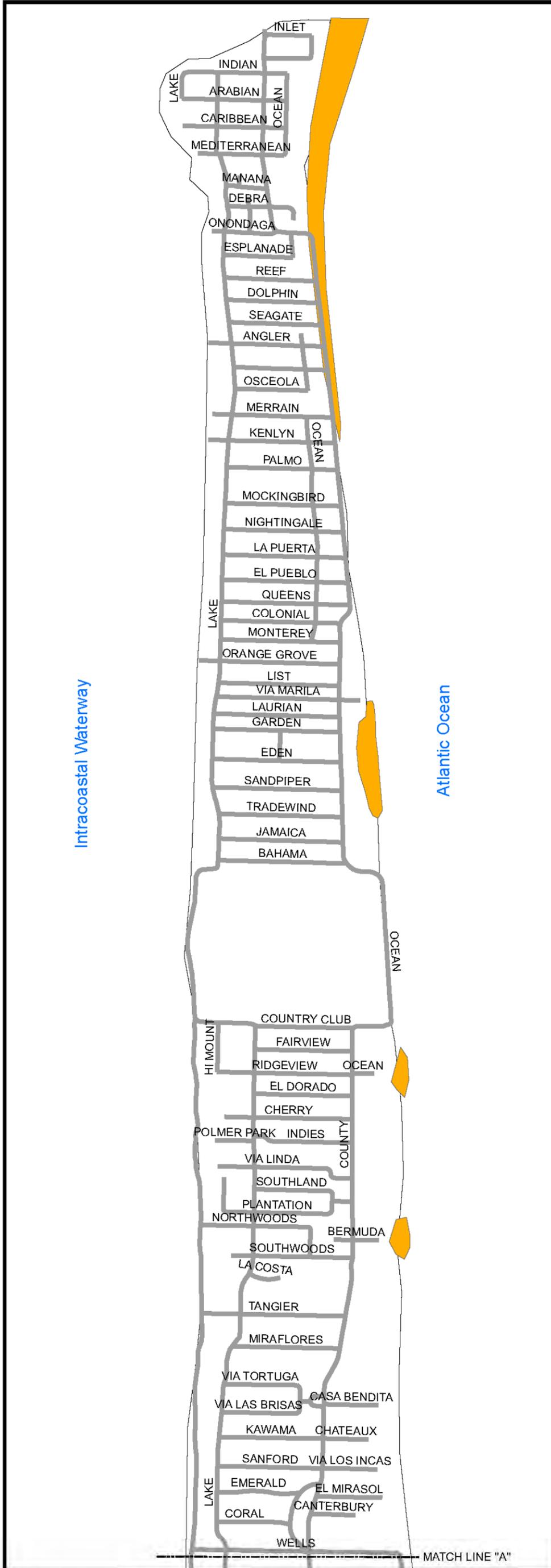


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-  Beach and Dune
-  Lagoon
-  Lagoonal Waters Edge/Mangrove Isles
-  Upland/Urban Barrier Island Interior

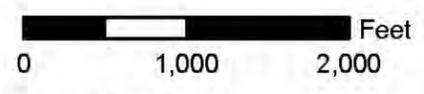


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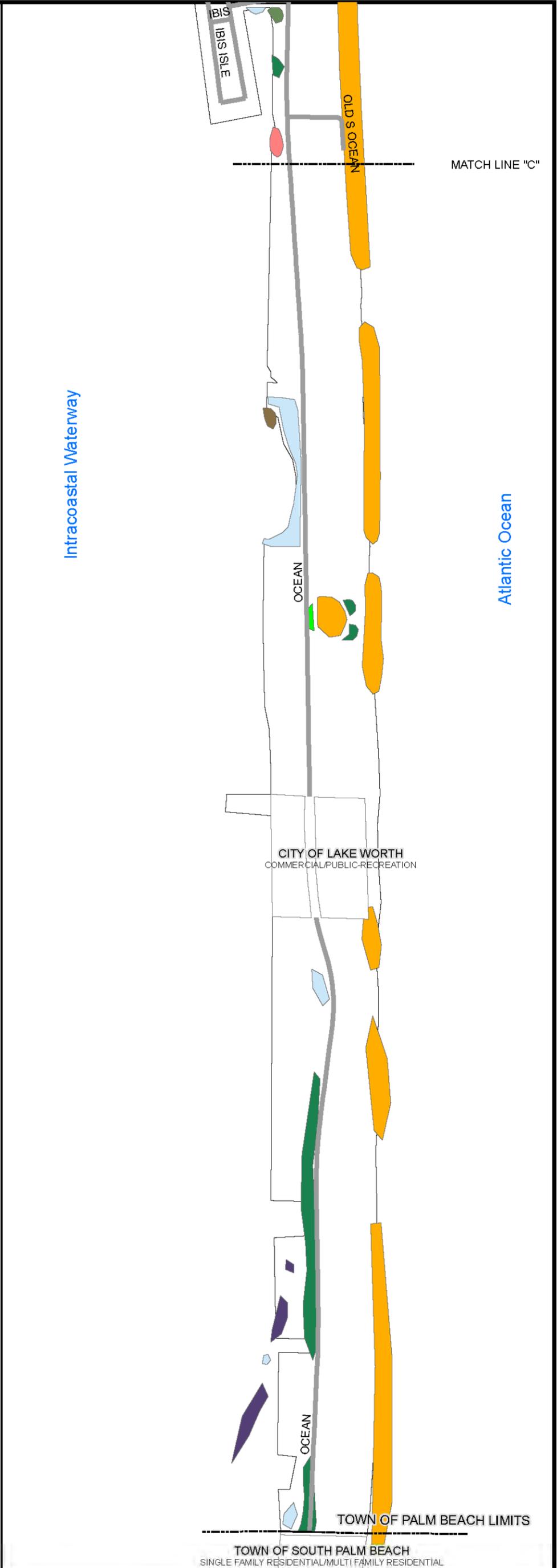
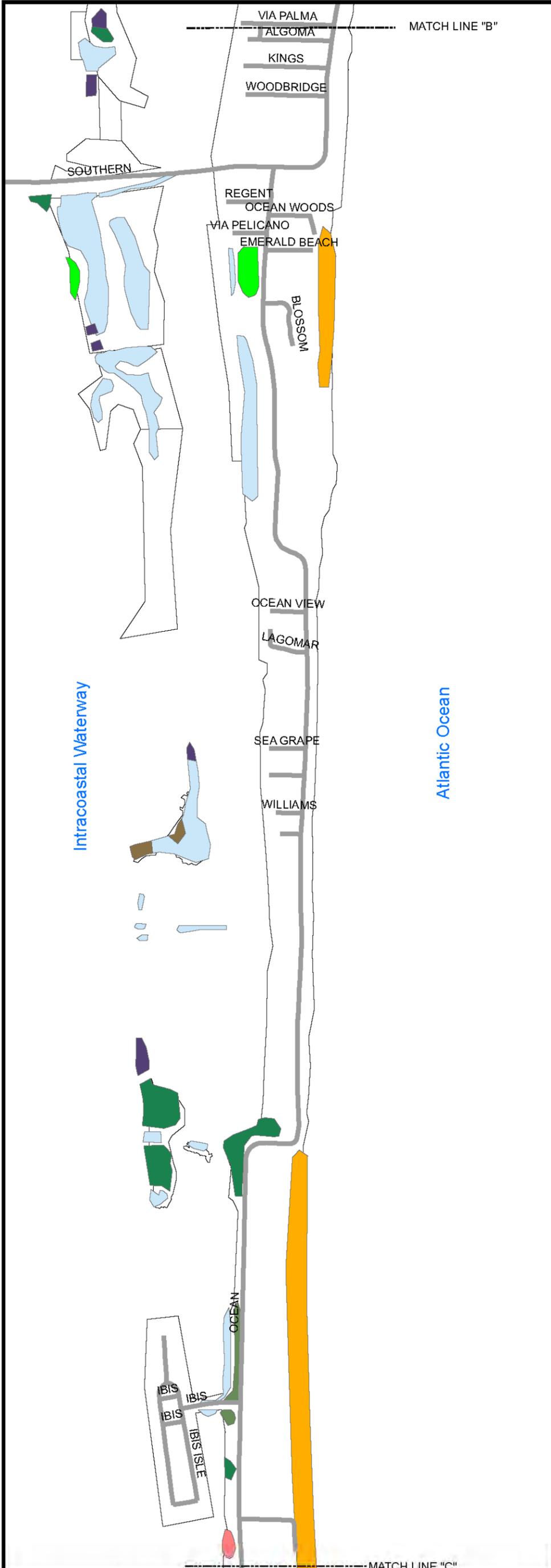


TOWN OF PALM BEACH ESTUARINE AREAS, WETLANDS AND VEGETATIVE COVER MAP - 2009
 Planning, Zoning & Building Department

- | | | |
|------------------|-----------------|-----------------|
| Australian Pine | Estuarine Beach | Pine and Pepper |
| Brazilian Pepper | Mangrove | Tidal Flat |
| Coastal Scrub | Mixed Hardwood | |

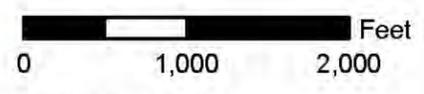


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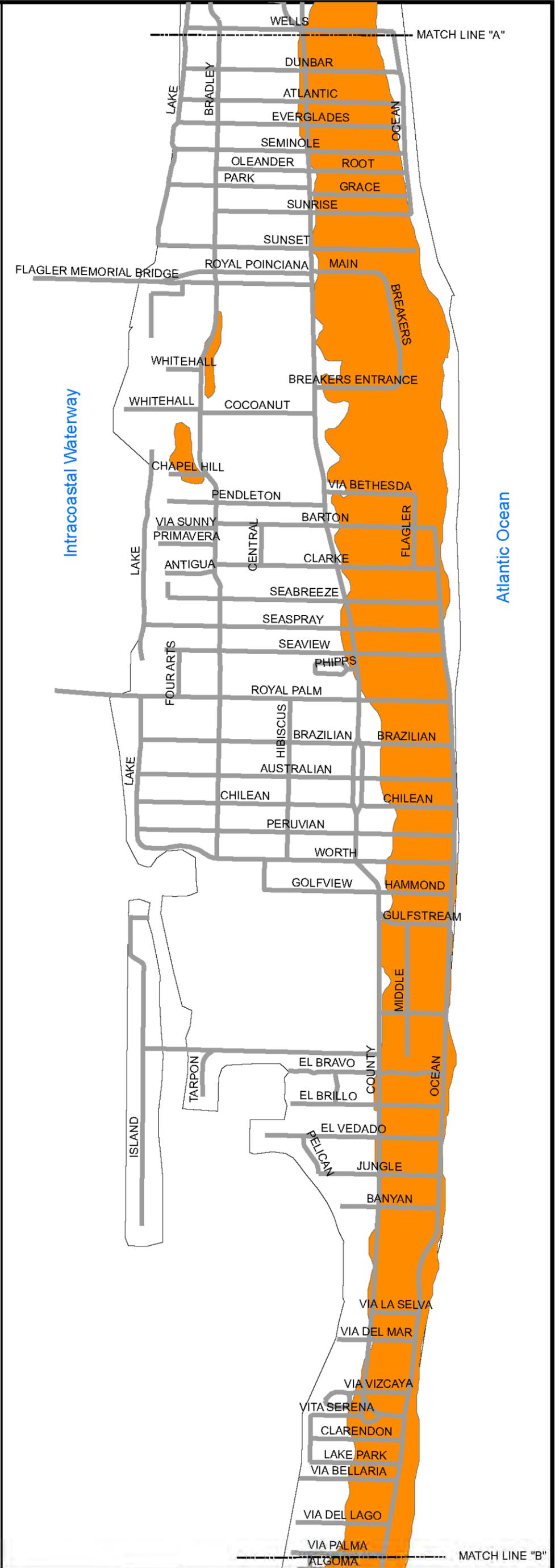
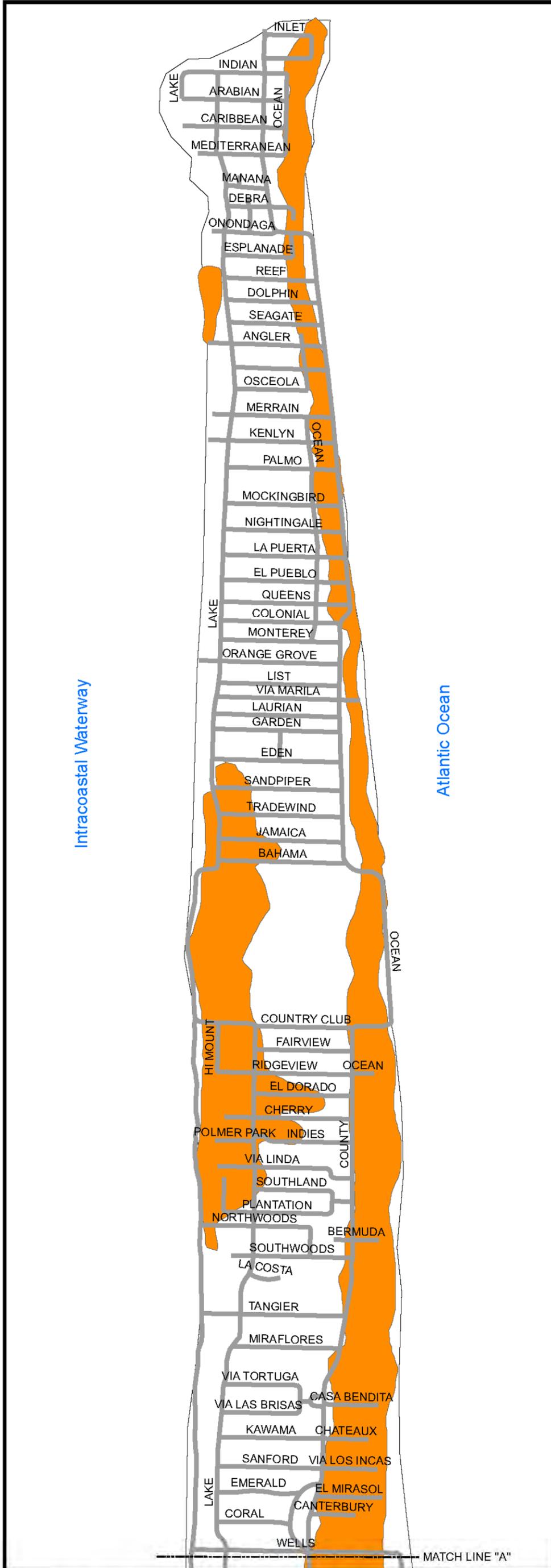


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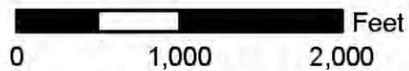


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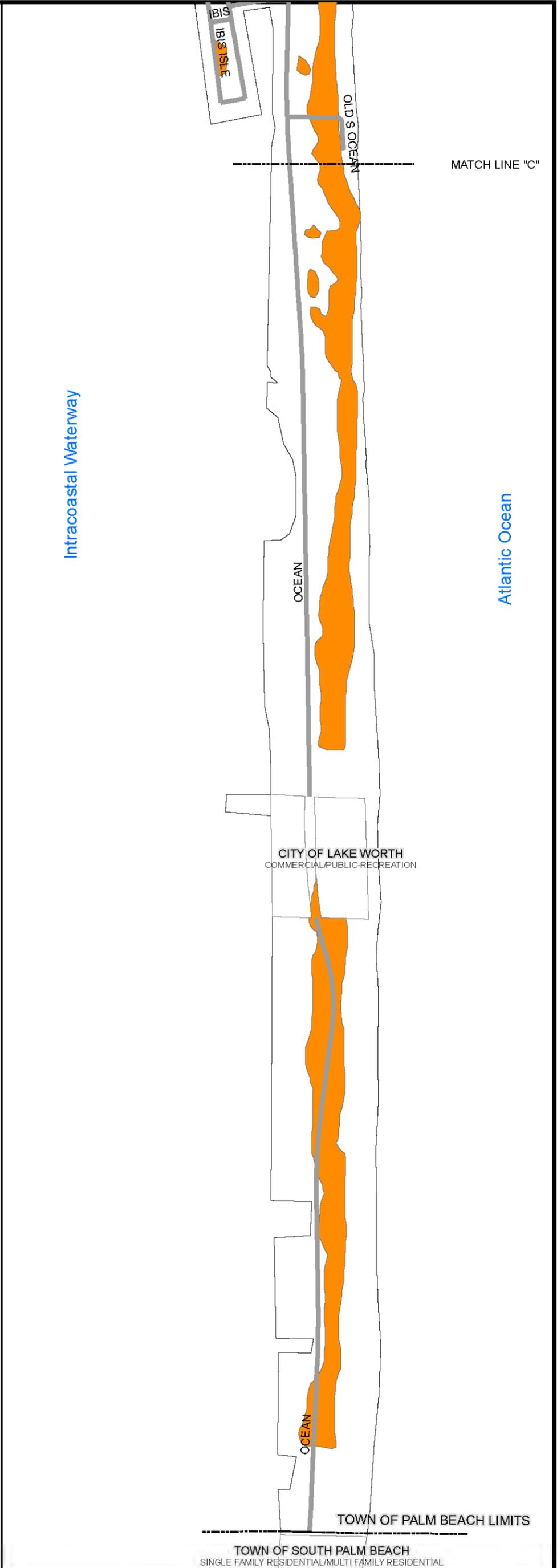
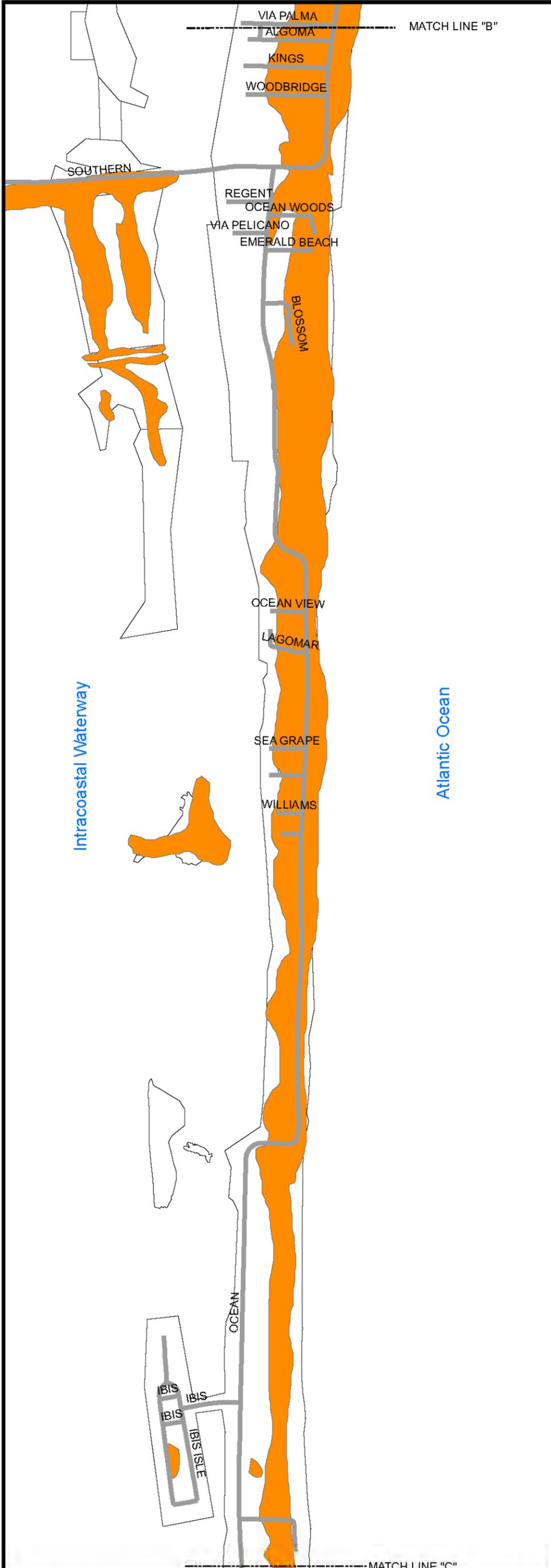


TOWN OF PALM BEACH 100-YEAR FLOODPLAIN MAP - 2009
 Planning, Zoning & Building Department

 100 YEAR FLOODPLAIN

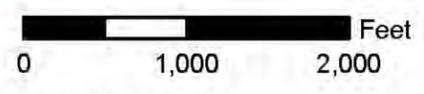


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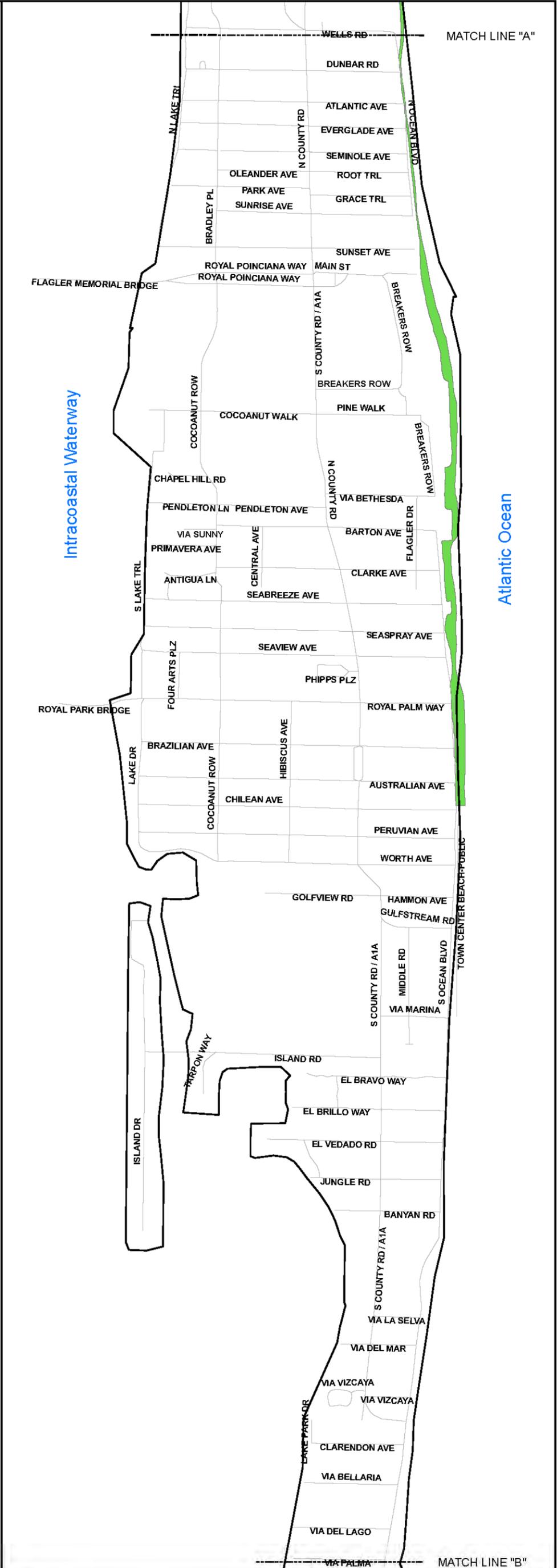
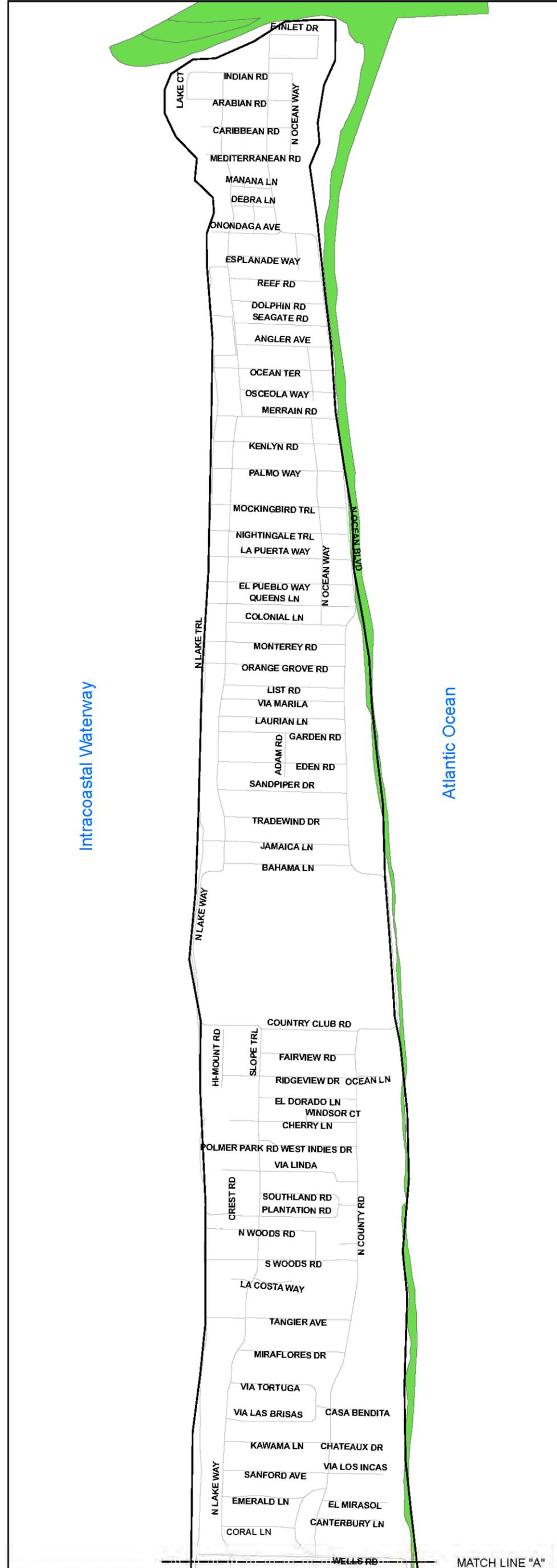


TOWN OF PALM BEACH 100-YEAR FLOODPLAIN MAP - 2009
 Planning, Zoning & Building Department

 100 YEAR FLOODPLAIN

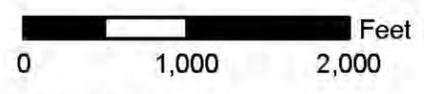


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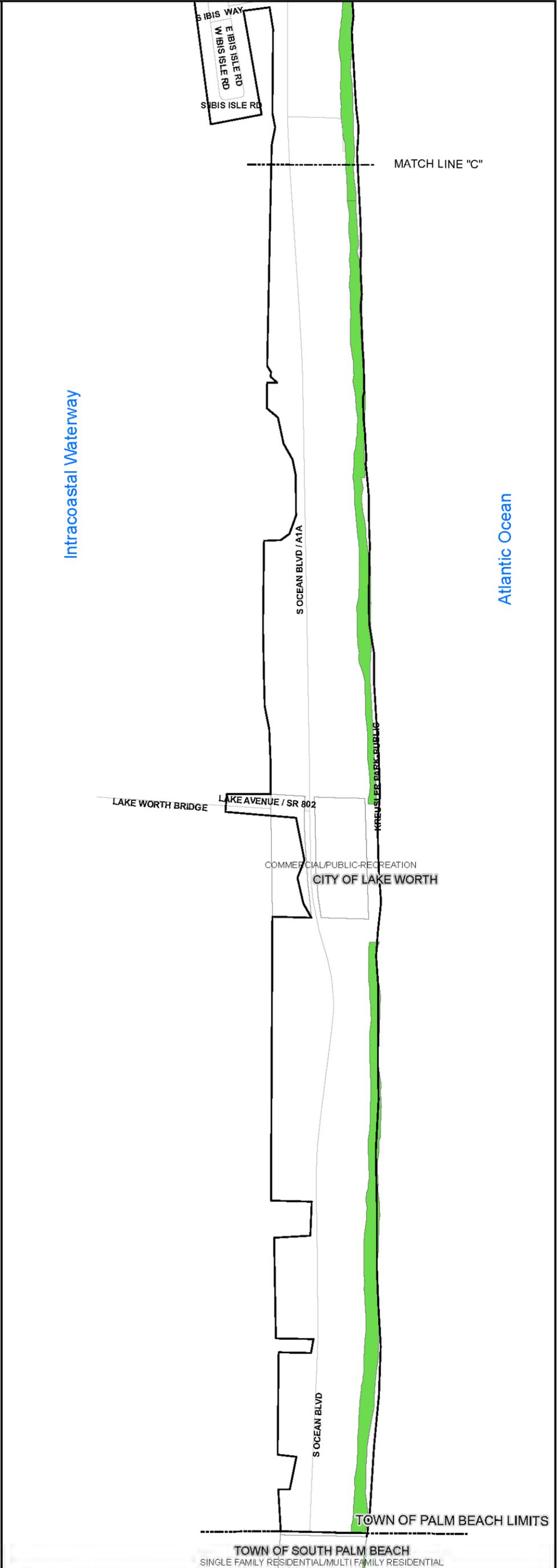
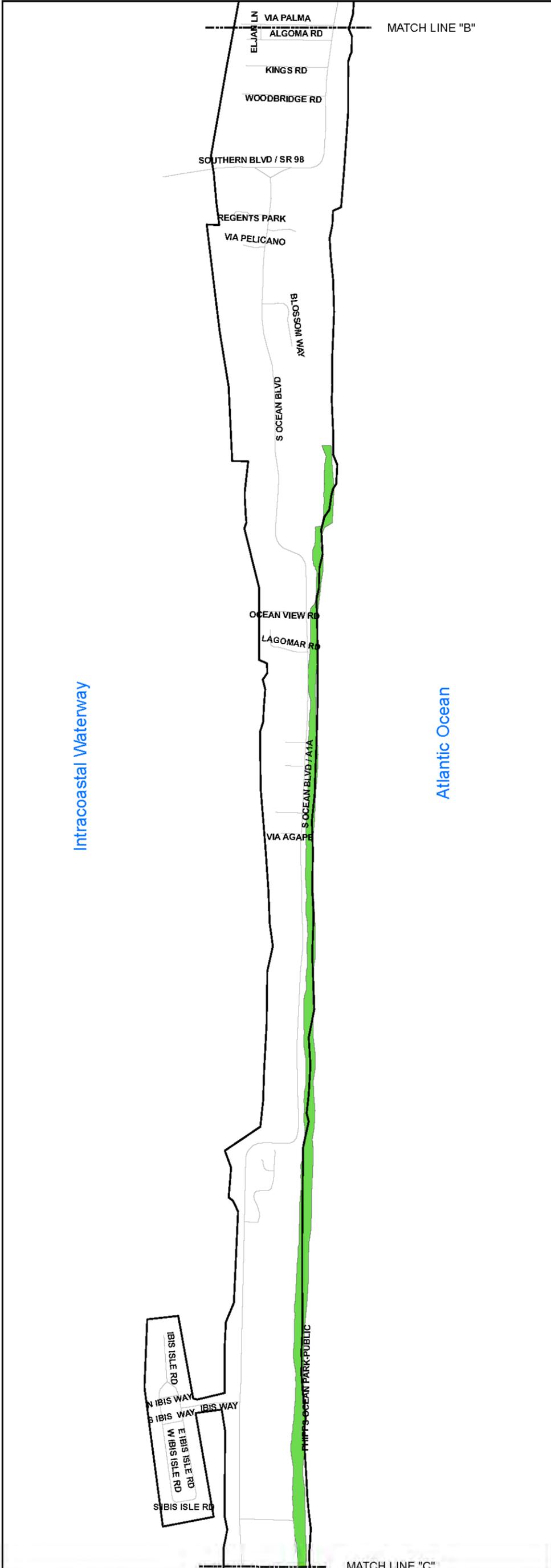


TOWN OF PALM BEACH COASTAL HIGH HAZARD AREA MAP - 2009 - 2019
 Planning, Zoning & Building Department

 Coastal High Hazard Area (CHHA)

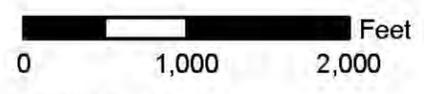


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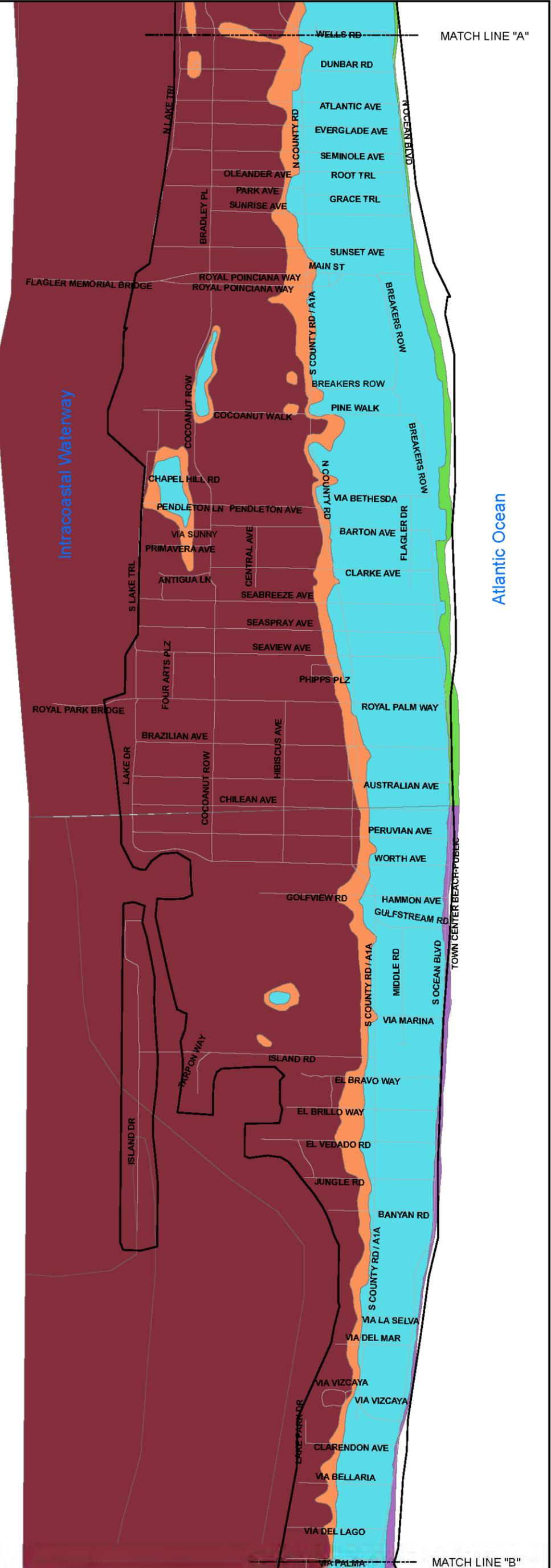
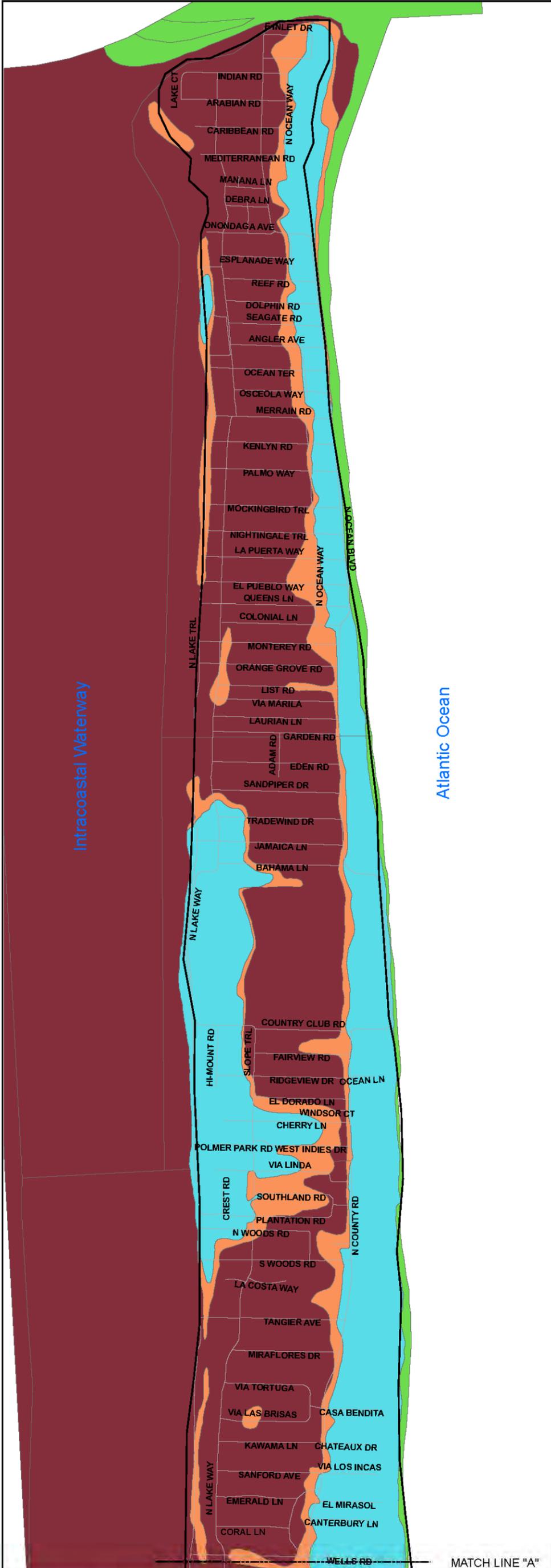


TOWN OF PALM BEACH COASTAL HIGH HAZARD AREA MAP - 2009 - 2019
 Planning, Zoning & Building Department

Coastal High Hazard Area (CHHA)

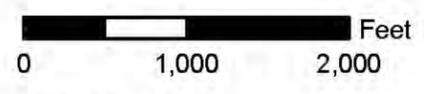


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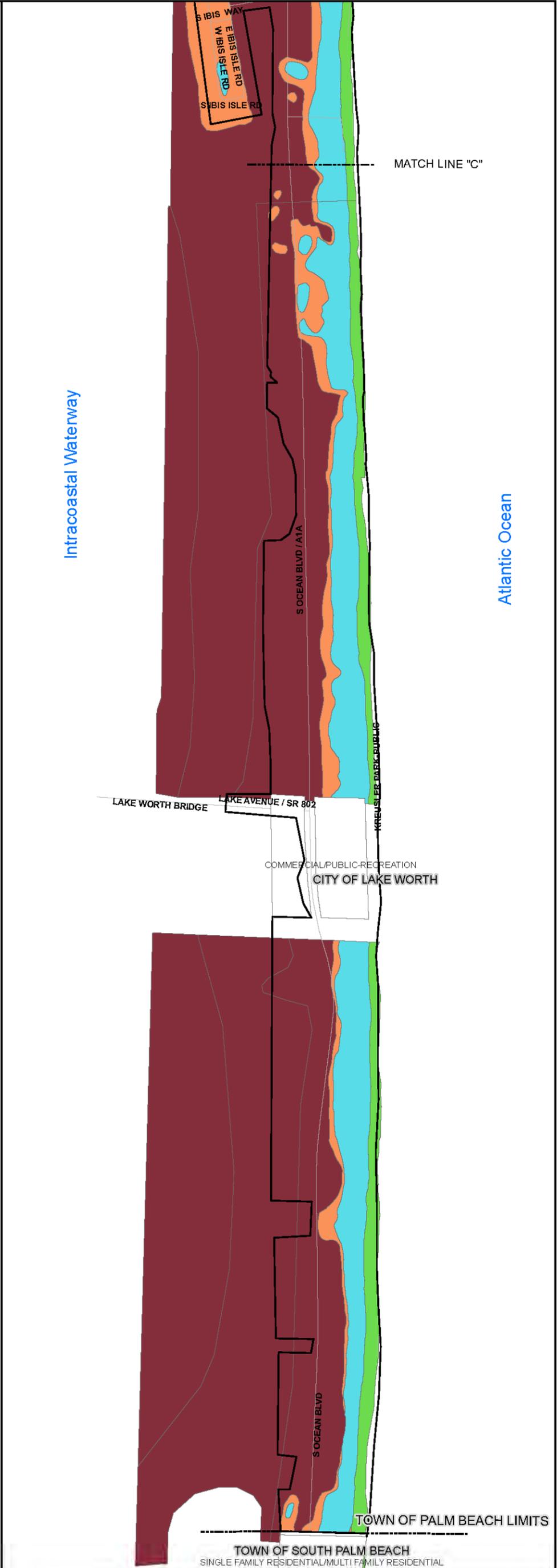
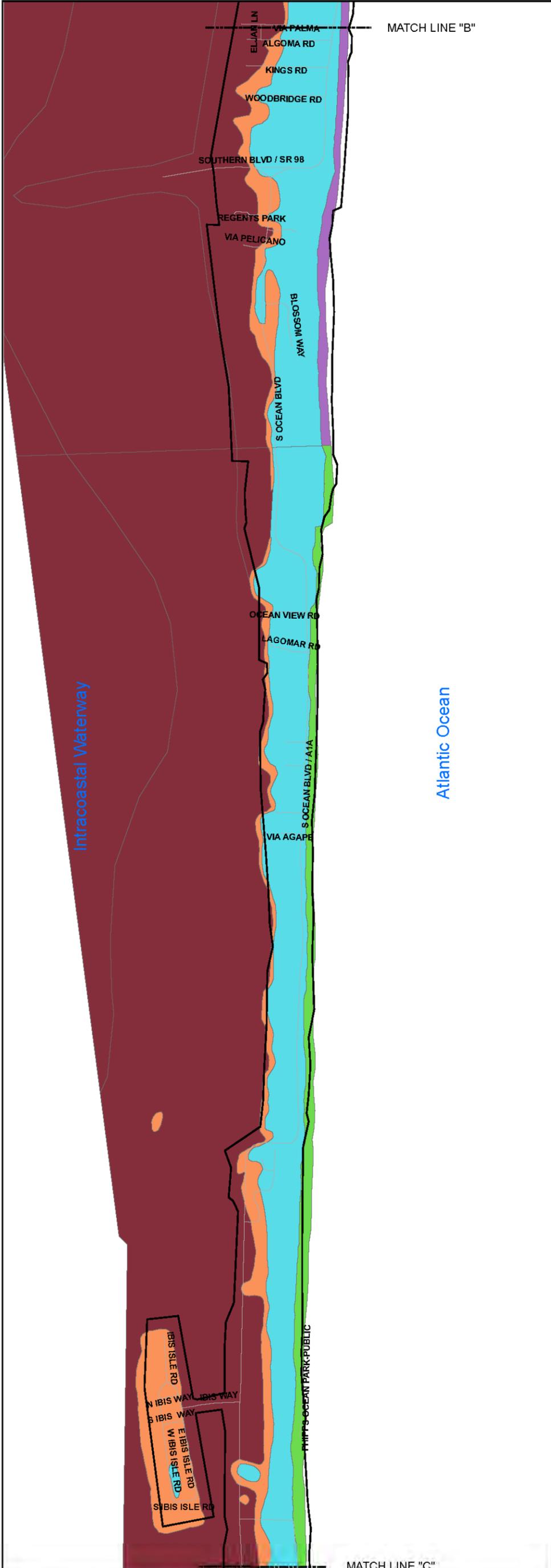


TOWN OF PALM BEACH FLOOD ZONE MAP - 2009
 Planning, Zoning & Building Department

- ZONE A7
- ZONE B
- ZONE C
- ZONE 8
- ZONE V8

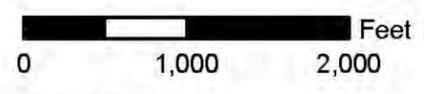


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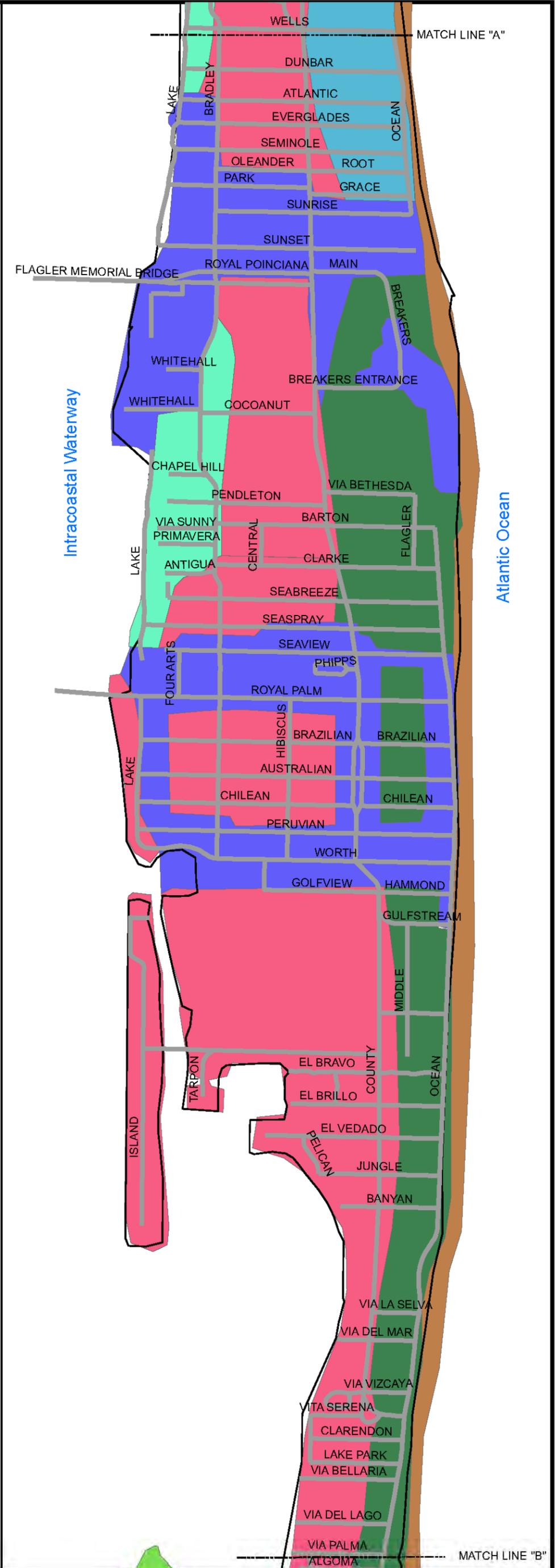
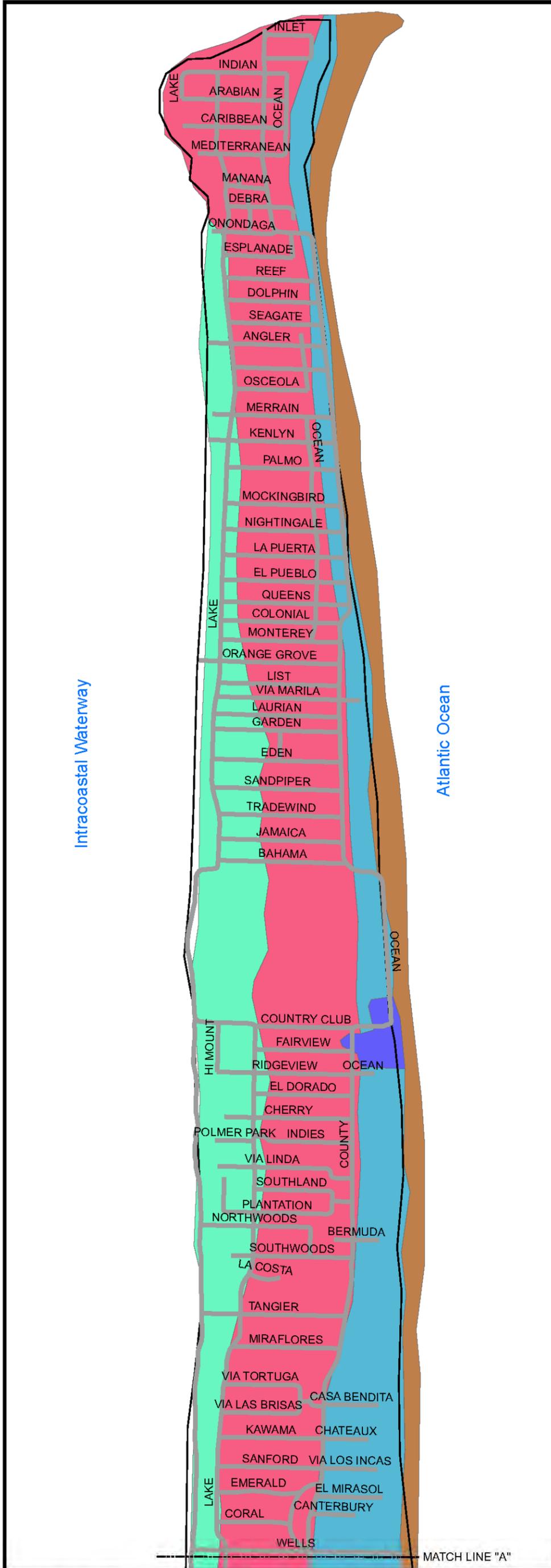


TOWN OF PALM BEACH FLOOD ZONE MAP - 2009
 Planning, Zoning & Building Department

- ZONE A7
- ZONE B
- ZONE C
- ZONE 8
- ZONE V8

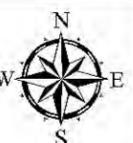
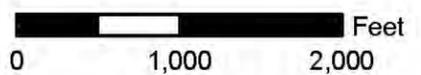


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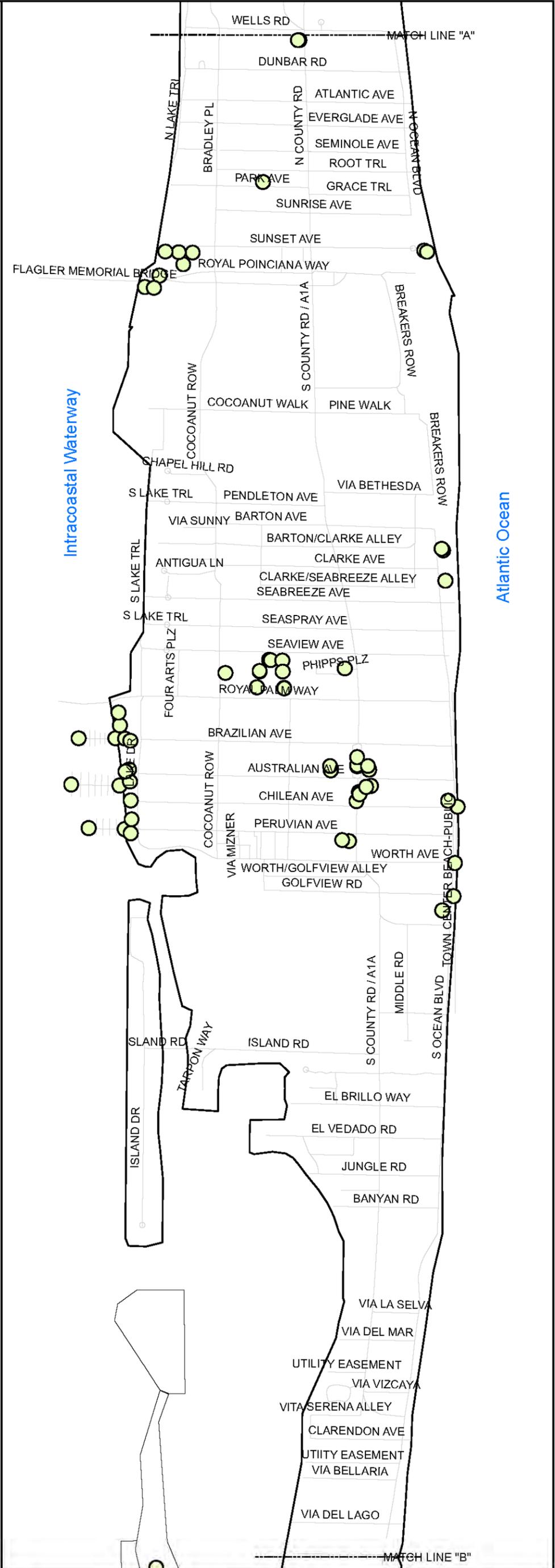
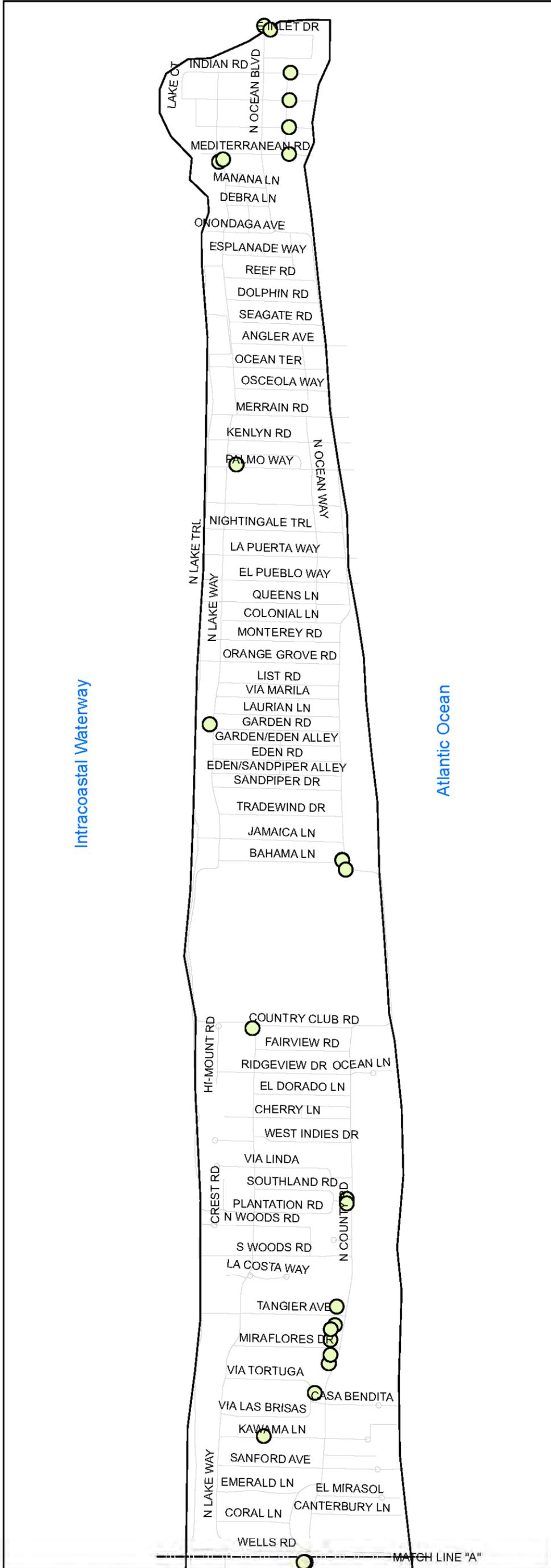


TOWN OF PALM BEACH MINERALS & SOILS MAP - 2009
 Planning, Zoning & Building Department

- Au
- Bn
- Cc
- CuB
- PbB
- PhB
- Tm
- Ur

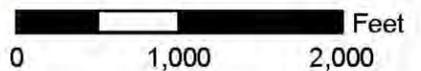


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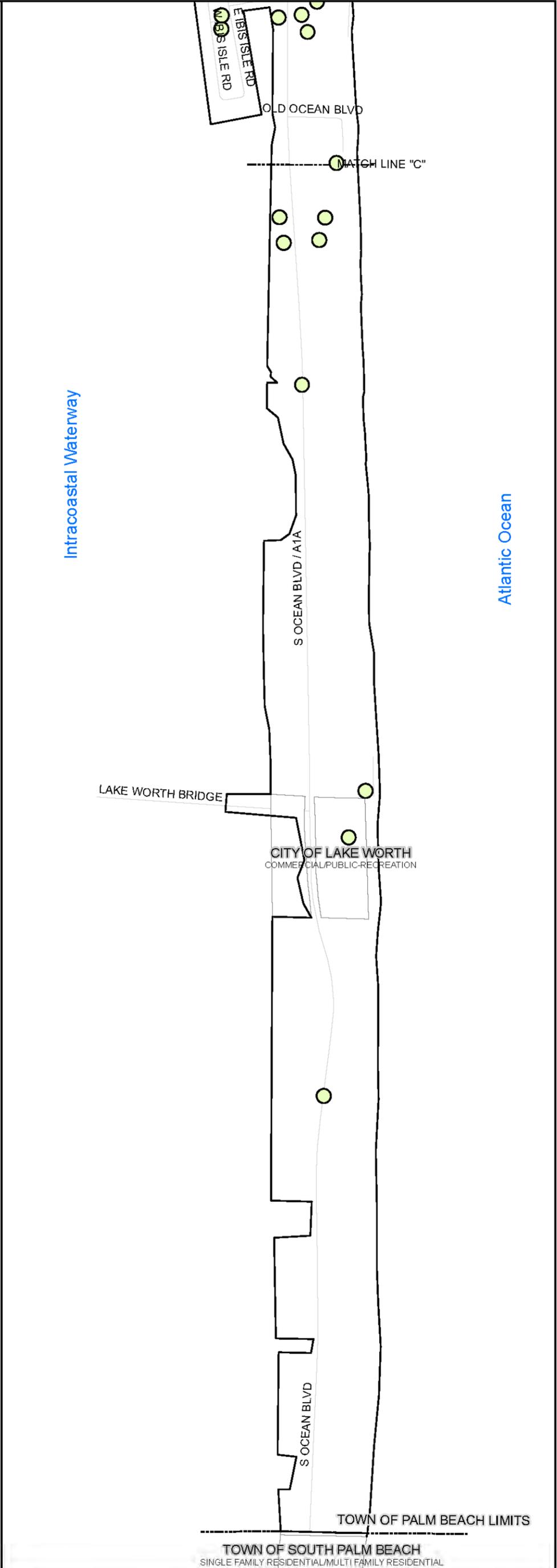
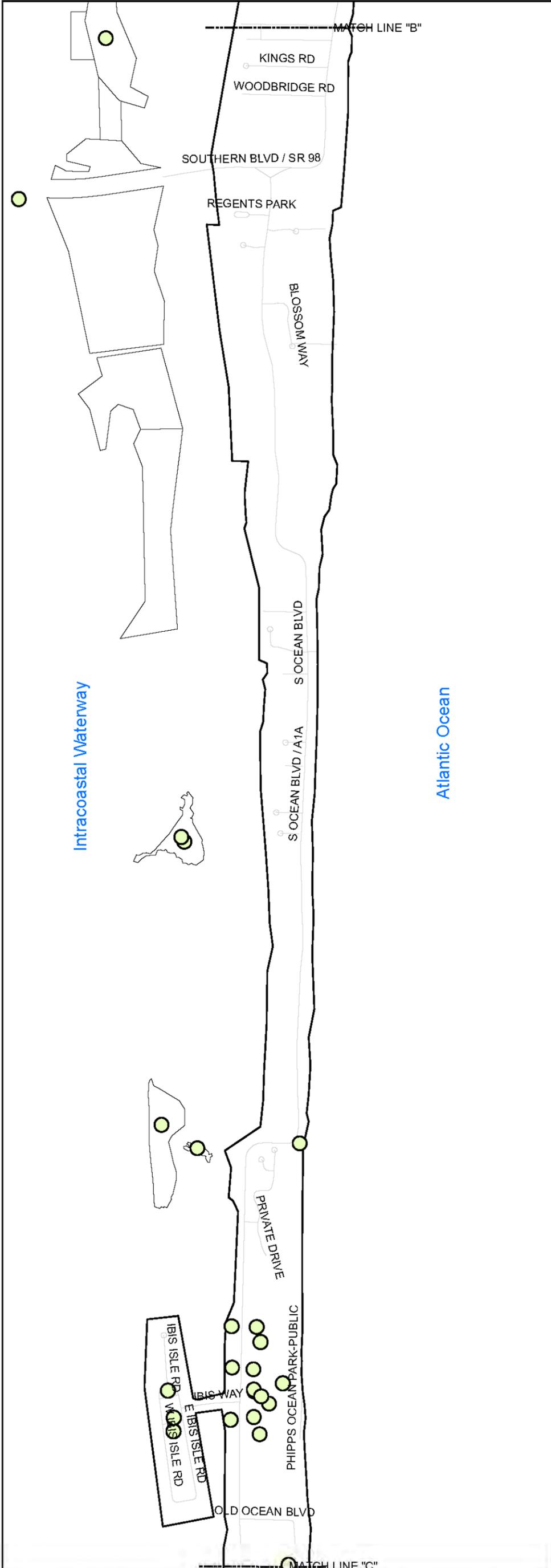
TOWN OF PALM BEACH PUBLIC BUILDINGS & GROUNDS MAP - 2009
Planning, Zoning & Building Department

 PUBLIC BUILDINGS & GROUNDS



Map Created: March 31, 2009
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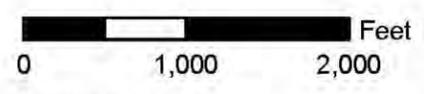
NOTE: No existing or planned public potable water wells or wellhead protection areas exist within the Town.



TOWN OF PALM BEACH PUBLIC BUILDINGS & GROUNDS MAP - 2009
 Planning, Zoning & Building Department

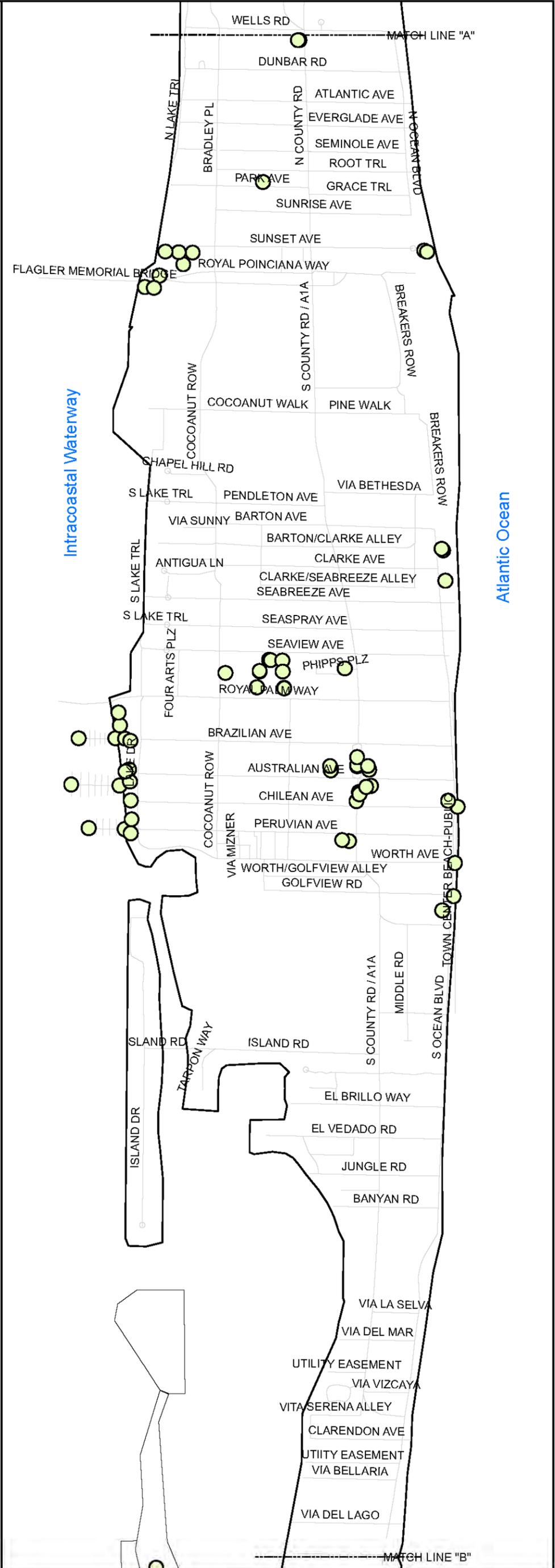
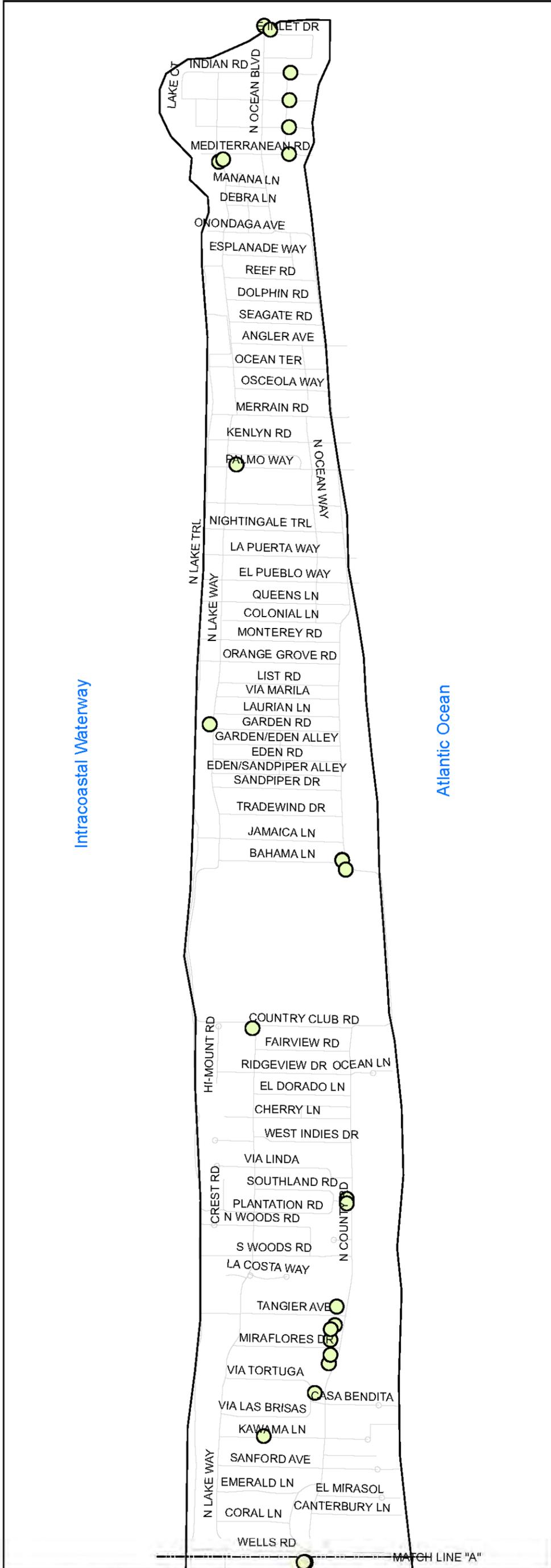
 PUBLIC BUILDINGS & GROUNDS

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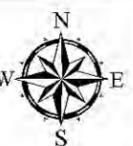
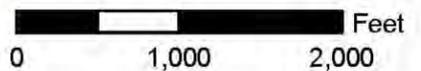
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MAP I - 8



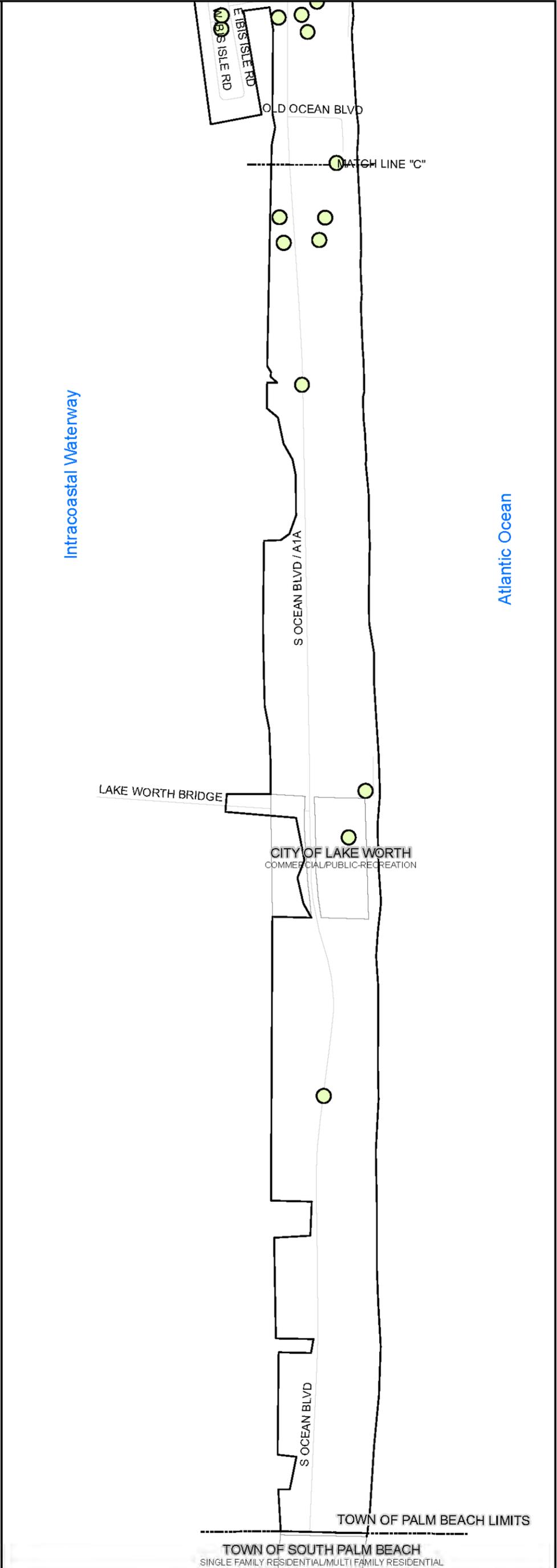
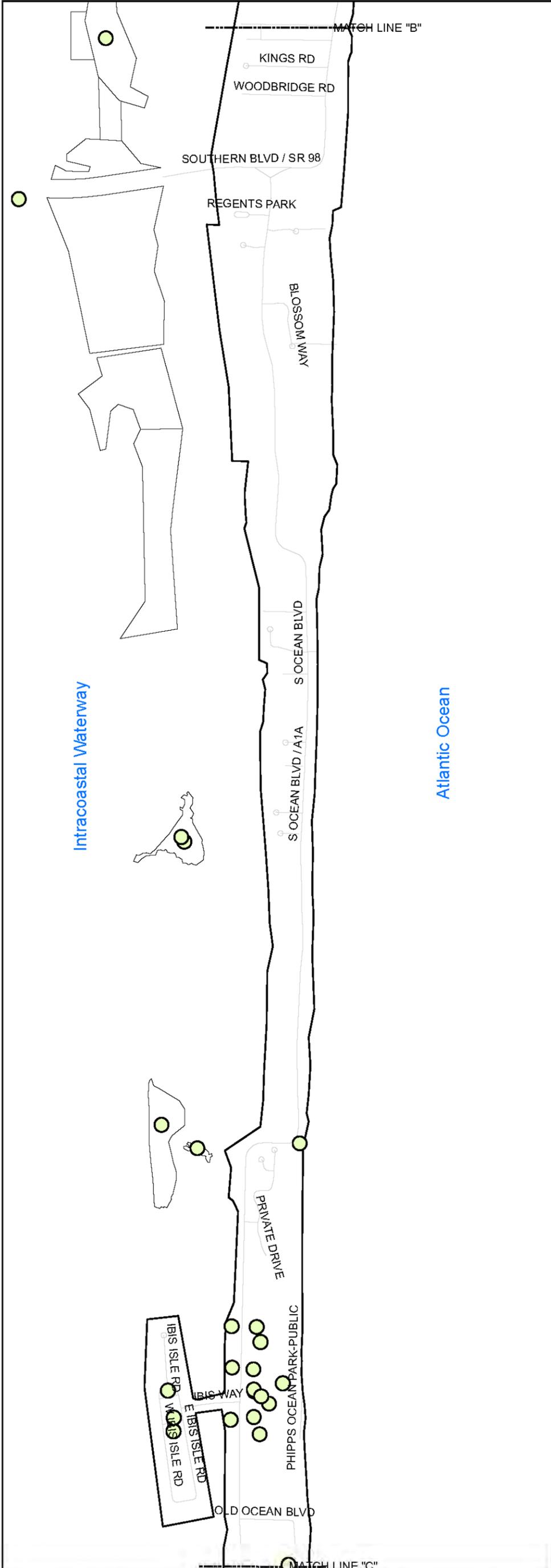
TOWN OF PALM BEACH PUBLIC BUILDINGS & GROUNDS MAP - 2019
Planning, Zoning & Building Department

 PUBLIC BUILDINGS & GROUNDS



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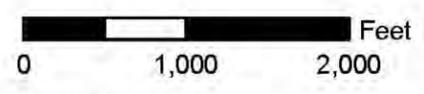
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TOWN OF PALM BEACH PUBLIC BUILDINGS & GROUNDS MAP - 2019
 Planning, Zoning & Building Department

PUBLIC BUILDINGS & GROUNDS

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TRANSPORTATION ELEMENT

INTRODUCTION

The purpose of the Town's Transportation Element is to provide the framework for establishing its desired transportation system; and, in particular, to plan for its future motorized and non-motorized traffic circulation needs.

This Element relies upon and supports the basic philosophy expressed throughout the Town's planning efforts since its first Plan was adopted in 1929. The principal goal at that time, and one that has remained the primary philosophical basis for this Transportation Element, was:

"To preserve the town's quality of life through retention of an essentially residential character and unique historic personality."

Further, the Town's 1929 Plan expressly sought to achieve, as one of its objectives:

"The concentration of general traffic upon a limited number of streets, a system of leisurely and convenient by/ways free from automobiles, discourage trespassing, and provide safety and quiet for the residents of Palm Beach."

More recently, in its Comprehensive Plan adopted in 1983, the Town set forth the following as one of its primary land use objectives, and one that this Element strives to further:

"To maintain the quality of life which has given the Town its unique physical and historical character and, towards this objective, to take all legally and technically available measures to stabilize the Town's land use and reduce residential density patterns where possible."

In most communities the Future Land Use Map will clearly indicate where new roadways must be provided; but, Palm Beach is unusual in that it is virtually fully developed with no opportunity for construction of new streets to relieve pressures on its major north-south arterial thoroughfare -- SR A1A, North County Road, and North Ocean Boulevard.

This Element of the Plan has been developed based upon:

1. Analysis of the existing transportation system;
2. Analysis of existing transportation levels of service and system needs; and,
3. Analysis of projected transportation levels of service and system needs, based upon the future land uses shown on the Future Land Use Map, and pertinent plans of the Florida Department of Transportation.

EXECUTIVE SUMMARY

Palm Beach is growing at a slow rate compared with other coastal communities. The most critical demographic condition affecting demands on the traffic circulation system is the annual fluctuation of population that occurs when numerous transient visitors and seasonal residents come to Palm Beach for the winter season. This seasonal fluctuation is as important as the rate of population growth. It requires that systems be designed to handle recurring seasonal demands not present the rest of the year.

In addition, Town roadways are subject to traffic impacts resulting from developments in neighboring communities.

EXISTING ROADWAY FUNCTIONAL CLASSIFICATION

The Map II-1 map series following the Transportation Goals, Objectives and Policies includes the functional classifications of the roadways within the Town for the current year (2009) and the 10-year planning time-frame (2019). There are divided major arterials (Royal Poinciana Way/SR A1A and Royal Palm Way), undivided major arterials (North and South County Roads/SR A1A, South Ocean Boulevard/SR A1A, Southern Boulevard, and Bradley Place), and undivided collectors (Cocoanut Row and South Ocean Boulevard). The remaining roads within the Town are local streets. The Map II-1 map series also includes information regarding existing (2009) and future (2019) bicycle/pedestrian facilities, roadway responsibility, and number of lanes.

TRAFFIC GENERATORS

There are four main bridges crossing the Intracoastal Waterway and connecting the Town to the mainland; these are:

- Royal Park Bridge
- Flagler Memorial Bridge
- Southern Boulevard Bridge
- Robert A. Harris Memorial Bridge (Lake Worth Rd.)

Timed bridge openings improve traffic flow to and from the Town. The Town has successfully petitioned federal and state agencies to institute timed bridge openings on these bridges on a year-round basis, thereby allowing it to manage and mitigate traffic congestion.

Aside from these bridges, the major generators of traffic in the Town are limited to the two major commercial areas:

- The northern commercial area encompassing uses on Royal Poinciana Way, Sunrise and Sunset Avenues, Bradley Place, North County Road, and the Royal Poinciana Plaza; and,
- The Town Center area which includes the retail concentrations along South County Road, Peruvian Avenue, and internationally famous Worth Avenue; and, the office area along Royal Palm Way.

REGIONALLY SIGNIFICANT ROADWAYS

Growth of the Town's population over many decades has contributed to the traffic and parking concerns. An even greater factor has been the exponential growth of the surrounding area. Palm Beach County's population has grown from less than 400,000 in 1980 to over 1.2 million in 2005. Rapid growth in the regional population can be expected to continue throughout the planning period. In addition, the opening of a regional convention center in downtown West Palm Beach in 2003 has exacerbated the traffic and parking conditions.

Regionally significant roadway facilities, as identified by the Treasure Coast Regional Planning Council, include Royal Palm Way, Southern Blvd., and South County/SR A1A from Royal Poinciana Way to the southern Town limits. Lands on either side of these roadways have been fully developed, although there may be some opportunity for redevelopment in the future.

Developments in nearby communities may cause increases in traffic on regionally significant roadways in the Town. The Town lacks sufficient data to evaluate these impacts. In 2001, the Town negotiated with the City of West Palm Beach and reached agreement with regards to the Town's concerns over the lack of LOS determinations in the City of West Palm Beach's downtown Master Plan.

TRAFFIC CIRCULATION ANALYSIS

Traffic circulation in Palm Beach is mainly influenced by the four connecting bridges from the mainland, two of which feed directly to the Town's two major commercial areas.

Due to geographical constraints, the Town's existing roadway network does not lend itself to major improvements to increase capacity. As in most communities approaching build-out, development has occurred immediately adjacent to the rights-of-way, virtually precluding any major network improvements.

In assessing and analyzing traffic circulation service and capacities, the basic "level of service" methodology was utilized, along with recent and historical traffic volume data.

Traffic signals in the center of the Town are computer-synchronized. However, there are no signals on SR A1A south of Hammon Avenue all the way to the Town's southern limit, a distance of nearly six miles. Also, there are no traffic signals on Southern Boulevard within the Town.

To improve safety and traffic flow, the Town completed an intersection/triangle visibility study in 2005 that inventoried and recommended regulations to deal with vegetation, walls and other impediments to motorist visibility of oncoming traffic. While the Town has not adopted a "joint use access" provision as suggested in Policy 1.2, joint access is permitted upon review and approval by the Director of Public Works. Access is limited to the minor roadway when a lot has frontage on both a major and minor roadway.

EXISTING SYSTEM DEFICIENCIES

Although traffic volumes fluctuate, average annual daily traffic has remained relatively stable over the past five years. The peak-season, however, sees traffic volumes exceeding average daily traffic by more than 35%. This is the principal period of traffic congestion in the Town. Given the fact that there is very little vacant land available, there does not appear to be further potential for substantial increases in traffic volumes generated by new development, although traffic will likely increase as surrounding areas develop or redevelop to higher intensity.

While the Town has taken numerous steps to ameliorate traffic and parking problems, they persist in selected areas, chiefly during the peak winter tourist months. Of particular concern are the Royal Park, Flagler Memorial, and Southern Boulevard bridges during the morning and afternoon "rush hours", and the Town Center and Royal Poinciana commercial areas. Traffic and parking conflicts continue, particularly in residential districts adjacent to these commercial districts or the beach areas.

Town staff is continually addressing localized traffic circulation problems, or implementing traffic operation improvements, to increase capacity and safety at points of congestion.

Traffic volume data indicate that all major roadways operate at Level of Service "D" or better during peak periods except for Southern Boulevard which operates at Level of Service "F" .

Areas which local knowledge and field inspection indicate are of particular concern include the Worth Avenue and South County Road commercial areas, and the Royal Park, Flagler Memorial, and Southern Boulevard bridges during morning and evening peak hours, primarily due to the bridge openings. The Town has observed that the timed bridge openings during the peak season help to mitigate traffic congestion. To a lesser degree, congestion also develops in the commercial areas during the mid-day hours (11 a.m. — 1 p.m.). Map II-2 identifies the principal areas of traffic and parking problems in the Town.

The Traffic and Parking Improvement Plan prepared by the Town's consulting engineers in 2006 indicates that in certain instances insufficient parking may be affecting the ability of residents and others to safely and conveniently access recreational (including the municipal docks) and

school facilities. Bridge openings at the Royal Park and Flagler Memorial Bridges need to be synchronized to be consistent with peak seasonal operations.

Needed Actions to Address the Deficiencies and Issues

- Investigate the appropriateness of modifying the traffic light at Lake Avenue and South Ocean Boulevard to allow traffic to move off the island from the beach to the bridge on a continuous “green”, placement by West Palm Beach of a “no left-hand turn” sign at the intersection, and stationing a policeman there from 4 pm to 5 pm.
- Upon completion of the final draft of the Traffic and Parking Improvement Plan, the Town will need to evaluate and determine which of the myriad of alternative strategies offered by American Consulting Engineers should be adopted relating to:
 1. Modifying bridge openings during the peak and off-seasons to improve traffic flow into and out of the Town, and to improve safety at schools at or near the intersections. (This item was implemented in 2002).
 2. Improve parking availability in the vicinity of schools, recreation areas and the municipal docks to ensure safe and adequate access. (Portions of this recommendation were implemented in 2002 along with modifications to the Palm Beach Day School. Negotiations are presently proceeding with the Palm Beach County School District and the Society of the Four Arts to improve the parking at the Public Elementary School).
 3. Provision of public garage(s) for commercial and nearby public uses.
 4. Possible one-way pair for Sunrise and Sunset Avenues.
 5. Modification of drop-off times and zones for the public school.
 6. Parking changes in the Seaview Park/Palm Beach Day School area.
 7. Reconfiguration of on-street parking, pay-parking strategies, public-private partnerships, valet parking, etc. to improve parking efficiency and availability in the Worth Avenue, Mid-Town and Royal Poinciana commercial districts.
 8. Address conflicts with vehicular, bicycle, and pedestrian traffic at the bridges.

EXISTING MULTIMODAL TRANSPORTATION SERVICES

Public transit services, including disadvantaged services, are provided by PalmTran, the county-wide system which operates two bus routes which connect destinations within the Town to the mainland. There are no routes which operate solely within the limits of the Town. The Town

does not directly provide transit services. Map II-3 shows the location of existing PalmTran bus routes.

The existing bus routes operate primarily on main roads and provide coverage to destinations within the Town. The level of transit service is minimal. There are no special transit services (e.g., park and ride, express bus, etc.). Connections to airports, seaports, railroad stations and other mainland destinations are limited to private for-hire services such as taxicabs, rental cars, limousines or courtesy shuttles.

The Town has studied the potential for expanding transit services as a way of alleviating traffic congestion on major roadways. The study concluded that, since transit in the Town is just a part of the larger overall countywide system, any improvement in service would necessarily need to be linked to a countywide expansion of transit services and modes. There are no plans for such an expansion at this time. There are no designated transit corridors in the Town.

While Policy 3.2 refers to investigating actions that may improve transit ridership in the Town, residents have expressed dissatisfaction with public transit in the Town, suggesting that the associated noise and odors are unacceptable, and have even suggested reducing the extent that the Town may be served by the facility. Specifically, studies show that ridership throughout the Town is significantly less than the capacity of the vehicles used. The public commentary suggests that this condition may be wasteful with regards to fuel consumption and contributing to excessive pollution levels.

There are no designated transportation concurrency management areas within the Town.

During an impending natural disaster (such as an approaching hurricane) it may become necessary to evacuate the island residents. The Town staff routinely works with countywide disaster management agencies to plan for such occurrences. The keys to safely evacuating the island are:

- Sufficient advanced warning
- Maintaining traffic flow on the four bridges.

The Town conducts Travel Demand Management (TDM) by working with significant traffic generators (e.g., convention, meeting and banquet facilities, etc.) to manage demand and minimize traffic and parking impacts during significant events. Demand management techniques used by the Town include remote parking and shuttle services for employees, valet parking, controlling the scheduling of large or overlapping events, police traffic control, encouraging employees to use public transportation, shared parking, etc.

FUTURE TRANSPORTATION SYSTEM

Map II-4 provides the general location of major traffic circulation features in Palm Beach through the year 2009. Since the Town is almost fully developed, with less than 3% of its land area vacant, and without any opportunity for new alignments or major expansions to the existing roadway network, the existing and future traffic circulation systems are identical.

The facilities portrayed on this map recognize that the Metropolitan Planning Organization has no capacity improvements planned for the Town, nor are there any such improvements, expansions or new facilities planned for the Town in the Adopted FDOT Five-Year Work Program.

No limited access facilities, ports, airports, rail lines, intermodal terminals, highspeed rail lines, or related facilities exist in the Town, nor are any planned or expected during the planning period.

ANLYSIS OF PROJECTED TRAFFIC AND NEEDS

Because of the geographic and developmental limitations imposed on the traffic circulation system in the Town, its basic design concept cannot be significantly modified. Thus, the primary thrust of transportation planning strategies adopted by the Town must focus on improvements that are operational in nature, with emphasis upon public transportation, if and when it is proven to be economically feasible.

There is little opportunity for growth and development within the Town. Existing established land use patterns are likely to remain for the foreseeable future. Therefore, the opportunity for developing new or expanded transit services depends primarily on developing major transit destinations on the mainland.

Based on standards promulgated by the Institute of Traffic Engineers, new housing construction in the Town can be expected to add only 500 more peak-season peak-hour trips throughout the Town by the year 2006. There is only about one-half acre of vacant land designated for commercial uses; therefore, new commercial development is not expected to increase traffic volumes in the Town. However, the number of additional trips that could be added by commercial redevelopment is unknown, and it can be expected to further aggravate congestion on roads in, around, and leading to the Town's two major commercial centers.

All applications for development or modifications to existing uses within the Town undergo a review of on-site traffic flow and parking operations. This careful scrutiny has resulted in the elimination of many potential problem areas, and has prevented additional congestion in many cases.

TABLE
DAILY PEAK SEASON TRAFFIC COUNTS
SELECTED LOCATIONS
TOWN OF PALM BEACH
2004 – 2008

#	Street Segment	Facility Type	1997 LOS	2004	2005	2006	2007	2008	
								Count	LOS
1	<u>Southern Blvd. (W of SR A1A)</u>	<u>2L ART Undiv.</u>	<u>E</u>	<u>15,421</u>	<u>14,649</u>	<u>14,116</u>	<u>14,452</u>	<u>13,546</u>	<u>D</u>
2	<u>SR A1A (N of Via Del Lago)</u>	<u>2L ART Undiv.</u>	<u>E</u>	<u>18,577</u>	<u>18,533</u>	<u>17,768</u>	<u>17,026</u>	<u>15,322</u>	<u>E</u>
3	<u>SR A1A (S of Via Pelicano)</u>	<u>2L ART Undiv.</u>		<u>13,457</u>	<u>13,659</u>	<u>13,575</u>	<u>12,615</u>	<u>10,510</u>	<u>C</u>
4	<u>Ocean Blvd. (N. of El Vedado)</u>	<u>2L COLL</u>	<u>D</u>	<u>13,629</u>	<u>13,306</u>	<u>12,796</u>	<u>12,406</u>	<u>11,046</u>	<u>C</u>
5	<u>S. County Rd. (N. of Peruvian)</u>	<u>4L ART Undiv.</u>	<u>D</u>	<u>9,990</u>	<u>11,734</u>	<u>10,487</u>	<u>10,108</u>	<u>9,594</u>	<u>B</u>
6	<u>N. County Rd. (N. of Breakers Rd)</u>	<u>4L ART Undiv.</u>	<u>D</u>	<u>16,723</u>	<u>16,182</u>	<u>16,176</u>	<u>15,930</u>	<u>15,439</u>	<u>C</u>
7	<u>N. County Rd. (N of Royal Poinciana Way)</u>	<u>4L ART Undiv.</u>	<u>D</u>	<u>16,185</u>	<u>15,801</u>	<u>15,761</u>	<u>14,666</u>	<u>15,376</u>	<u>C</u>
8	<u>Cocoanut Row (S of Seabreeze)</u>	<u>2L COLL</u>	<u>E</u>	<u>7,943</u>	<u>8,355</u>	<u>8,843</u>	<u>9,054</u>	<u>8,613</u>	<u>C</u>
9	<u>Cocoanut Row (N of Whitehall)</u>	<u>2L COLL</u>		<u>9,541</u>	<u>9,609</u>	<u>9,397</u>	<u>9,975</u>	<u>9,244</u>	<u>C</u>
10	<u>Bradley Pl. (N. of Royal Poinciana Way)</u>	<u>4L ART Undiv.</u>		<u>14,667</u>	<u>14,288</u>	<u>15,298</u>	<u>16,052</u>	<u>14,747</u>	<u>E</u>
11	<u>Royal Palm Way (E of Hibiscus)</u>	<u>4L ART Divided</u>	<u>D</u>	<u>15,045</u>	<u>15,499</u>	<u>18,169</u>	<u>17,292</u>	<u>16,790</u>	<u>C</u>
12	<u>Royal Palm Way (W of Hibiscus)</u>	<u>4L ART Divided</u>		<u>16,813</u>	<u>17,245</u>	<u>19,646</u>	<u>19,210</u>	<u>18,782</u>	<u>C</u>
13	<u>Royal Poinciana Way (E of Cocoanut Row)</u>	<u>4L ART Divided</u>	<u>D</u>	<u>16,739</u>	<u>14,993</u>	<u>14,518</u>	<u>14,296</u>	<u>14,204</u>	<u>B</u>
14	<u>Royal Poinciana Way (E of County Rd.)</u>	<u>2L COLL Undiv.</u>		<u>4,887</u>	<u>4,309</u>	<u>4,383</u>	<u>4,406</u>	<u>4,482</u>	<u>B</u>

SOURCE: 2004 – 2008 Data, Progressive Design & Engineering
1997 LOS, 1997 Comprehensive Plan

Based on an update prepared by Progressive Design & Engineering in a report dated March, 2007, the study recognized that the peak seasonal population in the Town is expected to increase only minimally during the planning period over the estimated population in 2009, the Town expects to be able to meet its current adopted levels of service. While some locations along SR A1A may experience traffic levels in excess of the adopted level of service, as a whole traffic levels on A1A will remain within level of service E.

In the past, the Town filed a lawsuit against the City of West Palm Beach for not sharing traffic data related to the West Palm Beach Downtown Master Plan so that the Town can analyze and plan for the mitigation of negative effects which may be encountered by the Town resulting from the increased traffic which will most likely be created from increased development and traffic calming measures. In the past, the Town has also objected to those portions of West Palm Beach's proposed Downtown Master Plan which decreased traffic volumes on major roadways

in the City of West Palm Beach, and may result in increased traffic volumes and exacerbation of traffic congestion on major roads in the Town, including SR 80, SR A1A, Royal Palm Way and Royal Poinciana Way.

Sound traffic engineering and parking procedures are continually being implemented by the Town to ensure that safe and convenient on-site and off-street parking operations are maintained.

Although the opportunities are very limited, the Town has a policy of actively pursuing the acquisition and/or improved use of existing and future rights-of-way whenever possible. For the most part, potential for additional right-of-way acquisition is limited to that available at the time new development or redevelopment is approved.

FUTURE LEVELS OF SERVICE

The existing and future levels of service on all State roadways within the Town satisfy FDOT requirements. The existing and future levels of service on all regionally significant roadways within the Town satisfy TCRPC requirements with the exception of Ocean Boulevard (SR A1A) between Southern Boulevard and County Road and Southern Boulevard within the Town limits. The Town has studied these roadway segments and determined that the most promising methods for alleviating traffic congestion problems are continuing operational improvements and TDM efforts within the Town and limiting the amount of traffic entering from outside the Town, primarily on Southern Boulevard. Capacity improvements on major roadways within the Town are not feasible due to physical, environmental and policy constraints. The Town finished a Traffic and Parking Improvement Plan in December 2006. This study showed that Southern Boulevard was operating at LOS C, and was at 82% of its LOS threshold D. The study also showed that SR A1A from Southern Boulevard to Via Del Mar was operating at LOS D, at 88% of its LOS threshold.

Level of Service (LOS) is essentially a measure of the quality of the overall operating characteristics of the roadway. LOS of a roadway is frequently defined as the ability of a maximum number of vehicles to pass over a given section of roadway or through a given intersection during a specified period of time. The factors involved in determining LOS include speed, safety, travel time, traffic conflicts and interruptions, freedom to maneuver, driving convenience, comfort and operating costs.

Specification of the allowable Level of Service for SR A1A and Southern Boulevard should take into account the fact that both of these roadways are constrained from widening to four lanes due to physical, environmental and policy factors, including historical, aesthetic and social impacts. Because there is no opportunity to widen segments of these roadways now operating at LOS "E" during the peak season, these segments will continue to operate at "E" during the peak-season peak-hour for the foreseeable future. It should also be noted that the area of concern on SR A1A is characterized by a section of roadway which offers motorists a magnificent scenic vista of the Atlantic Ocean on the east and beautiful estate residences on the west. This view causes sightseers and tourists to slow down and is often the cause of congestion.

Consequently, in order to recognize the limited development potential of the little remaining vacant land in Palm Beach, the Town will adopt a Level of Service for SR A1A and Southern

Boulevard of "E" for the peak-season peak-hour. This is believed to be sufficient to accommodate the limited amount of residential growth expected during the planning period.

The Town's minimum level of service standard for peak-season peak-hour on Royal Poinciana Way shall be "D"; for Coconut Row and Bradley Place it shall be "E". The minimum peak season, peak hour level of service standard on all other collector or arterial roadways in the Town shall be "D".

Future transit levels of service will be commensurate with the countywide service provided by PalmTran.

TRAFFIC SIGNAGE AND TOWN-WIDE BEAUTIFICATION

The issue of Traffic Signage and Clutter was addressed in a pilot program in 2004 where the signage situation on Royal Poinciana Way was evaluated and several problems identified. A working committee of staff assisted by volunteers identified that signs were sometimes repetitious, poorly located, often concealed by vegetation, aesthetically unpleasing, and confusing. There seemed to be a condition of "information overload" as well as an absence of coordination of the signage appurtenances. Often three or four signs were mounted on separate poles within a couple of feet of each other, when one or two mounting poles would suffice. The working committee also noted a lack of color coordination among signs, excessive overhead wires, shiny raw metal sign backs that caused glare, and a number of other issues that contributed to a visual problem that could be improved.

The activities of this "working committee" were put on hold since a section of South County Road with similar problems was being funded for improvements by the Florida Department of Transportation (FDOT). A generic listing of problems encountered at Royal Poinciana Way was submitted to FDOT, along with aesthetic suggestions developed at the Landmarks Preservation Commission concerning this issue. It will be re-visited when it is determined how much assistance can be expected from FDOT and what choices Palm Beach can use to improve the overall aesthetic character and improve the clarity of directional and informational street signage.

Impacts of the Issue

Aside from the overall aesthetic improvement issue, the Town believes this program might have a positive overall effect on safety. "Information overload" and visual clutter may have a distracting effect on motorists, and to that extent aesthetic improvements may improve overall safety as well.

Unanticipated Changes in Circumstances

There have been no unanticipated changes in circumstances that have resulted in the consideration of this topic. Further, neither consideration of this topic nor any subsequent modifications to the Town's goals, objectives and policies will result in any unanticipated changes in the existing circumstances as outlined in the Comprehensive Plan.

Resulting Problems or Opportunities

Problems associated with open space and beautification and traffic signage and clutter should be limited to initial construction related difficulties.

Opportunities include community wide aesthetic improvement and enhanced appearance, and overall safety improvement through the reduction of confusing signage and messaging.

GOALS, OBJECTIVES AND POLICIES

GOAL

MAXIMIZE THE EXISTING STREET TRANSPORTATION SYSTEM TO FOSTER A SAFE, EFFICIENT AND CONVENIENT TRANSPORTATION SYSTEM, COORDINATED WITH THE OTHER GOVERNMENTAL AGENCIES, FOR ALL EXISTING AND FUTURE LAND USES.

OBJECTIVE 1

The Town shall continue to correct traffic operational deficiencies and undertake other needed measures, identified in this Element, that are necessary to the provision of a safe, convenient, and energy efficient, multimodal transportation system, including providing for protection of existing and future rights-of-way from building encroachment. Design of the multimodal transportation system will be done to ensure the safety of not only motorists, but also the safety of cyclists and pedestrians, particularly where they interact with motorists.

POLICY 1.1

Continue to enforce zoning provisions regarding walls, hedges, and fences at intersections to minimize sight visibility hazards for motorists, cyclists, and pedestrians.

POLICY 1.2

The Town will modify its land development regulations to adopt a "joint use access" provision controlling the number of access points at which driveways enter onto the roadway system.

POLICY 1.3

Continue to enforce provisions in the Town's Zoning Ordinance relating to building setbacks from the "ultimate" right-of-way as identified in the Town Atlas; and, negotiate, as appropriate, during the site plan review process for dedication of rights-of-way for necessary or potential future road widening.

OBJECTIVE 2

Development permits for land uses provided for on the Future Land Use Map shall be issued only when there is sufficient roadway capacity to ensure that roadways affected by the development will operate at not less than the minimum levels of service standards set forth in this Element. Professionally accepted techniques shall be employed for measuring level of services for cars, trucks, and other vehicles as well as bikes and pedestrian for this purpose.

POLICY 2.1

The Town shall use the following two-way peak-hour, peak-season level of service (LOS) standards for facilities and segments listed below, effective one year from adoption of this Element.

<u>FACILITY OR SEGMENT</u>	<u>"LOS"</u>
(1) SR A1A	"E"
(2) Royal Poinciana Way	"D"
(3) Cocoanut Row/Bradley Place from to Seabreeze to north of Royal Poinciana Way	"E"
(4) Southern Boulevard	"E"
(5) All other roadways	"D"

Within one year following adoption of this Plan, the Town will contact the Florida DOT, Palm Beach County and the Palm Beach Metropolitan Planning Organization (MPO) for the purpose of determining an appropriate methodology for determining the level of service on roadways in the Town where there are no traffic signals. The purpose of this effort will be to develop a constrained roadway strategy for SR A1A and Southern Boulevard within the Town.

POLICY 2.2

Prior to the issuance of a development order or permit for new construction or redevelopment, the Town shall make and record a determination that:

- 2.2a The project provides for safe and convenient on-site traffic flow and vehicular parking. Consider needed motorized and non-motorized vehicle parking commensurate with the requirements of the Town's land development regulations; and,

2.2b The traffic generation of the project will not reduce the level of service on roadways in the Town to a level of service category lower than that established in this Plan.

POLICY 2.3

At least once every five years, the Town will review its adopted level of service standards to determine if modification, in response to changed conditions, is warranted.

POLICY 2.4

The Town shall maintain records regarding de minimus transportation impacts in order to determine if and when the 110% threshold of such impacts has been reached. The Town shall submit these records to the Department of Community Affairs (DCA) as part of the annual update to the Capital Improvements Element.

POLICY 2.5

For those projects that cannot meet the concurrency requirement for transportation, the Town's land development regulations shall include provisions for the use of "proportionate fair-share mitigation for transportation facilities" consistent with Section 163.3180(16), Florida Statutes. In developing these provisions in the land development regulations, the Town shall be guided by the Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors published by the Florida Department of Transportation on February 14, 2006. Additionally, the regulations shall be designed so as to operate in a consistent manner with Palm Beach County's proportionate fair-share regulations.

POLICY 2.6

As part of the Town's concurrency management system, Town shall require that all transportation facilities be in place or under construction within 3 years after approval of building permit.

OBJECTIVE 3

Coordinate the Town's transportation planning efforts with the plans and programs of the Metropolitan Planning Organization and the Florida Department of Transportation's Adopted 5-Year Work Program, and take into consideration public transportation and bicycle and pedestrian ways in future transportation planning.

POLICY 3.1

Beginning one year after the adoption of its Comprehensive Plan, the Town will review this Element once each year to determine its consistency with the Florida Department of Transportation's Adopted 5-Year Work Program, and plans of the Metropolitan Planning Organization, and make appropriate recommendations to these agencies regarding proposed projects that will improve design deficiencies on major thoroughfares in the Town.

POLICY 3.2

The Town shall consider the appropriateness for, or effects upon, bicycle and pedestrian ways during the planning for construction or expansion of any major transportation facilities within its municipal limits.

POLICY 3.3

By December 2010, Town shall coordinate between several local, county, state and federal agencies responsible for street and right-of-way signage to improve the repetitious, poorly located, aesthetically unpleasing and confusing signage within the Town. Community awareness shall also be advanced to educate the public about the Town's initiatives and the advantages of proper signage.

POLICY 3.4

The Town will coordinate with the MPO, FDOT, and PalmTran to ensure that pedestrian, bicycle, and mass transit connections are provided within the Town. The Town will also seek enhancement grants through the MPO, FDOT, and other available sources to fund bicycle and pedestrian improvements within the Town, as opportunities arise.

POLICY 3.5

The Town will coordinate with the City of West Palm Beach and the City of Lake Worth to ensure interconnectivity with these jurisdictions in terms of pedestrian and bicycle facilities.

POLICY 3.6

The Town will work with the MPO/State Bicycle and Pedestrian Coordinator to promote public education of the benefits of walking and bicycling through distribution of available on-line and printed materials.

OBJECTIVE 4

The Town will continue to coordinate with responsible governmental agencies external to the Town to incorporate provisions into their plans, programs and operations and developments within their jurisdictions which will minimize transportation impacts to the Town consistent with the Town's efforts to manage traffic congestion on its roadways. A primary objective is to minimize traffic impacts to SR 80 and other regionally significant roads leading to the Town.

POLICY 4.1

The Town will coordinate with the Florida Department of Transportation (FDOT), Palm Beach County, West Palm Beach and other communities to minimize transportation impacts to the Town through participation in the Palm Beach Metropolitan Planning Organization (MPO) and its respective committees.

POLICY 4.2

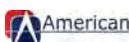
The Town will coordinate directly with FDOT to mitigate traffic impacts on SR 80 and other regionally significant roads leading to Palm Beach.



Town of Palm Beach Bi-Directional AM Peak Hour LOS Map 2009
 Planning, Zoning, & Building Department

- LOS A — LOS C
- LOS B — LOS D

Map Created by American Consulting Engineers for the Town of Palm Beach, FL

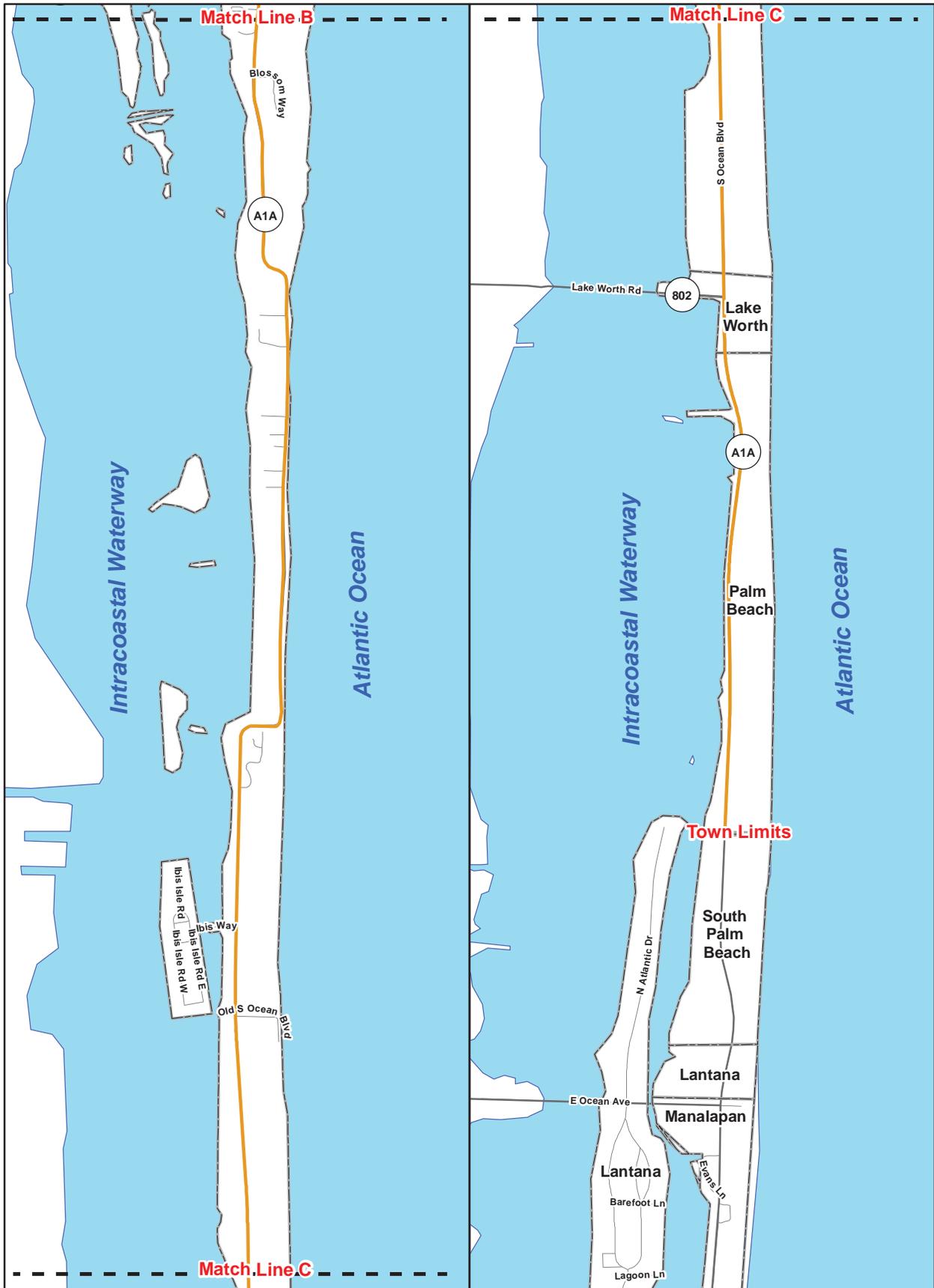


0 1,300 2,600
 Feet



Map Created July 7, 2009
 Town of Palm Beach
 Planning, Zoning, & Building Department
 (561) 838-5430
 Email: pzb@townofpalmbeach.com
 Website: palmbeach.gov/eoffice.com

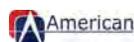
MAP II-1
 Page 1 of 2



Town of Palm Beach Bi-Directional AM Peak Hour LOS Map 2009
 Planning, Zoning, & Building Department

- LOS A — LOS C
- LOS B — LOS D

Map Created by American Consulting Engineers for the Town of Palm Beach, FL



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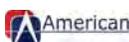
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 Town of Palm Beach
 Planning, Zoning, & Building Department
 (561) 838-5430
 Email: pzb@townofpalmbeach.com
 Website: palmbeach.gov/eoffice.com



Town of Palm Beach Bi-Directional PM Peak Hour LOS Map 2009
 Planning, Zoning, & Building Department

- LOS A — LOS C
- LOS B — LOS D

Map Created by American Consulting Engineers for the Town of Palm Beach, FL

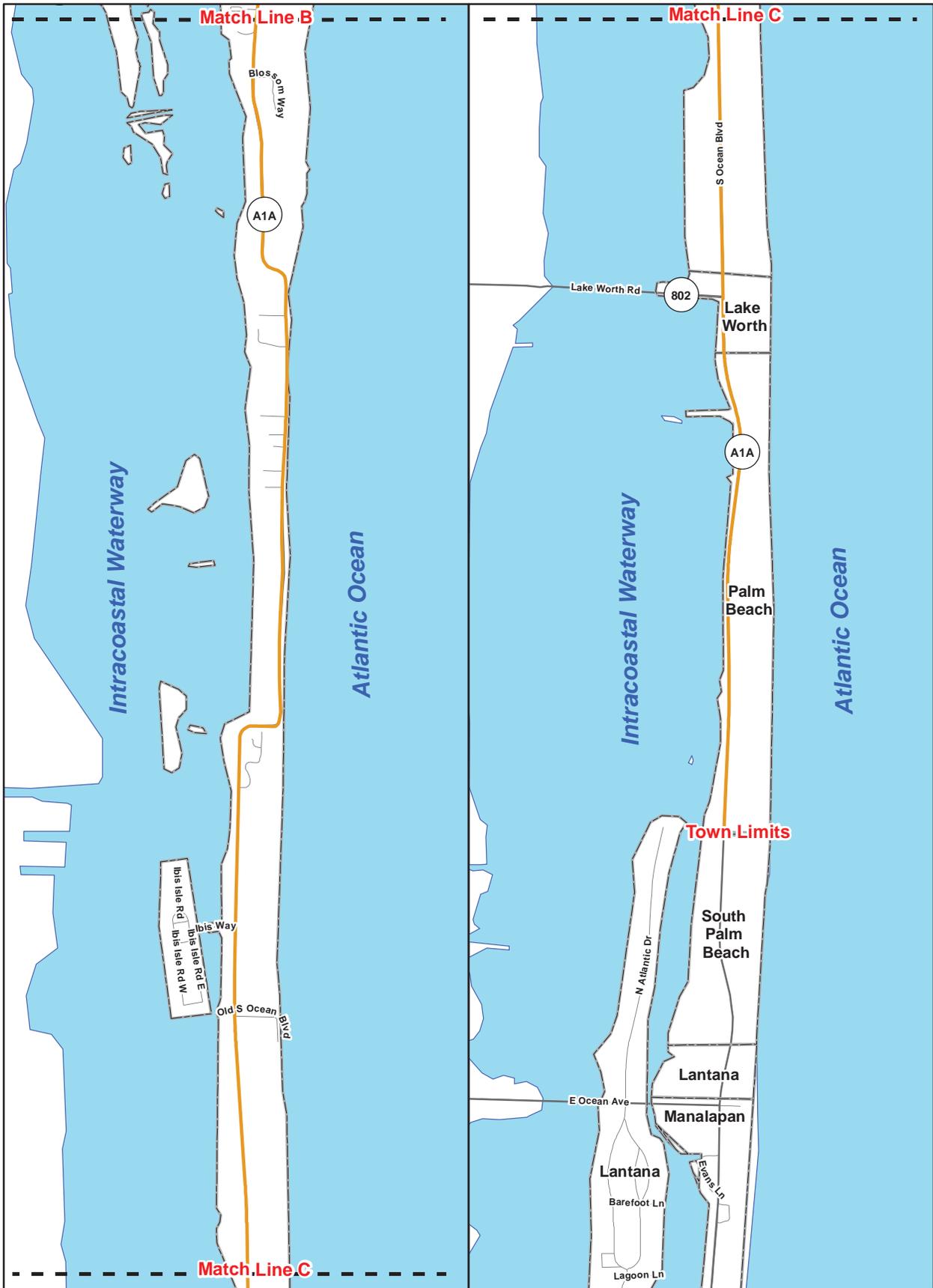


0 1,300 2,600 Feet



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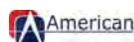
MAP II-1
 Page 1 of 2



Town of Palm Beach Bi-Directional PM Peak Hour LOS Map 2009
 Planning, Zoning, & Building Department

- LOS A — LOS C
- LOS B — LOS D

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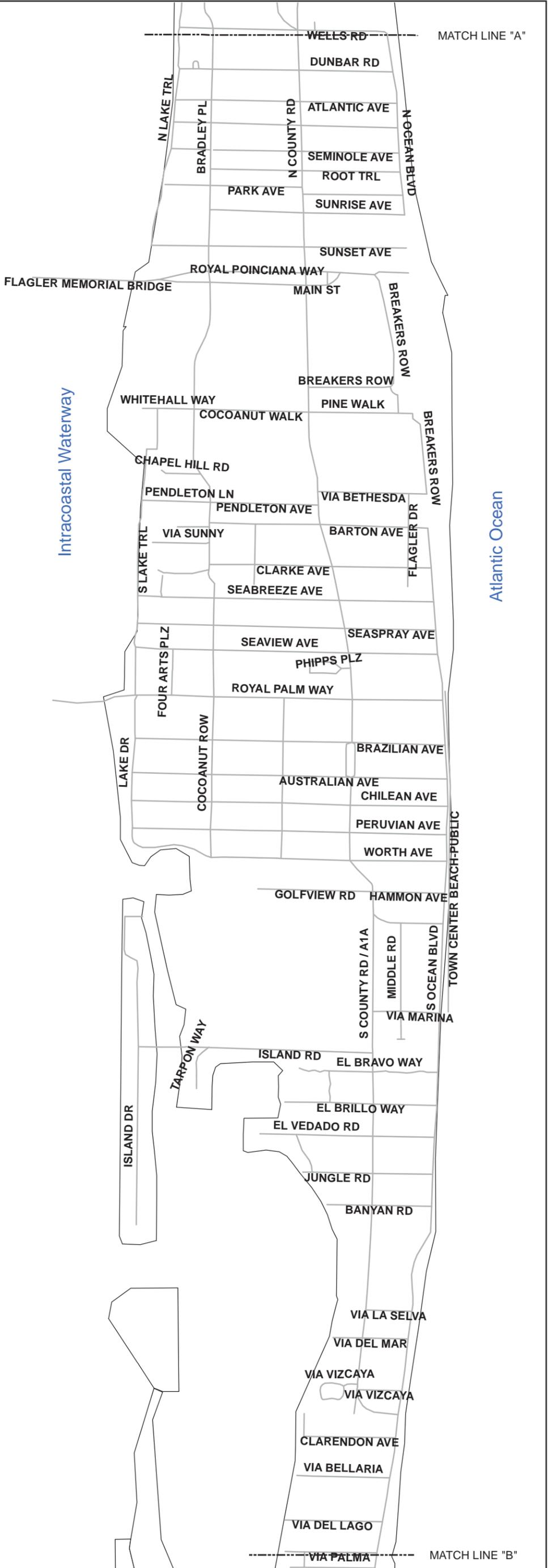
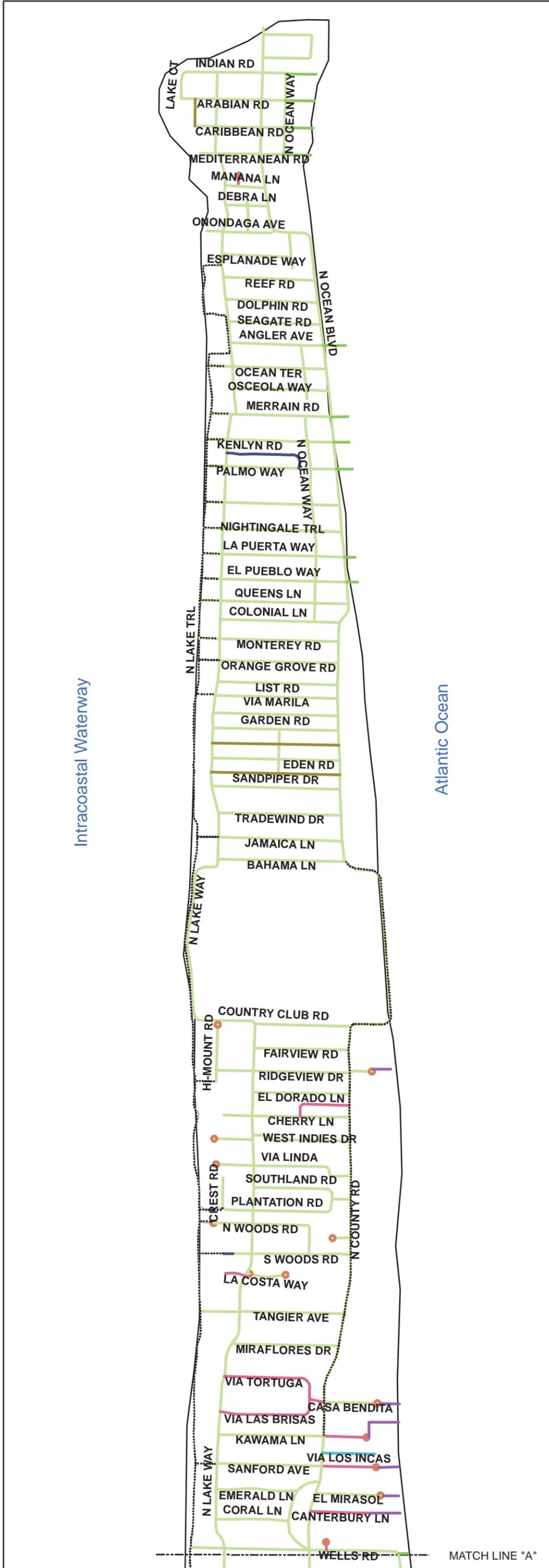


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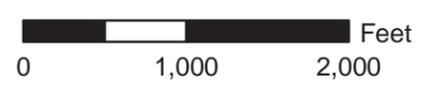


MAP II-1
 Page 2 of 2

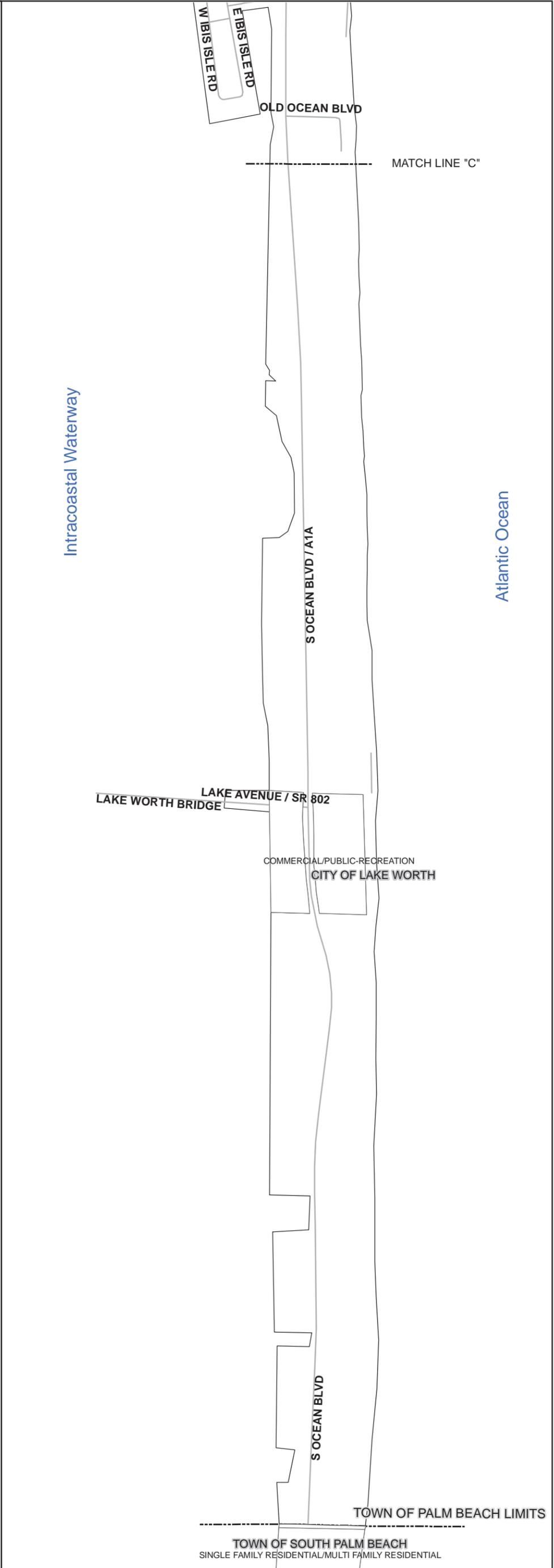
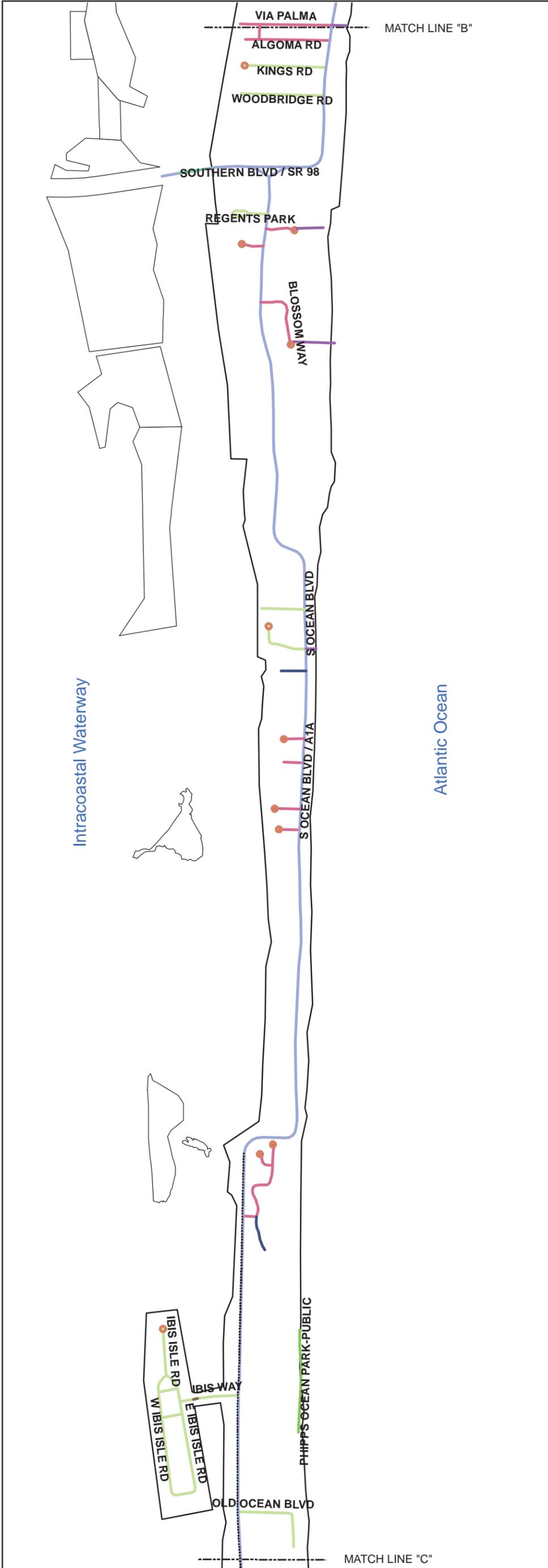


TOWN OF PALM BEACH EXISTING ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2009
 Planning, Zoning & Building Department

- | | | | |
|----------------------|-----------------|--------------|-----------------------|
| BEACH_ACCESS_PRIVATE | PRIVATE BRIDGE | STATE BRIDGE | TOPB ROAD |
| BEACH_ACCESS_PUBLIC | PRIVATE DRIVE | STATE ROAD | TOWN BRIDGE |
| CUL-DE-SAC | PRIVATE PATHWAY | TOPB ALLEY | TOPB BIKE/PED PATHWAY |
| PRIVATE ALLEY | PRIVATE ROAD | TOPB DOCK | |

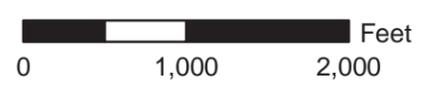


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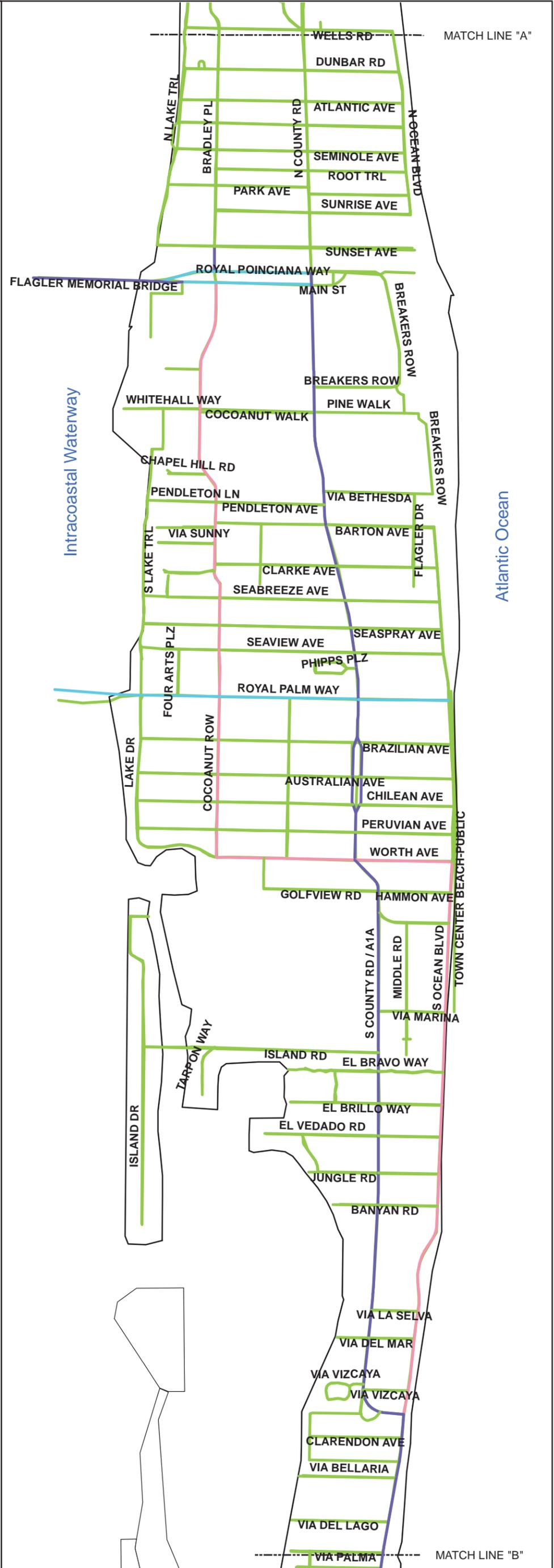
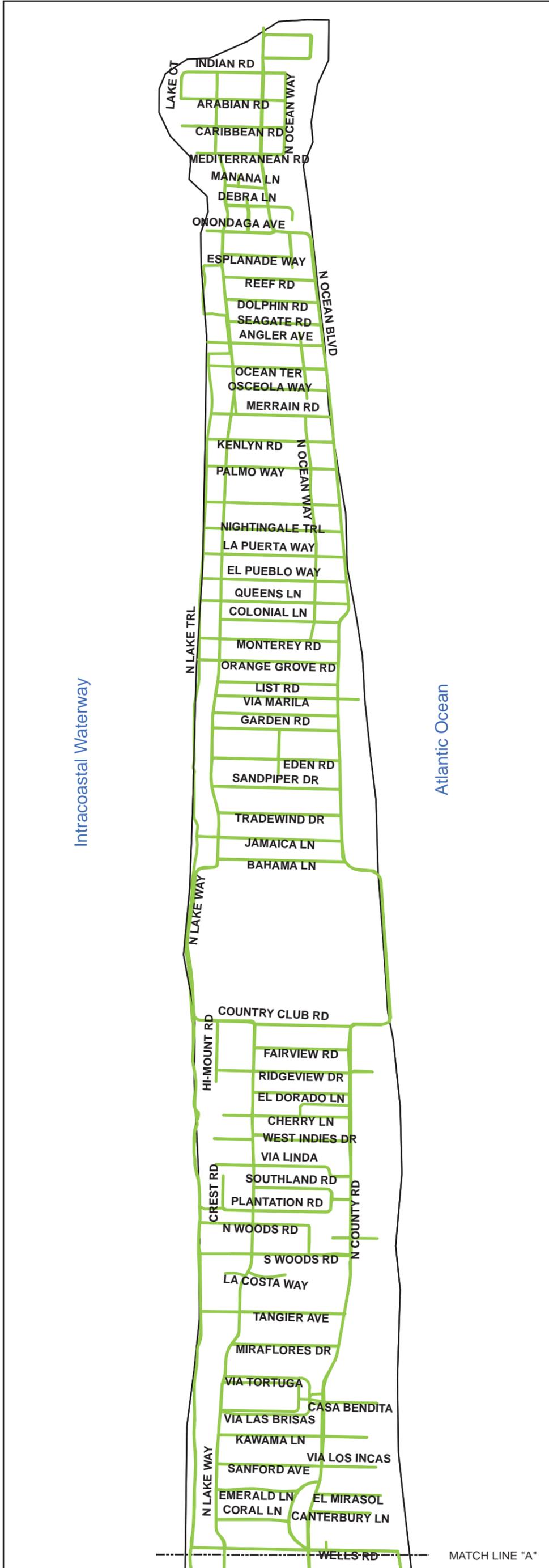


TOWN OF PALM BEACH EXISTING ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2009
 Planning, Zoning & Building Department

- | | | | |
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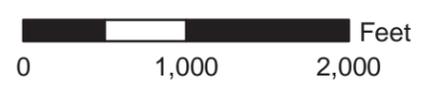


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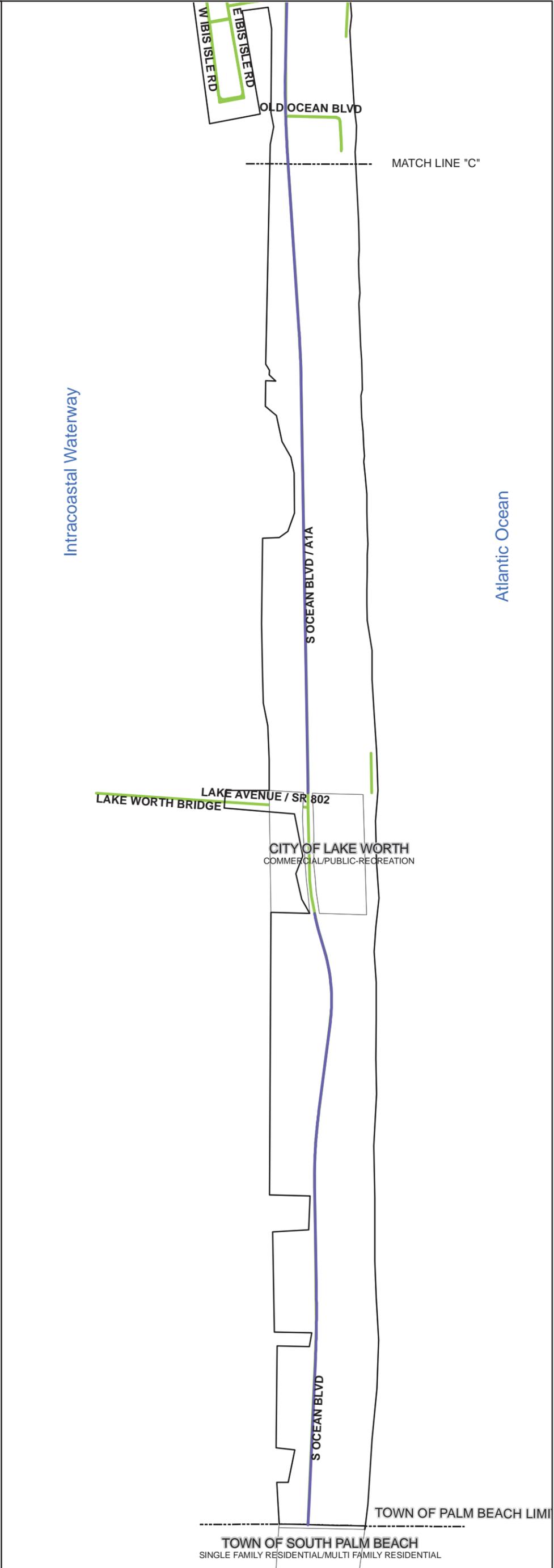
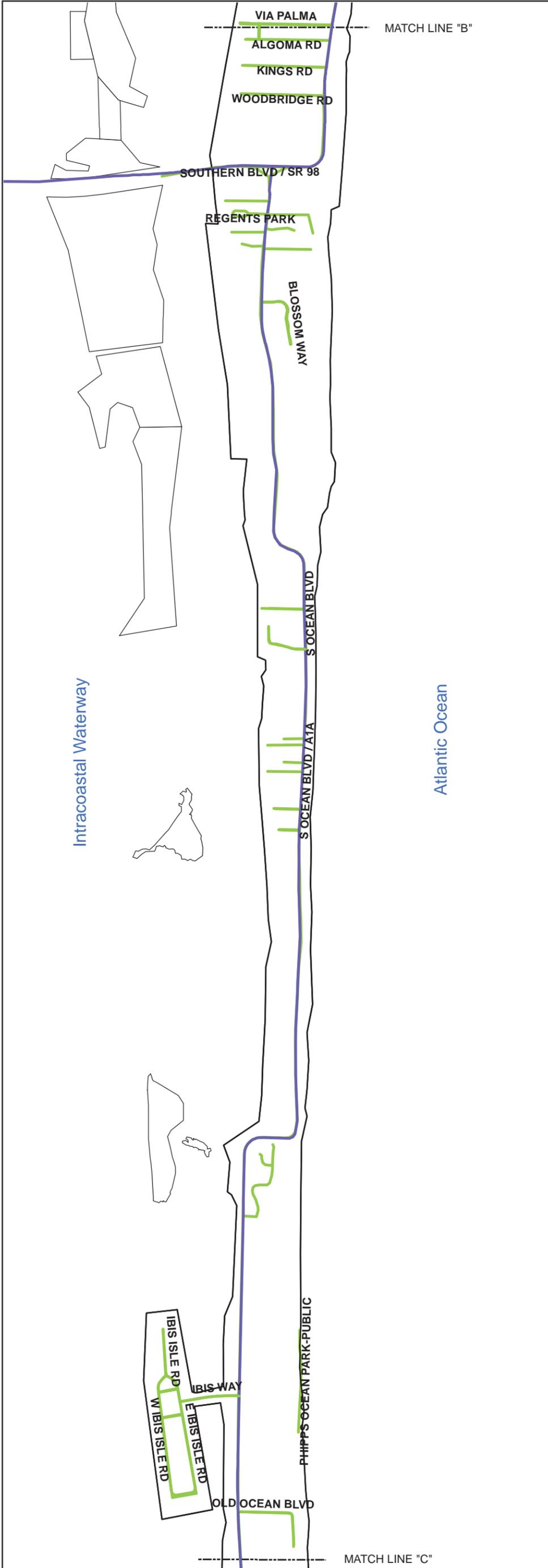


TOWN OF PALM BEACH EXISTING FUNCTIONAL CLASSIFICATION MAP - 2009
 Planning, Zoning & Building Department

- DIVIDED MAJOR ARTERIAL
- UNDIVIDED MAJOR ARTERIAL
- UNDIVIDED COLLECTOR
- LOCAL ROADS

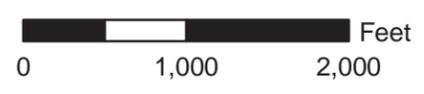


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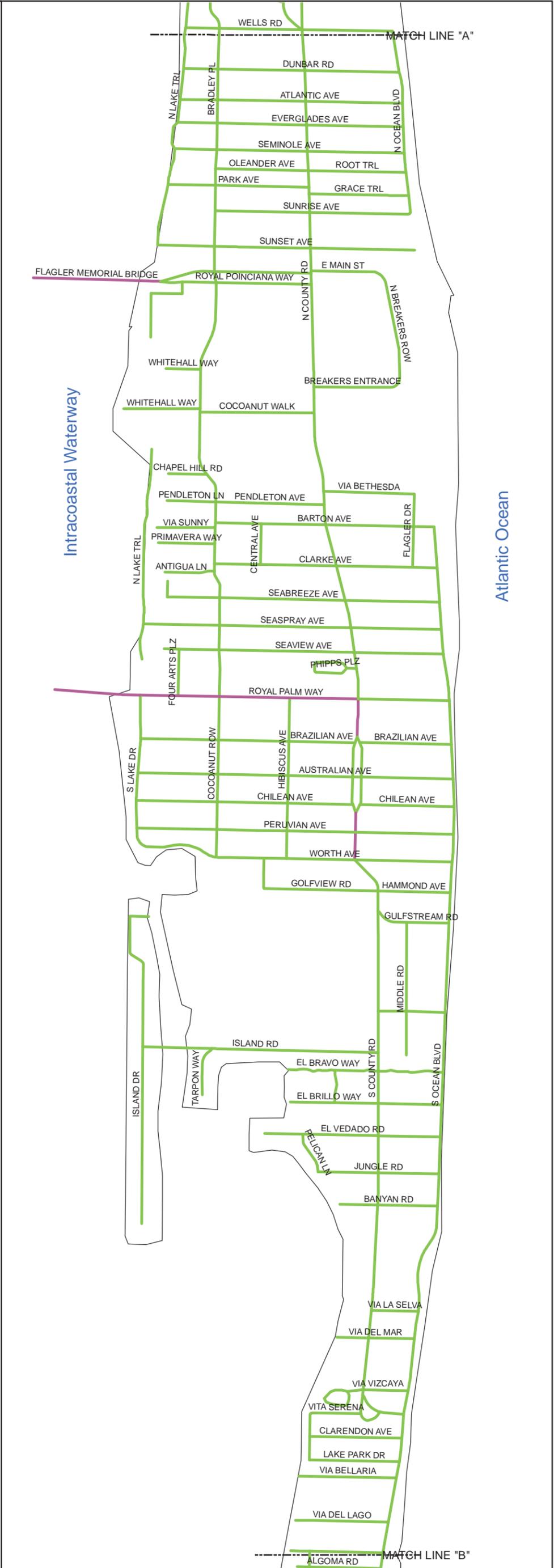
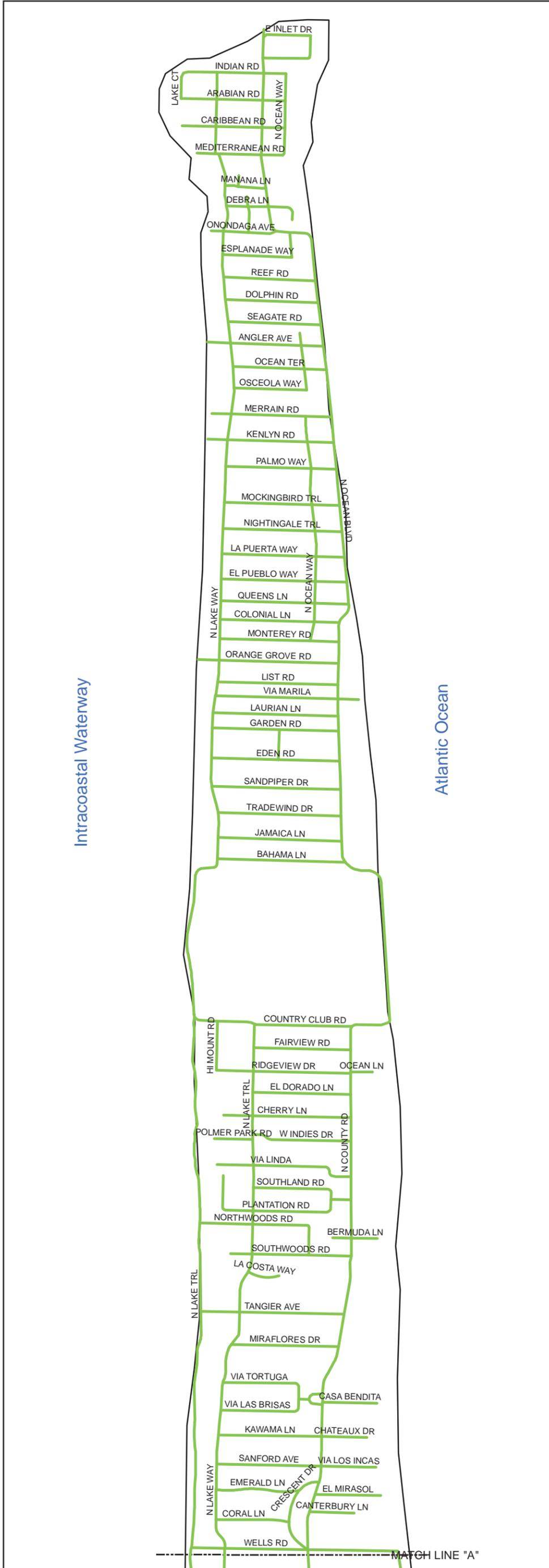


TOWN OF PALM BEACH EXISTING FUNCTIONAL CLASSIFICATION MAP - 2009
 Planning, Zoning & Building Department

- DIVIDED MAJOR ARTERIAL
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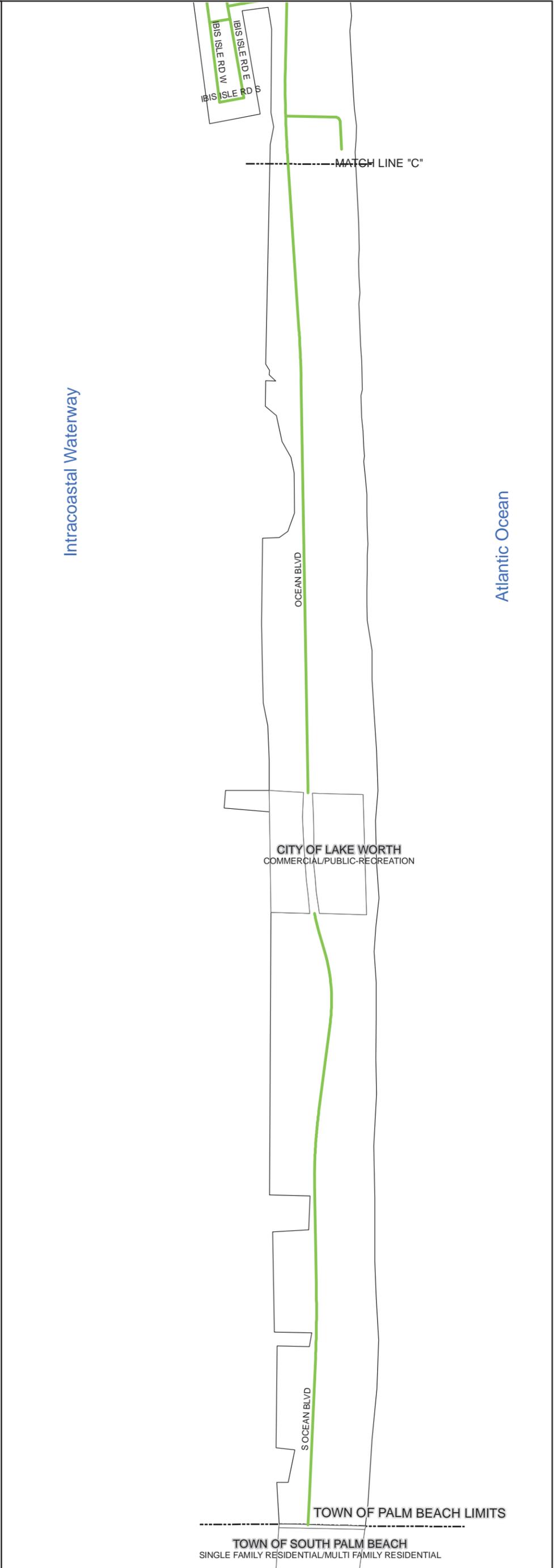
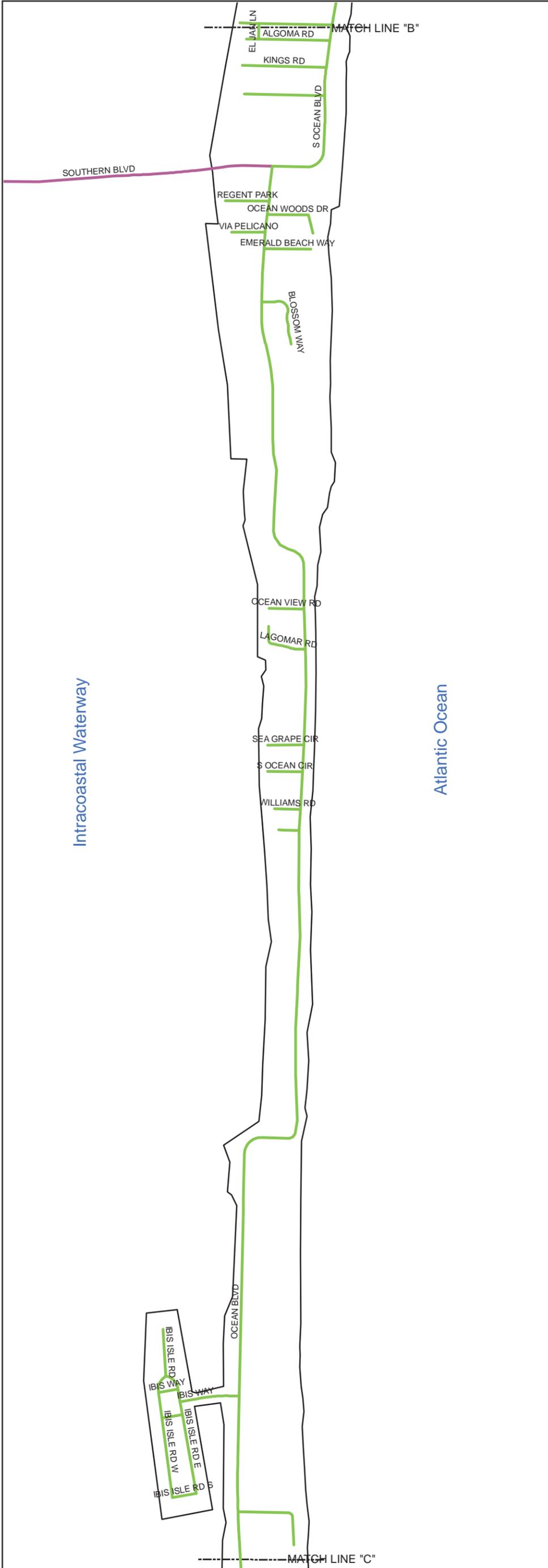


TOWN OF PALM BEACH ROADWAY NUMBER OF LANES MAP - 2009
Planning, Zoning & Building Department

— 2 LANES
 — 4 LANES

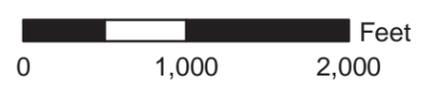


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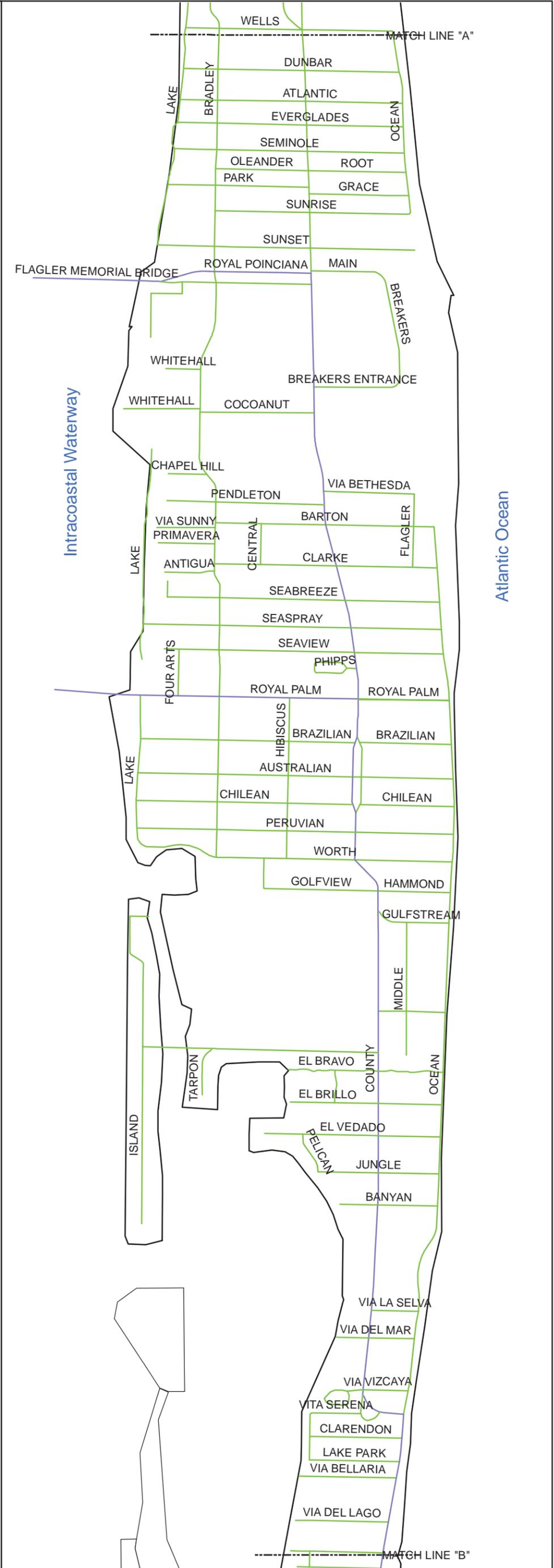
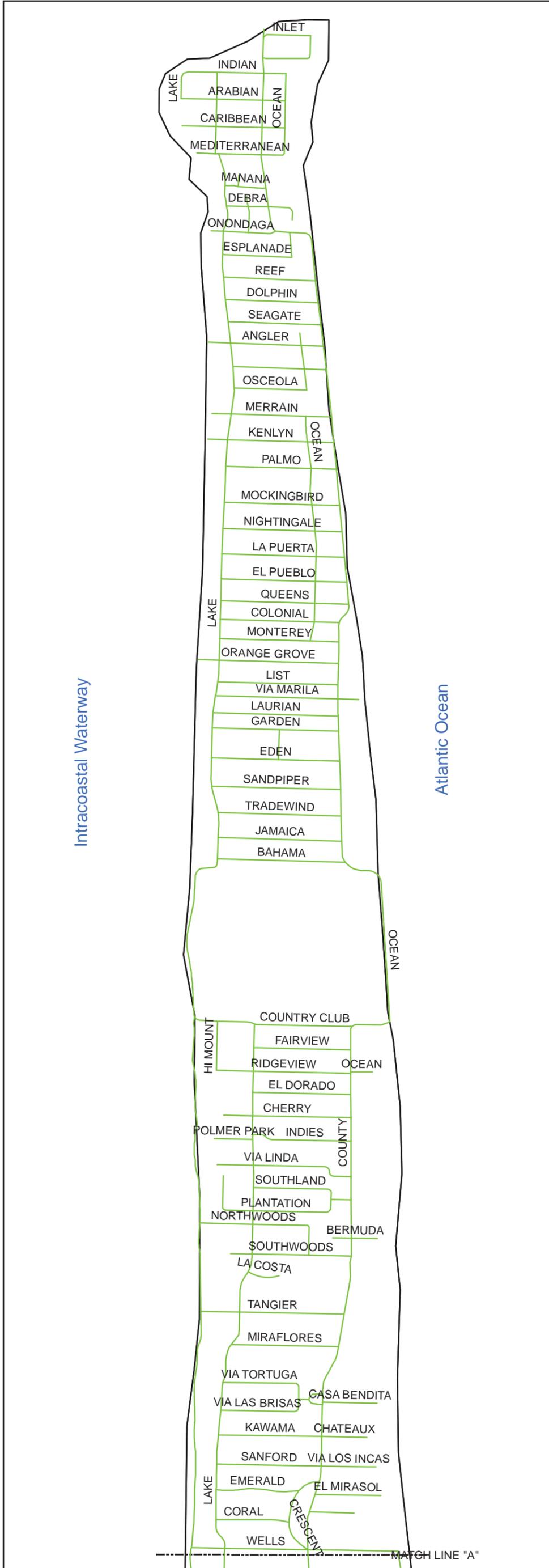


TOWN OF PALM BEACH ROADWAY NUMBER OF LANES MAP - 2009
 Planning, Zoning & Building Department

— 2 LANES
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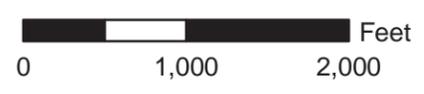


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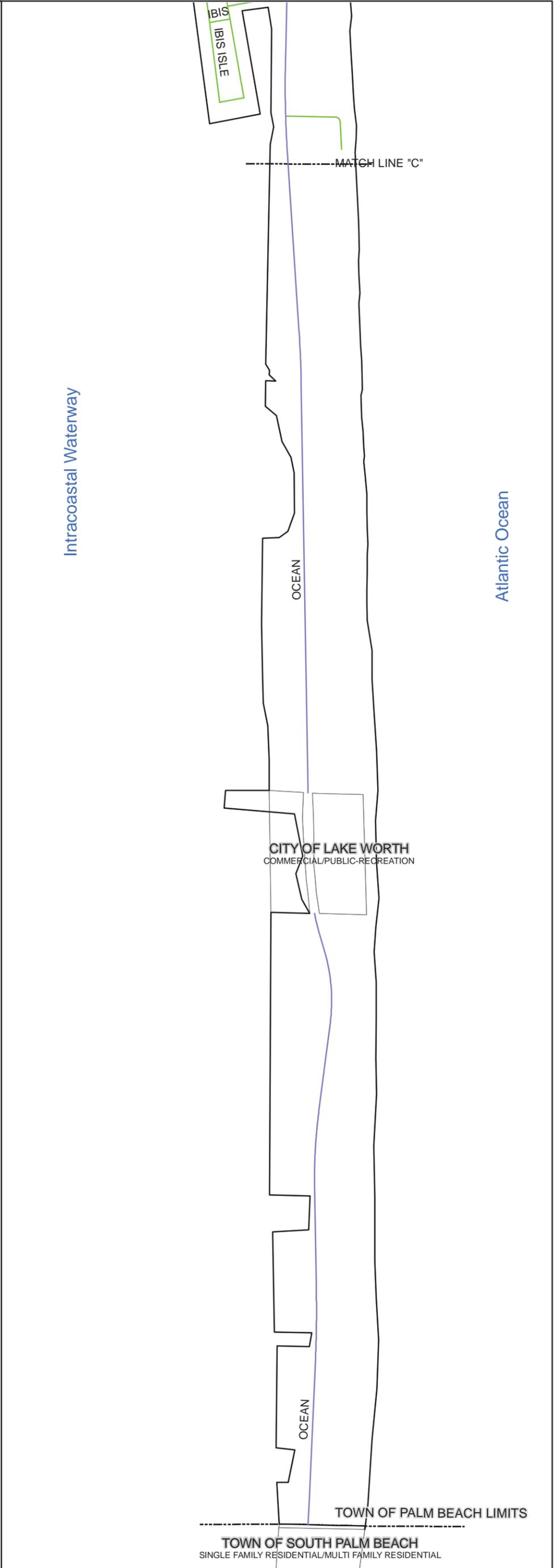
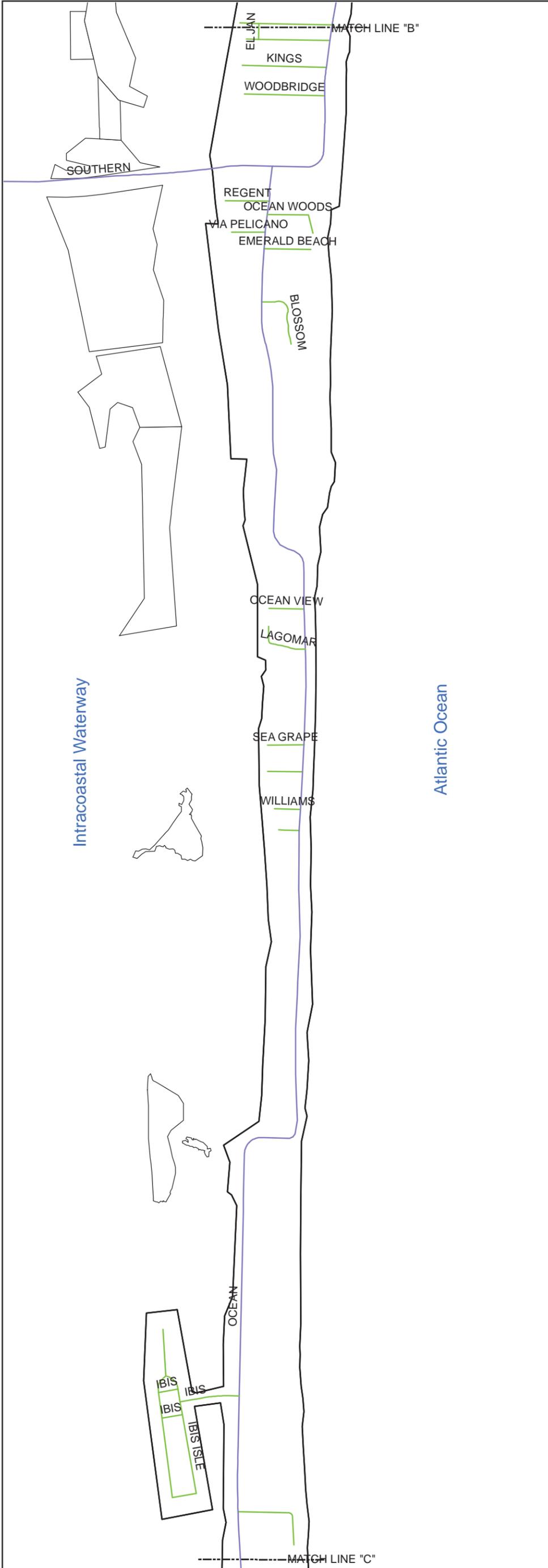


TOWN OF PALM BEACH EXISTING ROADWAY RESPONSIBILITY MAP - 2009
Planning, Zoning & Building Department

— TOWN OF PALM BEACH
 — FDOT

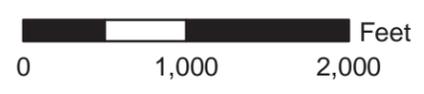


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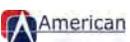
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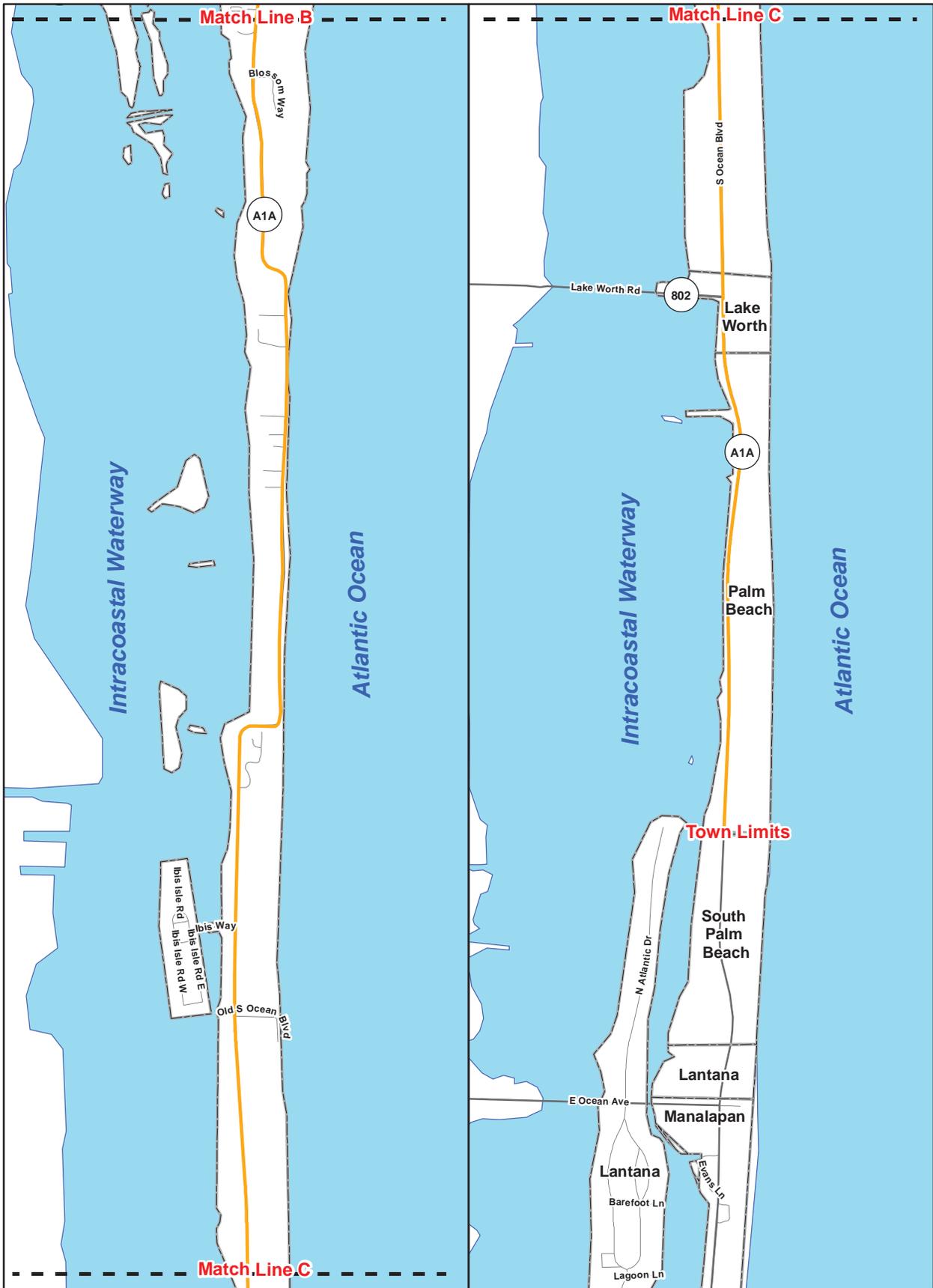
Town of Palm Beach Bi-Directional AM Peak Hour LOS Map 2019
 Planning, Zoning, & Building Department

- LOS A — LOS C
- LOS B — LOS D

Map Created by American Consulting Engineers for the Town of Palm Beach, FL



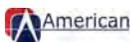
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Town of Palm Beach Bi-Directional AM Peak Hour LOS Map 2019
 Planning, Zoning, & Building Department

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Map Created by American Consulting Engineers for the Town of Palm Beach, FL



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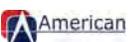
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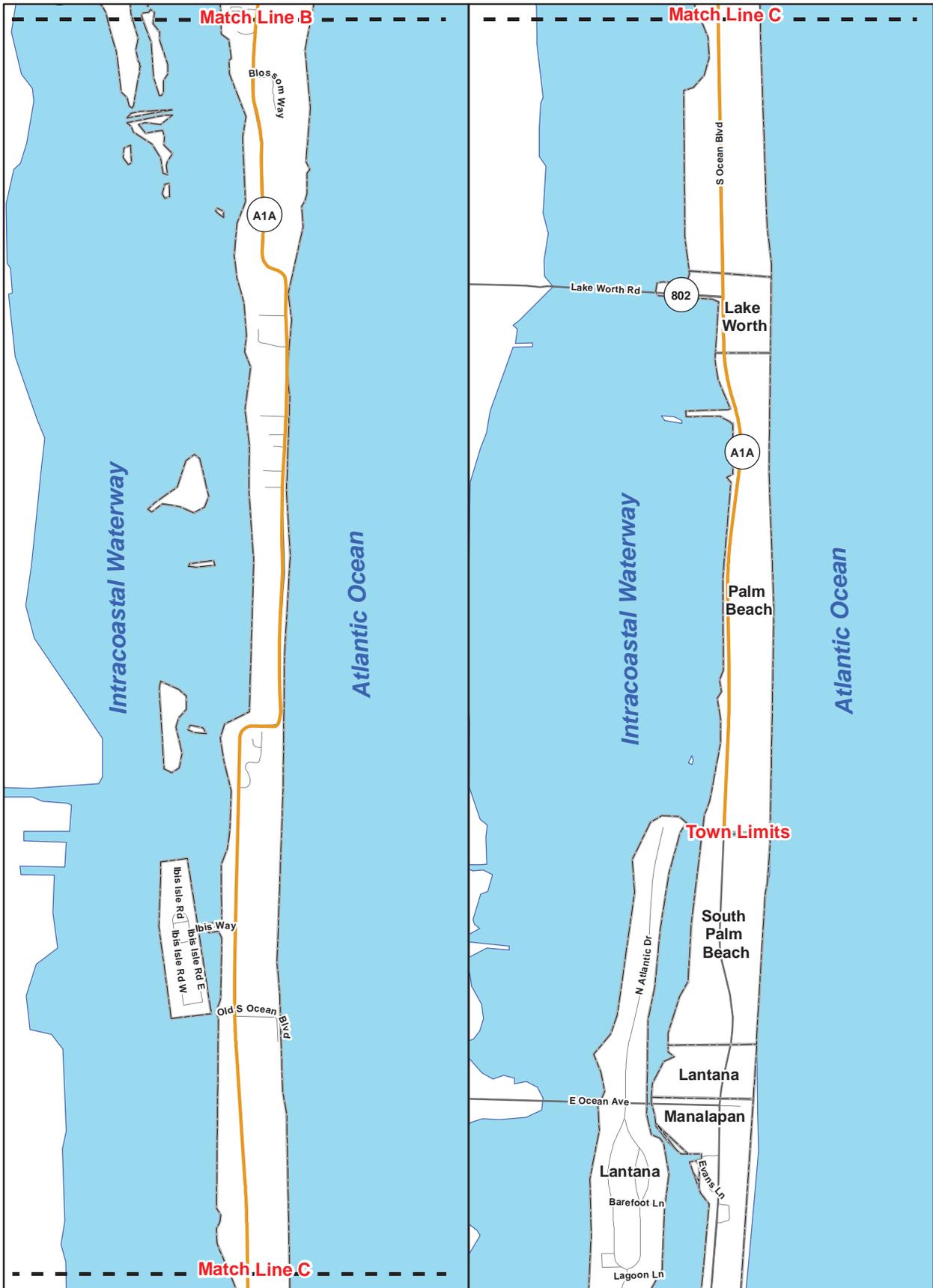
Town of Palm Beach Bi-Directional PM Peak Hour LOS Map 2019
 Planning, Zoning, & Building Department

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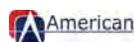
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 Planning, Zoning, & Building Department

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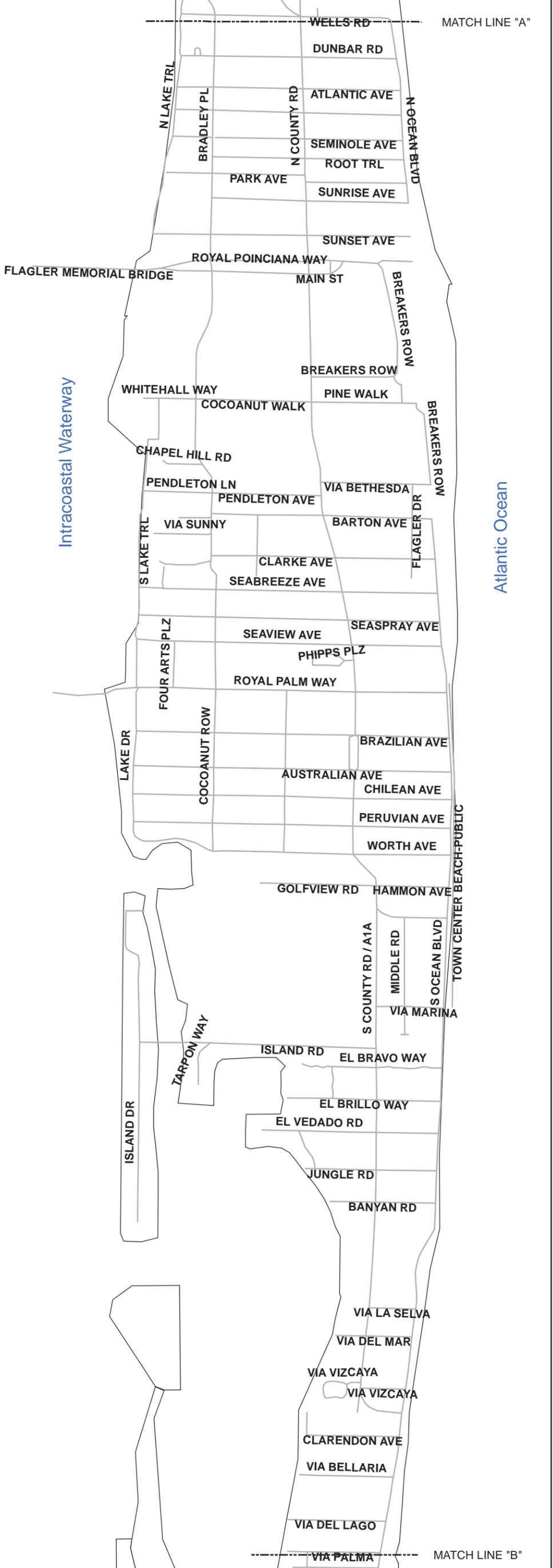
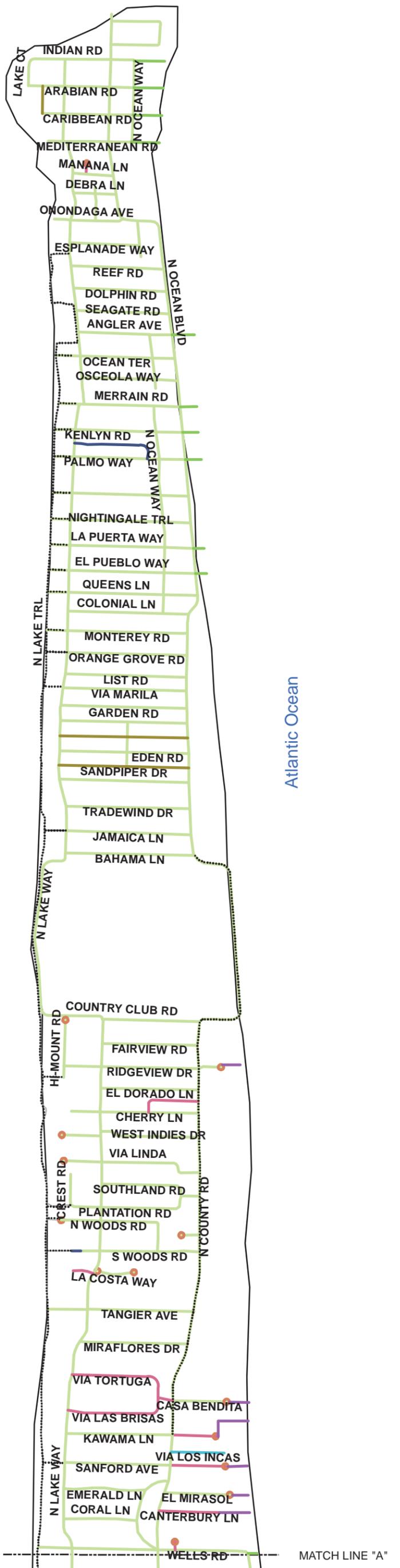
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0 1,300 2,600
 Feet

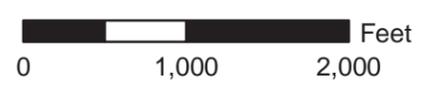


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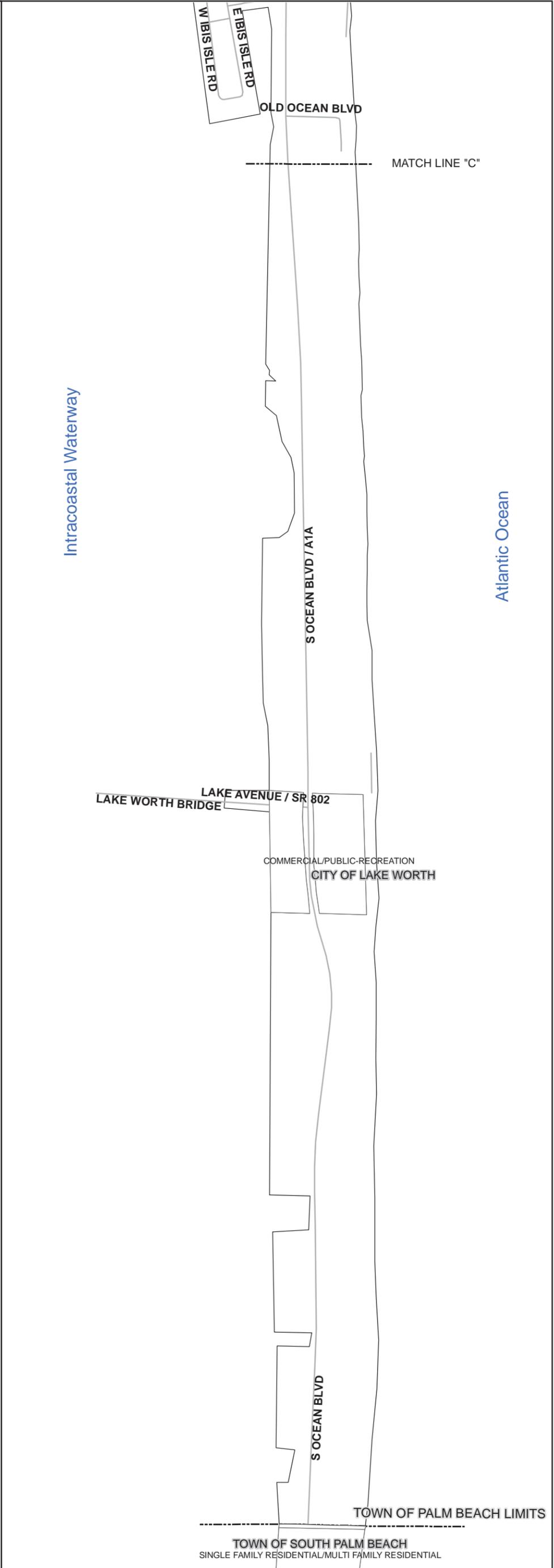
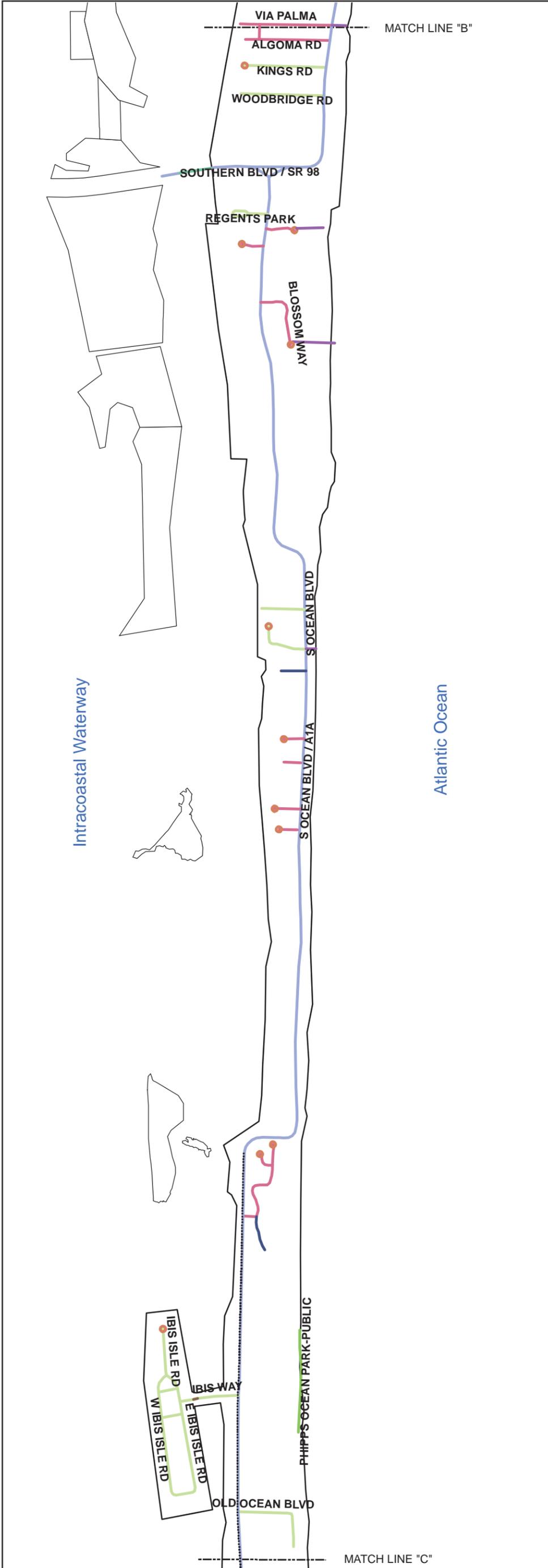


TOWN OF PALM BEACH FUTURE ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2019
 Planning, Zoning & Building Department

- | | | | |
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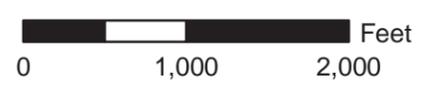


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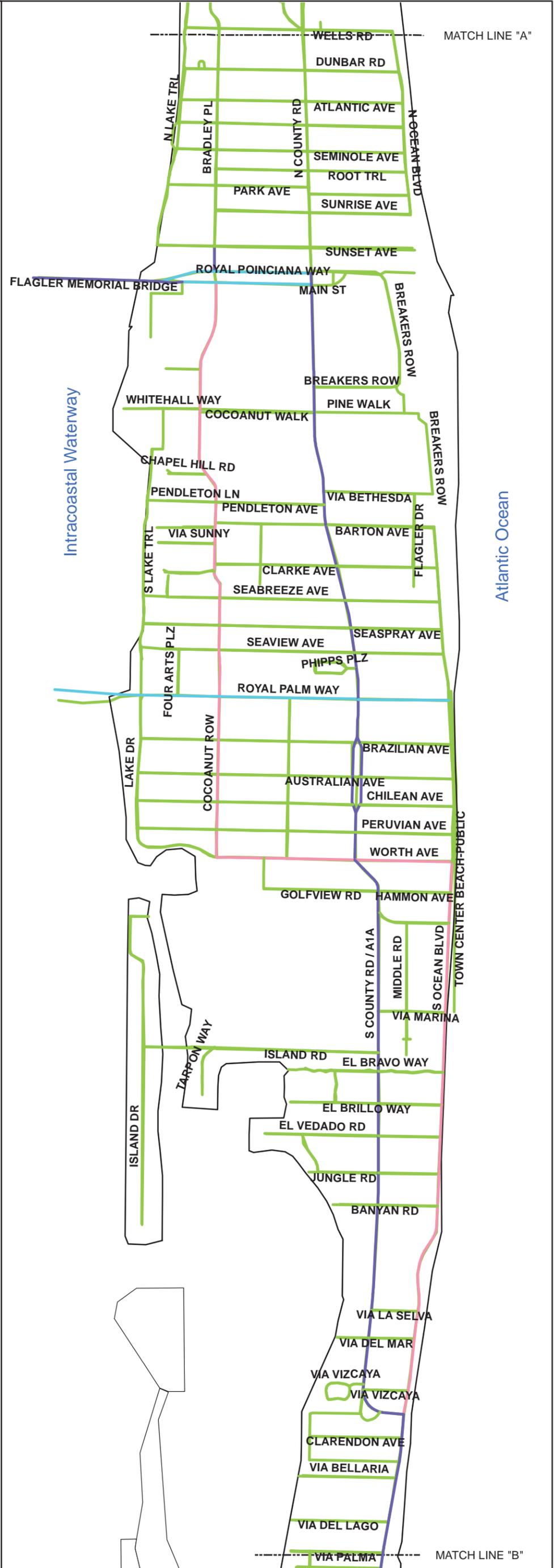
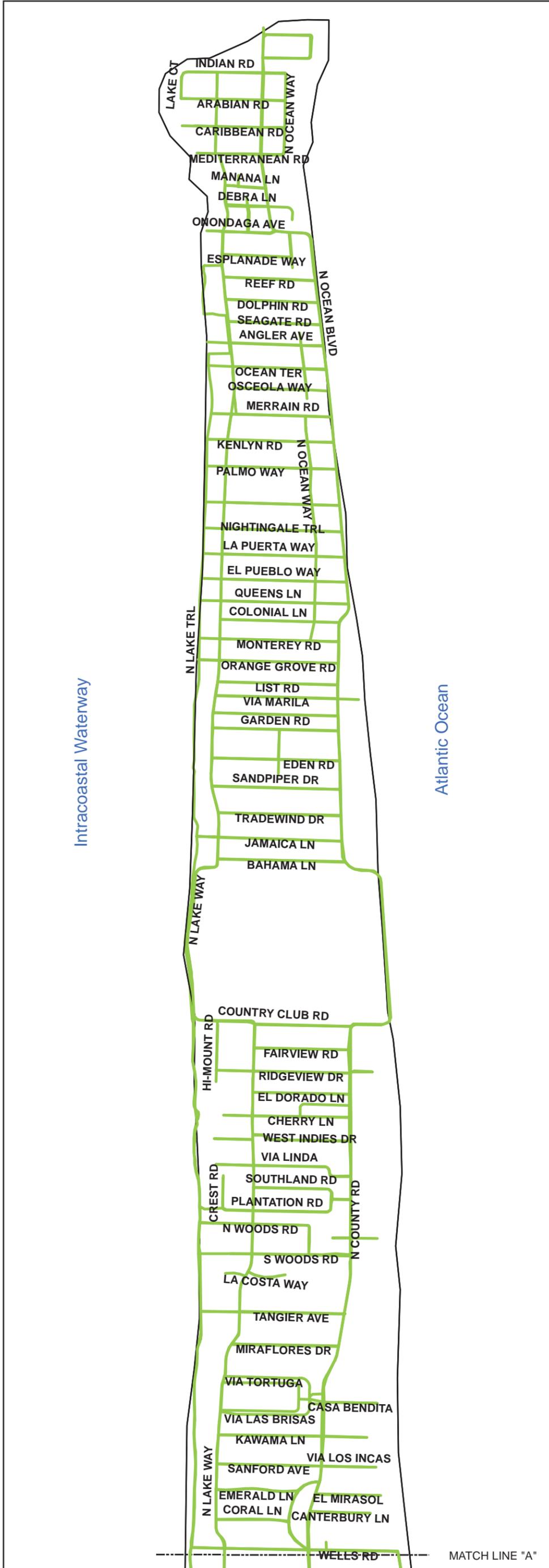


TOWN OF PALM BEACH FUTURE ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2019
 Planning, Zoning & Building Department

- | | | | |
|----------------------|-----------------|--------------|-----------------------|
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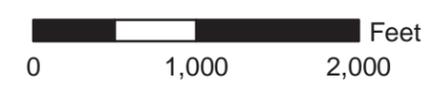


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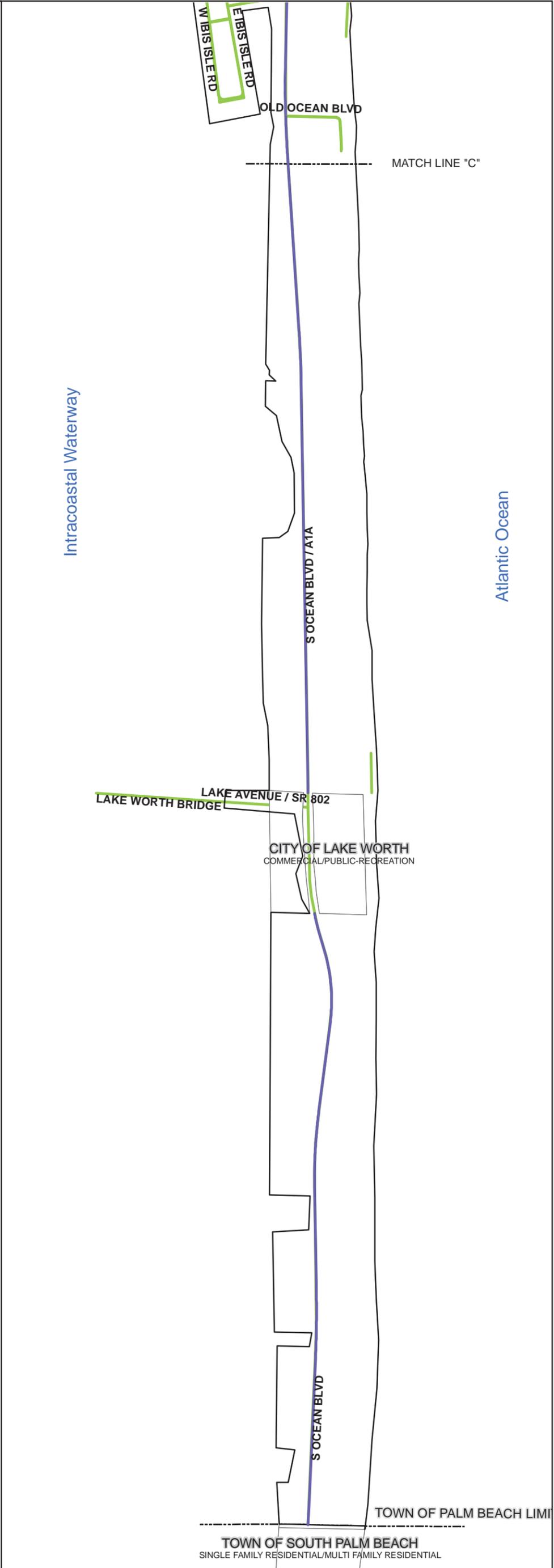
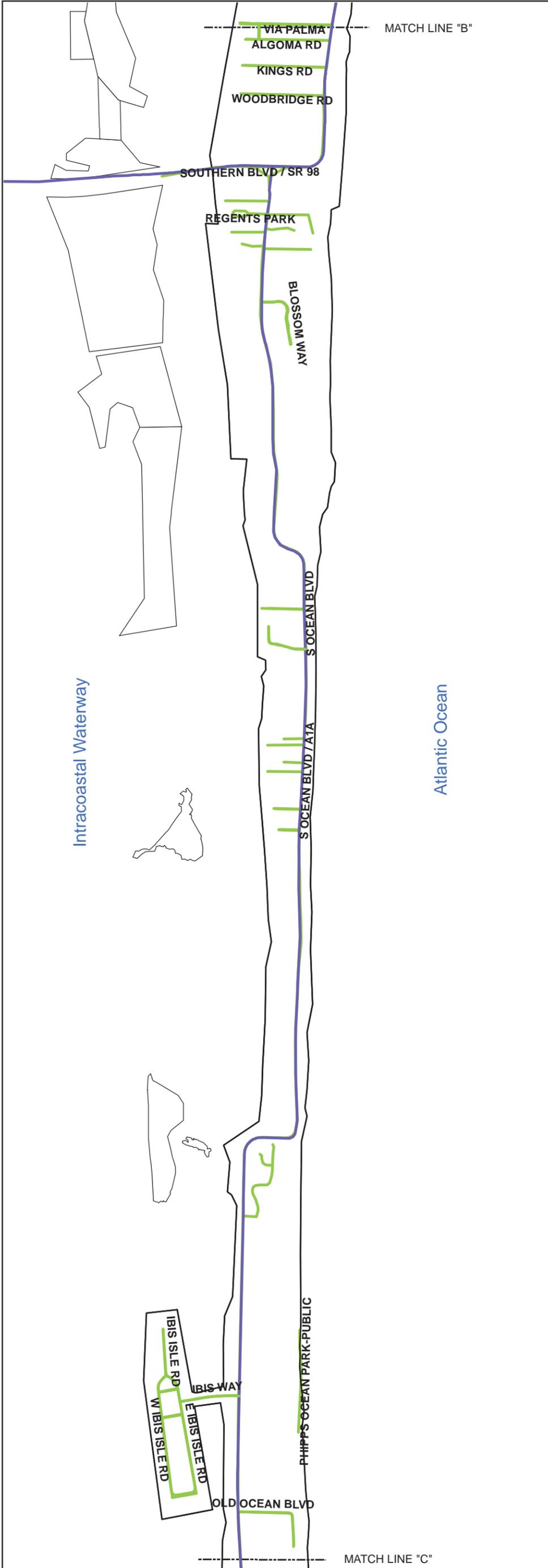


TOWN OF PALM BEACH FUTURE FUNCTIONAL CLASSIFICATION MAP - 2019
 Planning, Zoning & Building Department

- DIVIDED MAJOR ARTERIAL
- UNDIVIDED MAJOR ARTERIAL
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- LOCAL ROADS

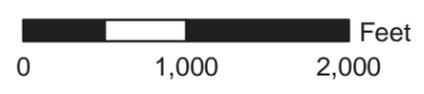


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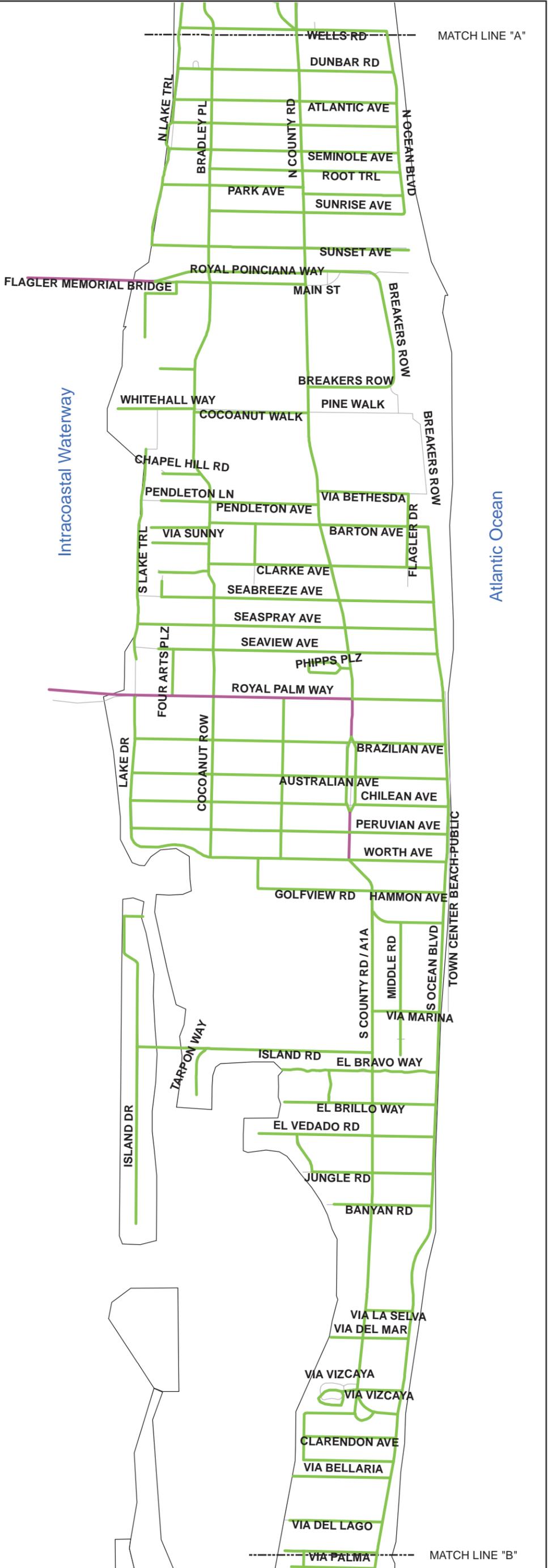
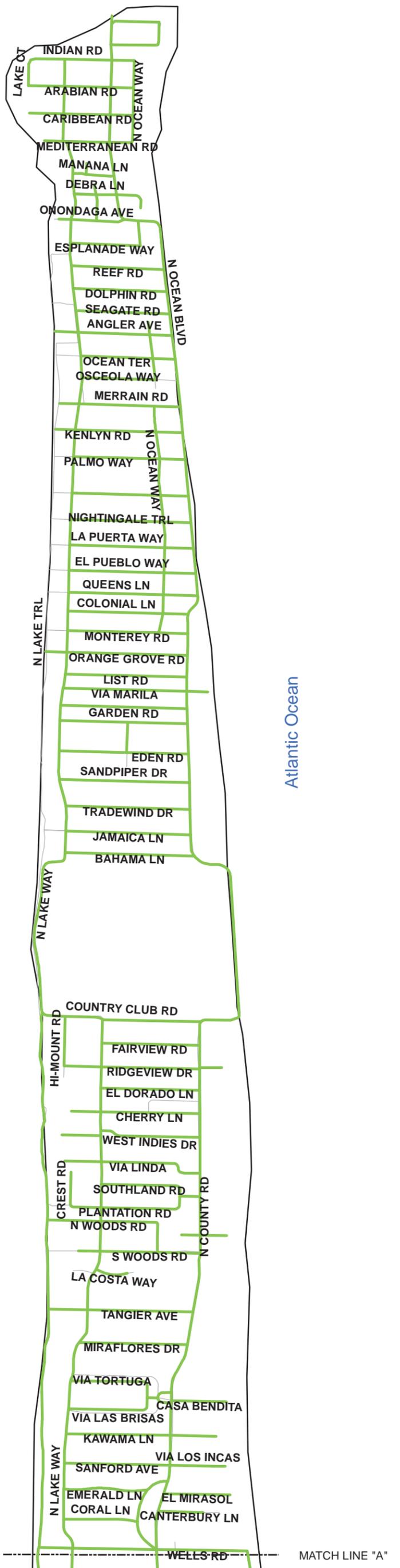


TOWN OF PALM BEACH FUTURE FUNCTIONAL CLASSIFICATION MAP - 2019
 Planning, Zoning & Building Department

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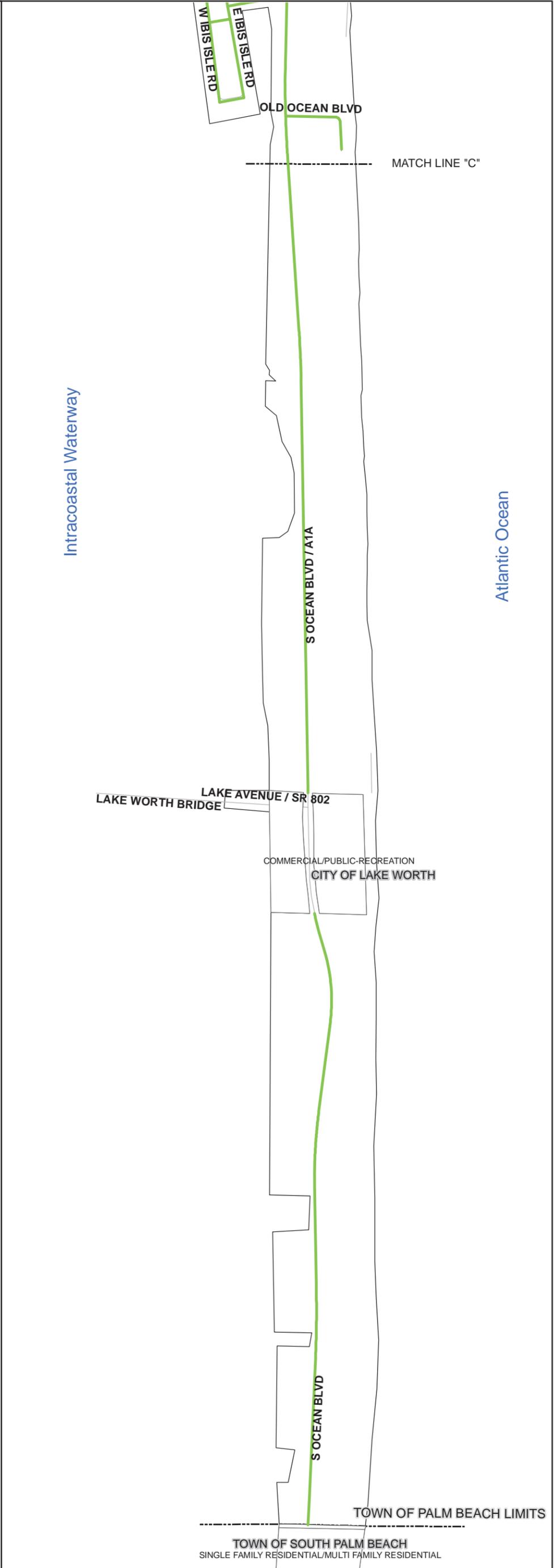
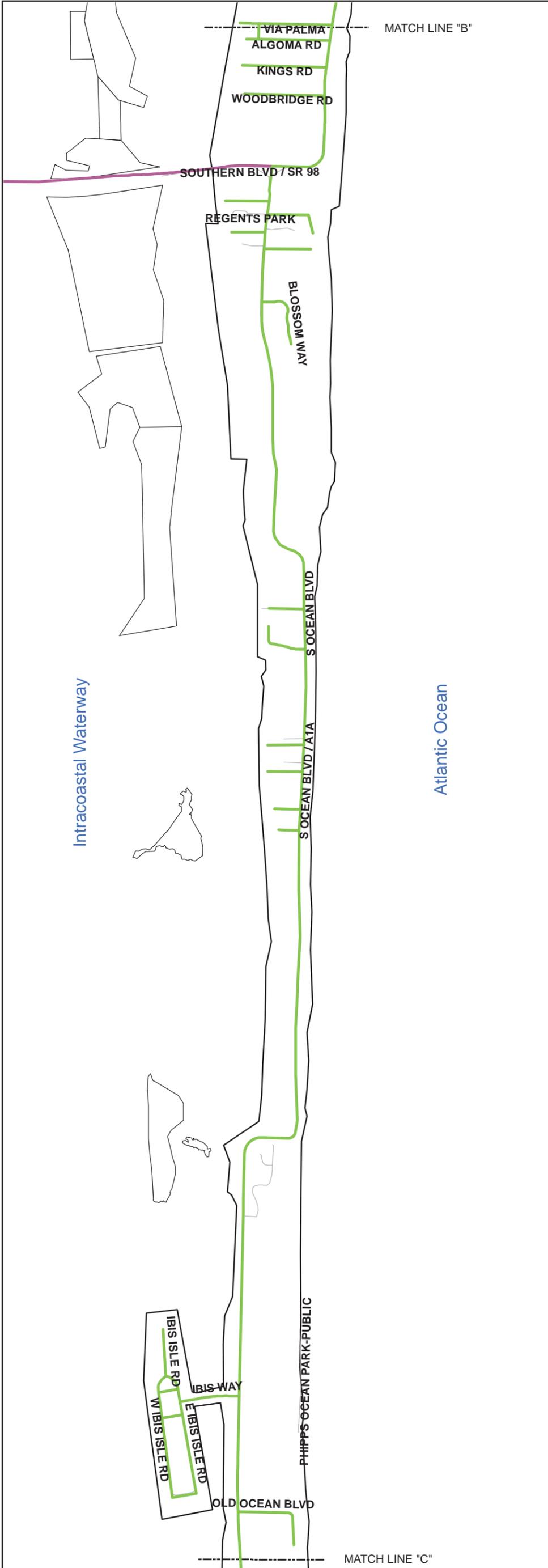


TOWN OF PALM BEACH FUTURE ROADWAY NUMBER OF LANES MAP - 2019
 Planning, Zoning & Building Department

— 2 LANES
 — 4 LANES

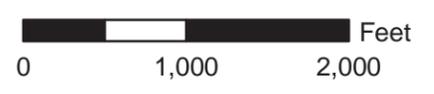


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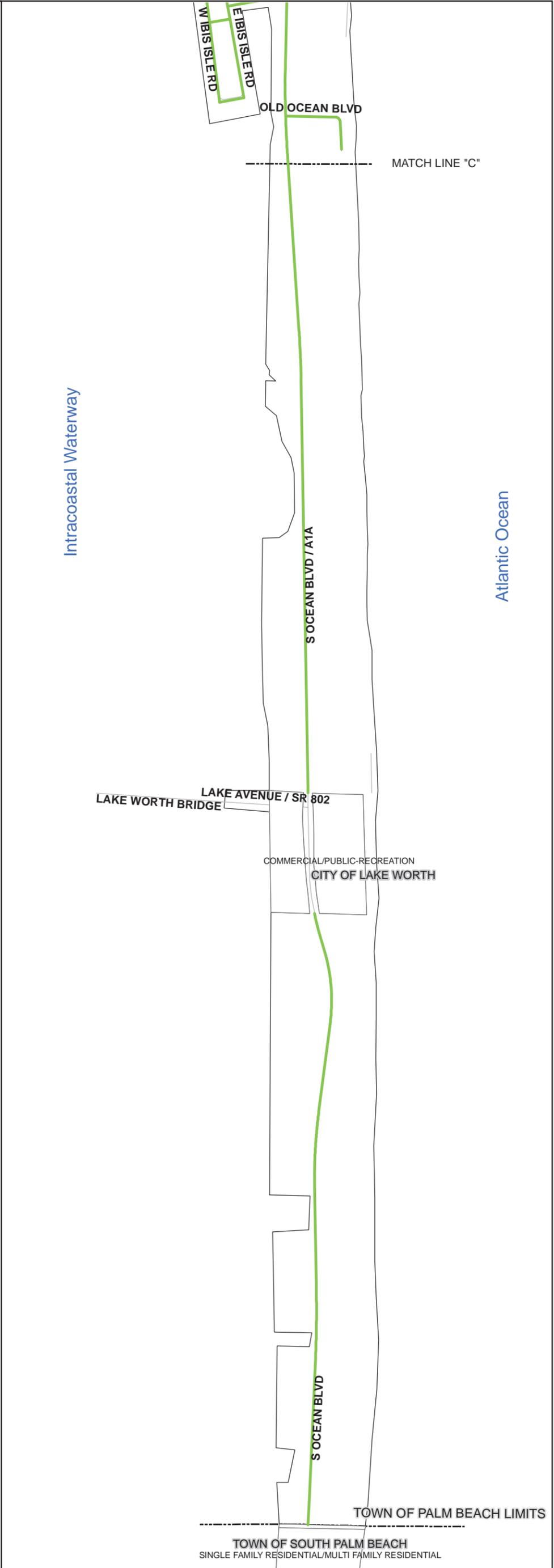
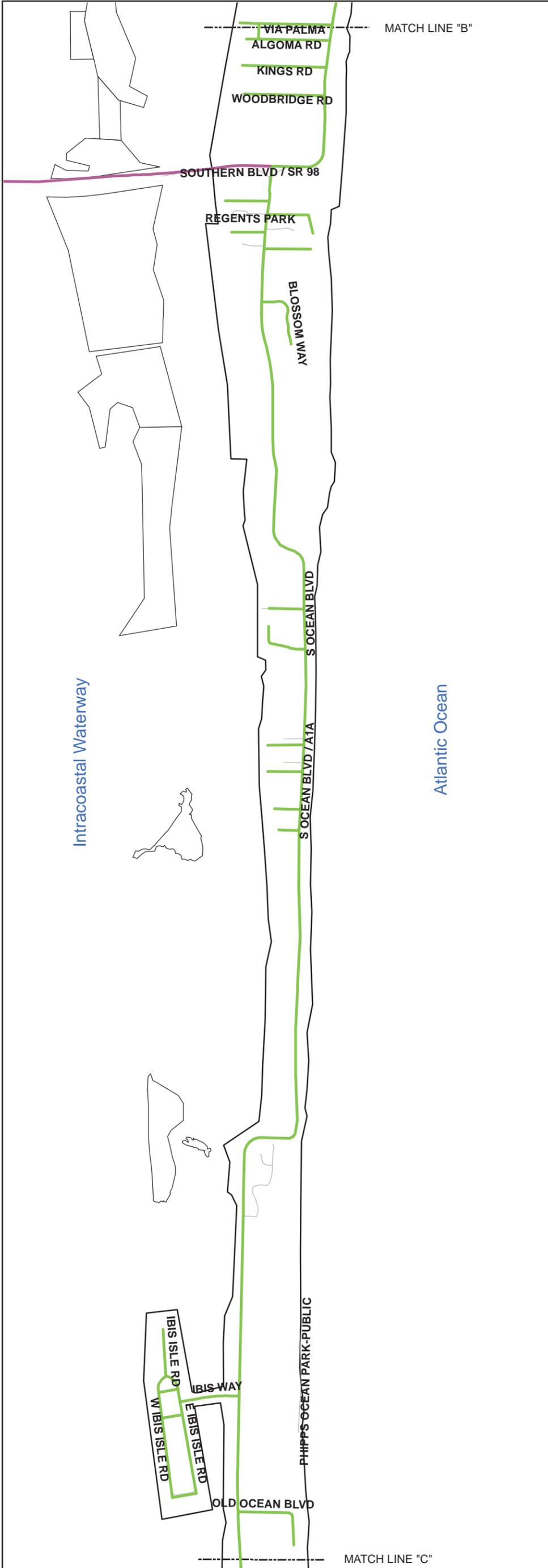


TOWN OF PALM BEACH FUTURE ROADWAY NUMBER OF LANES MAP - 2019
 Planning, Zoning & Building Department

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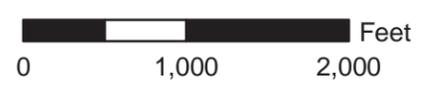


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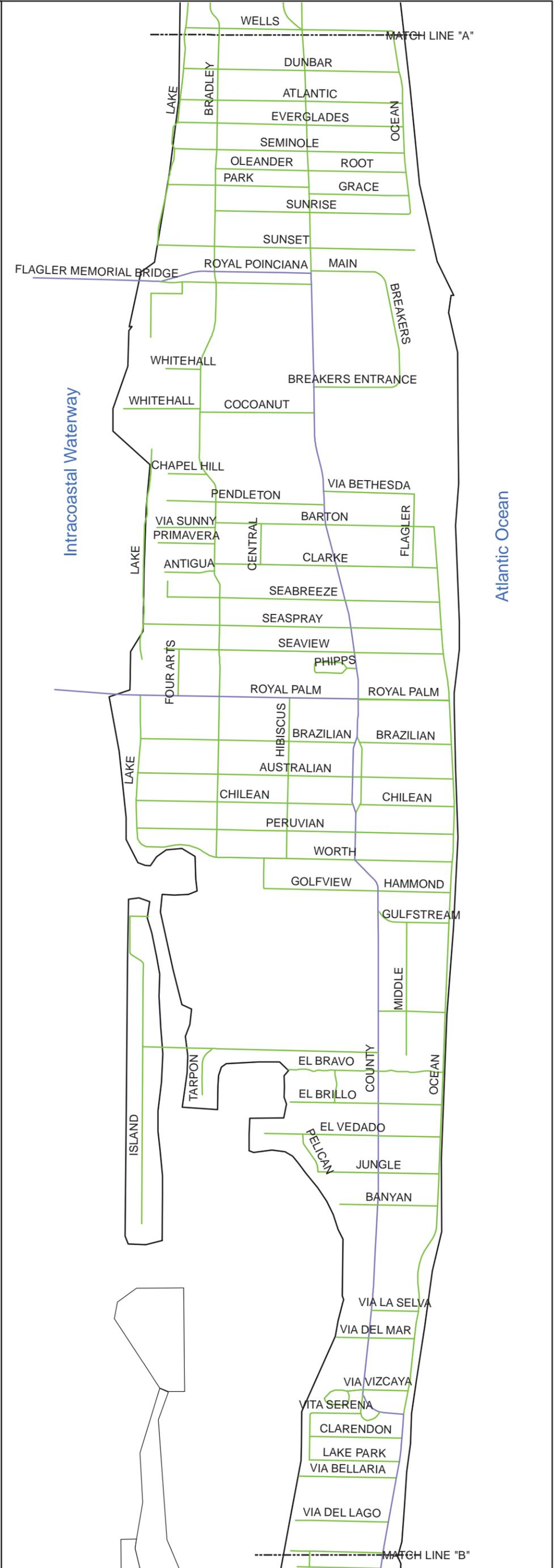
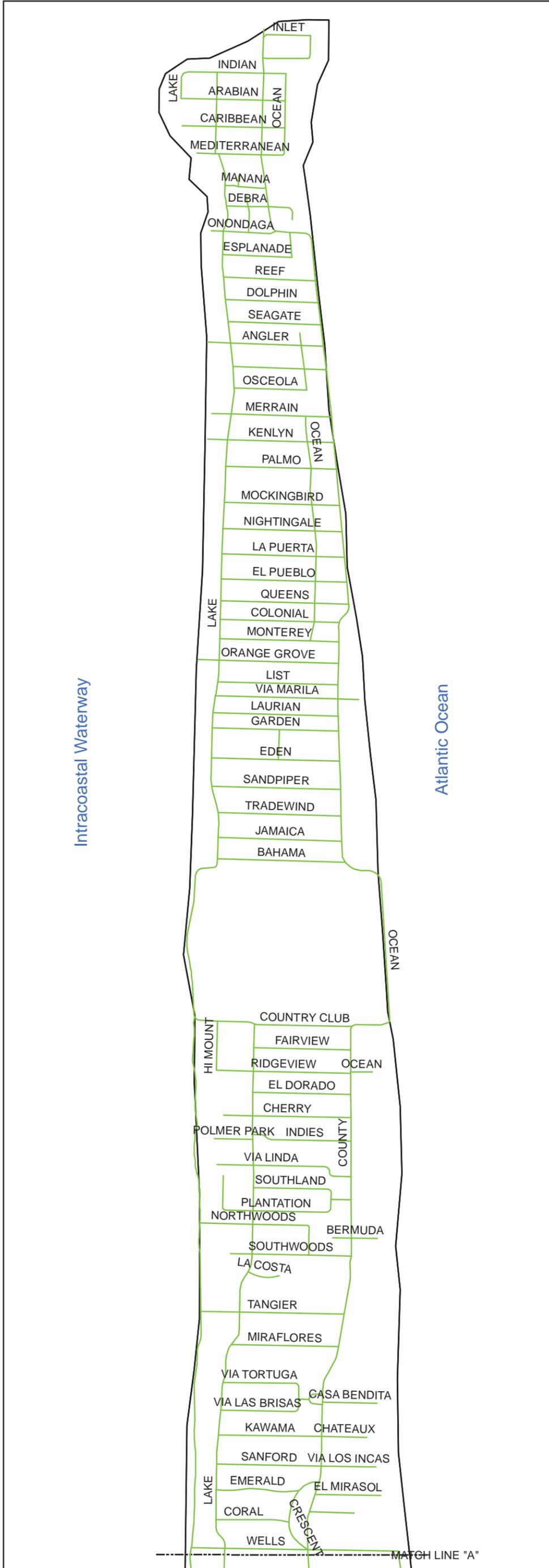


TOWN OF PALM BEACH FUTURE ROADWAY NUMBER OF LANES MAP - 2019
 Planning, Zoning & Building Department

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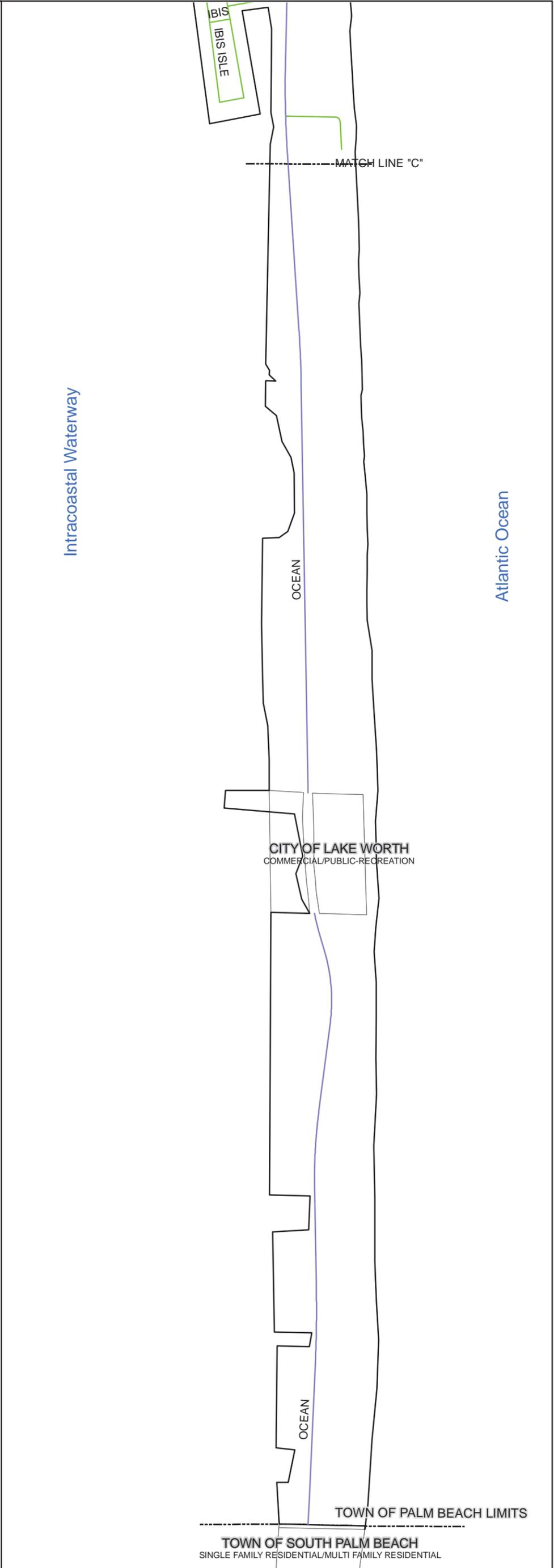
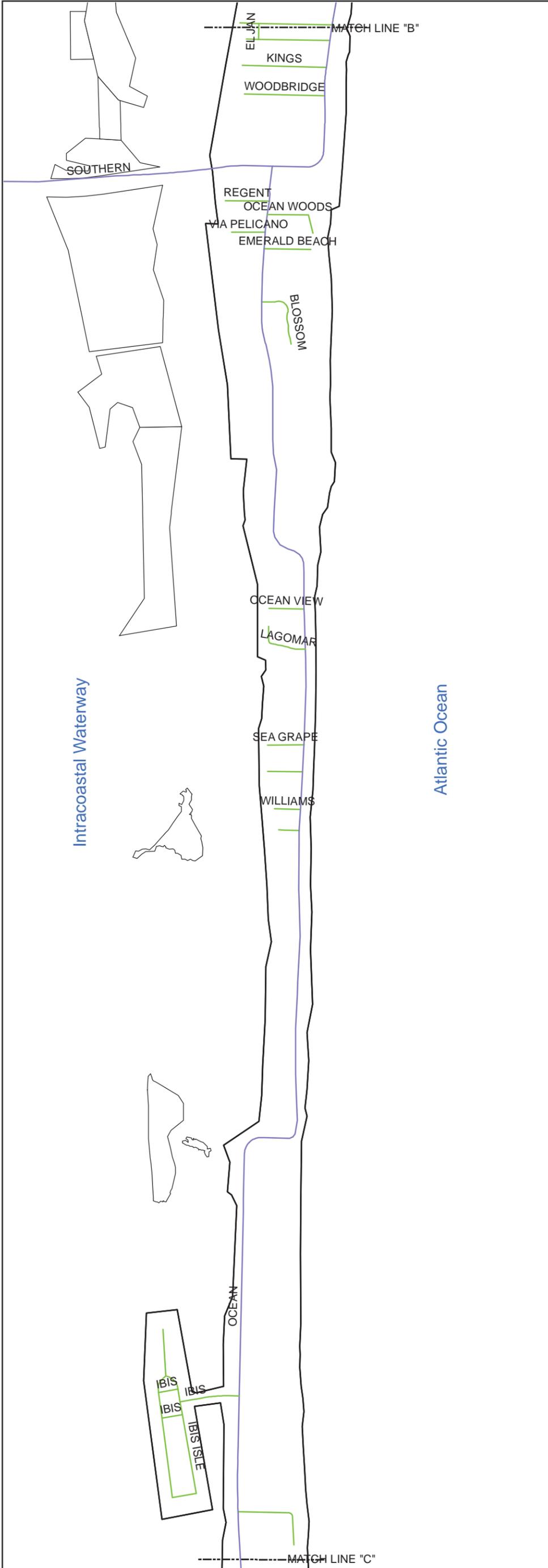


TOWN OF PALM BEACH FUTURE ROADWAY RESPONSIBILITY MAP - 2019
Planning, Zoning & Building Department

— TOWN OF PALM BEACH
 — FDOT

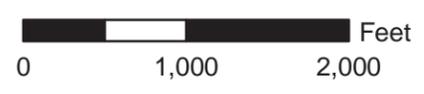


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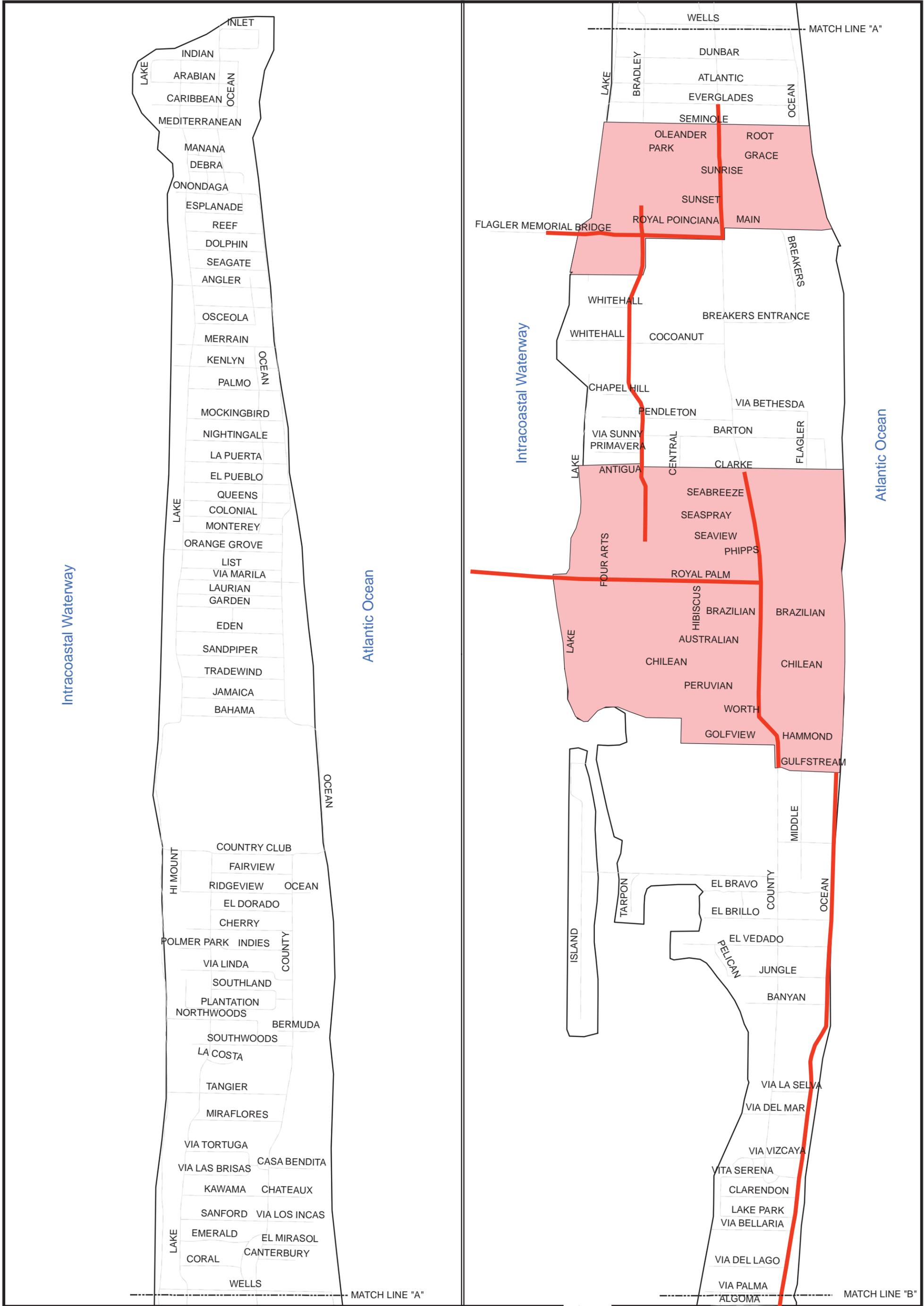


TOWN OF PALM BEACH FUTURE ROADWAY RESPONSIBILITY MAP - 2019
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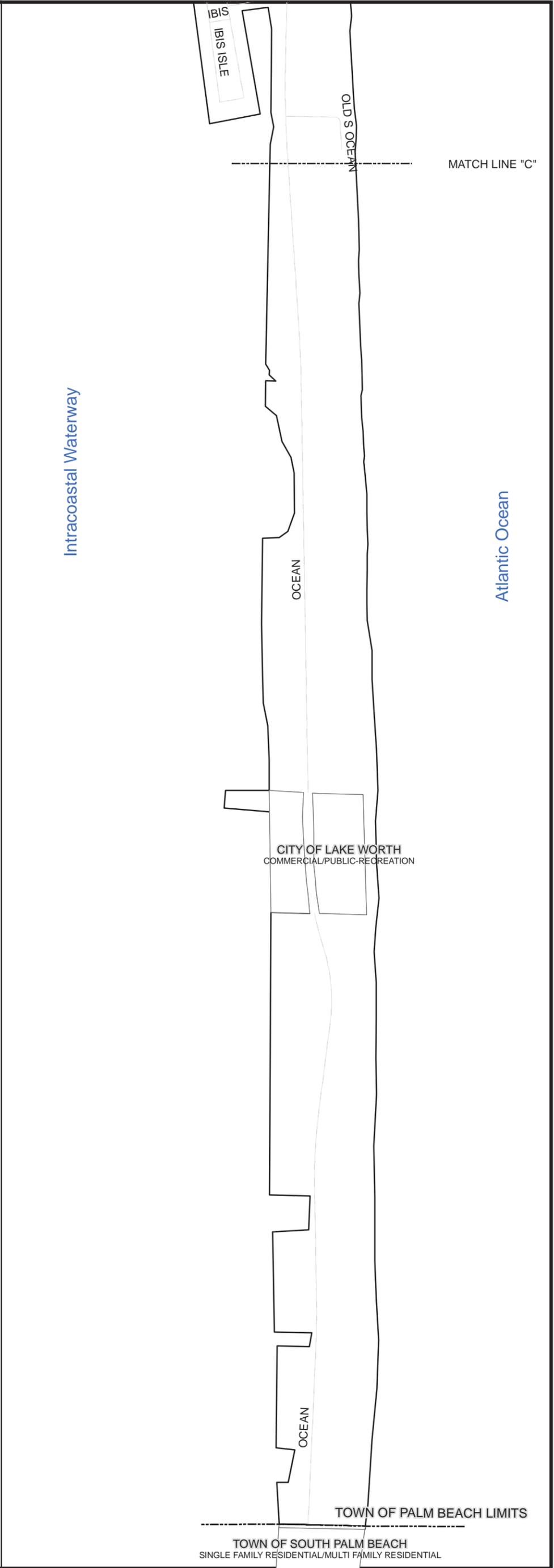
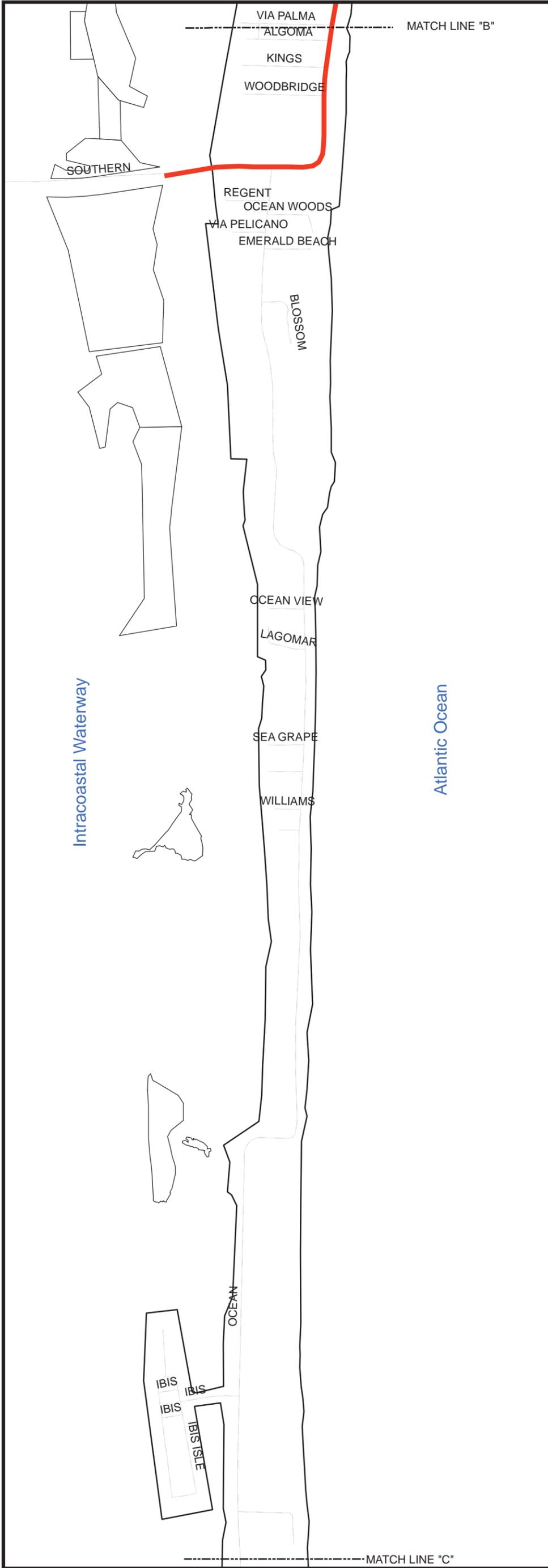


TOWN OF PALM BEACH TRAFFIC & PARKING PROBLEM AREAS - 2009
 Planning, Zoning & Building Department

- SEASONAL TRAFFIC PROBLEMS
- SEASONAL PARKING & RELATED PROBLEMS

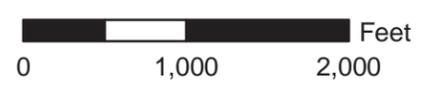


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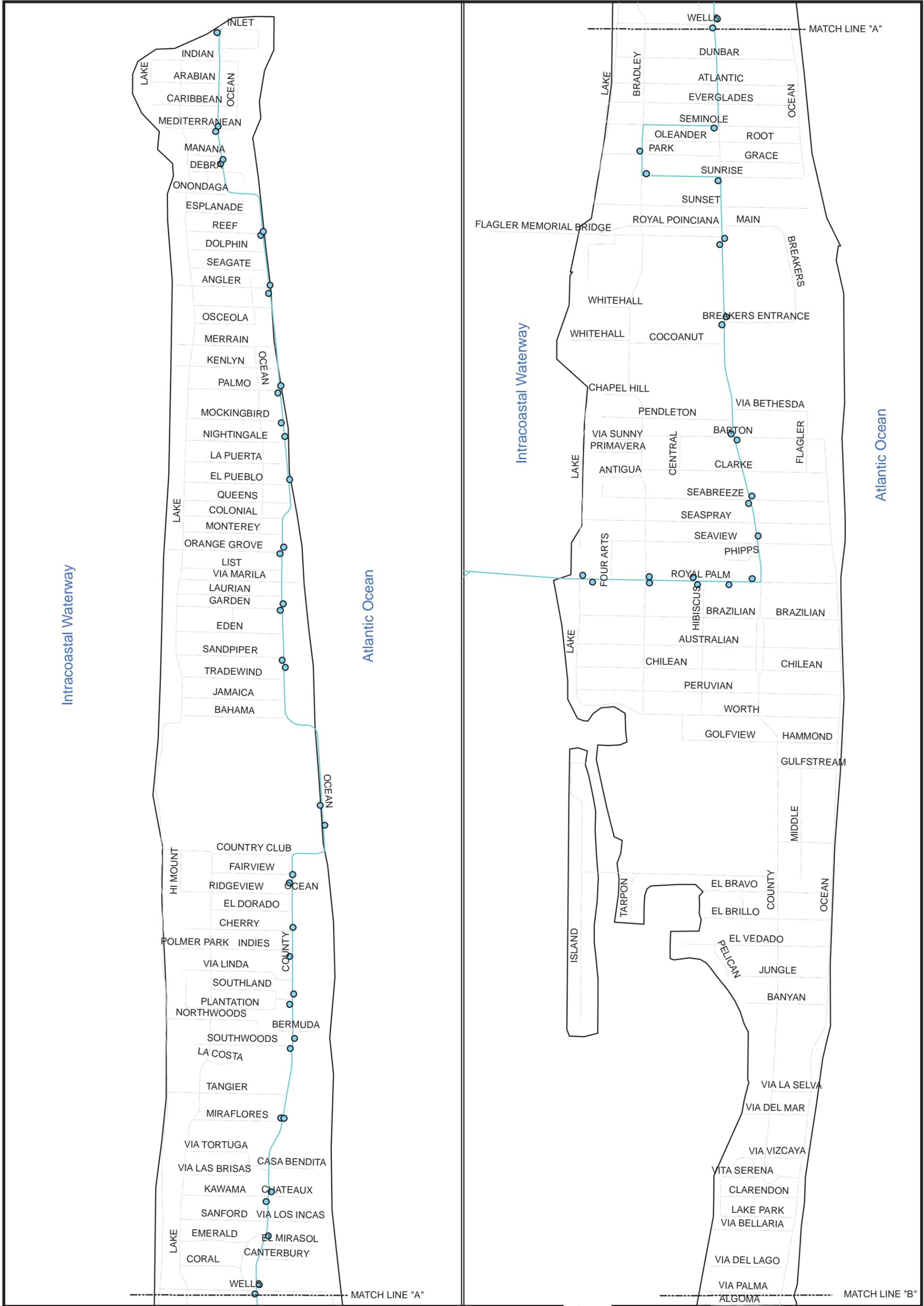


TOWN OF PALM BEACH TRAFFIC & PARKING PROBLEM AREAS - 2009
 Planning, Zoning & Building Department

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 Email: pzb@townofpalmbeach.com
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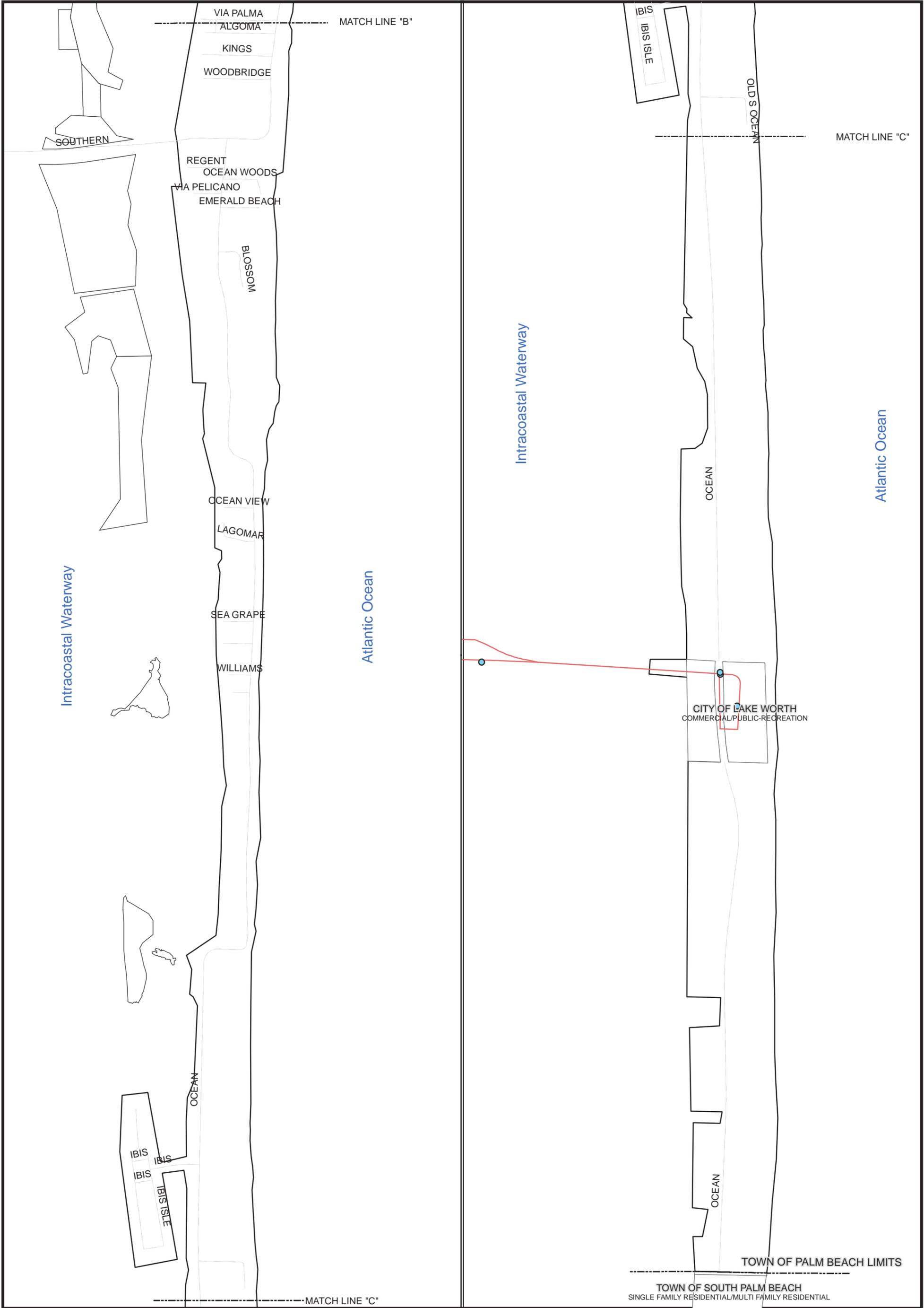


TOWN OF PALM BEACH EXISTING PUBLIC TRANSIT MAP - 2009
 Planning, Zoning & Building Department

- **BUS STOPS**
- **BUS ROUTE #41**
- **BUS ROUTE #62 (SUNDAYS ONLY)**



Map Created: March 31, 2009
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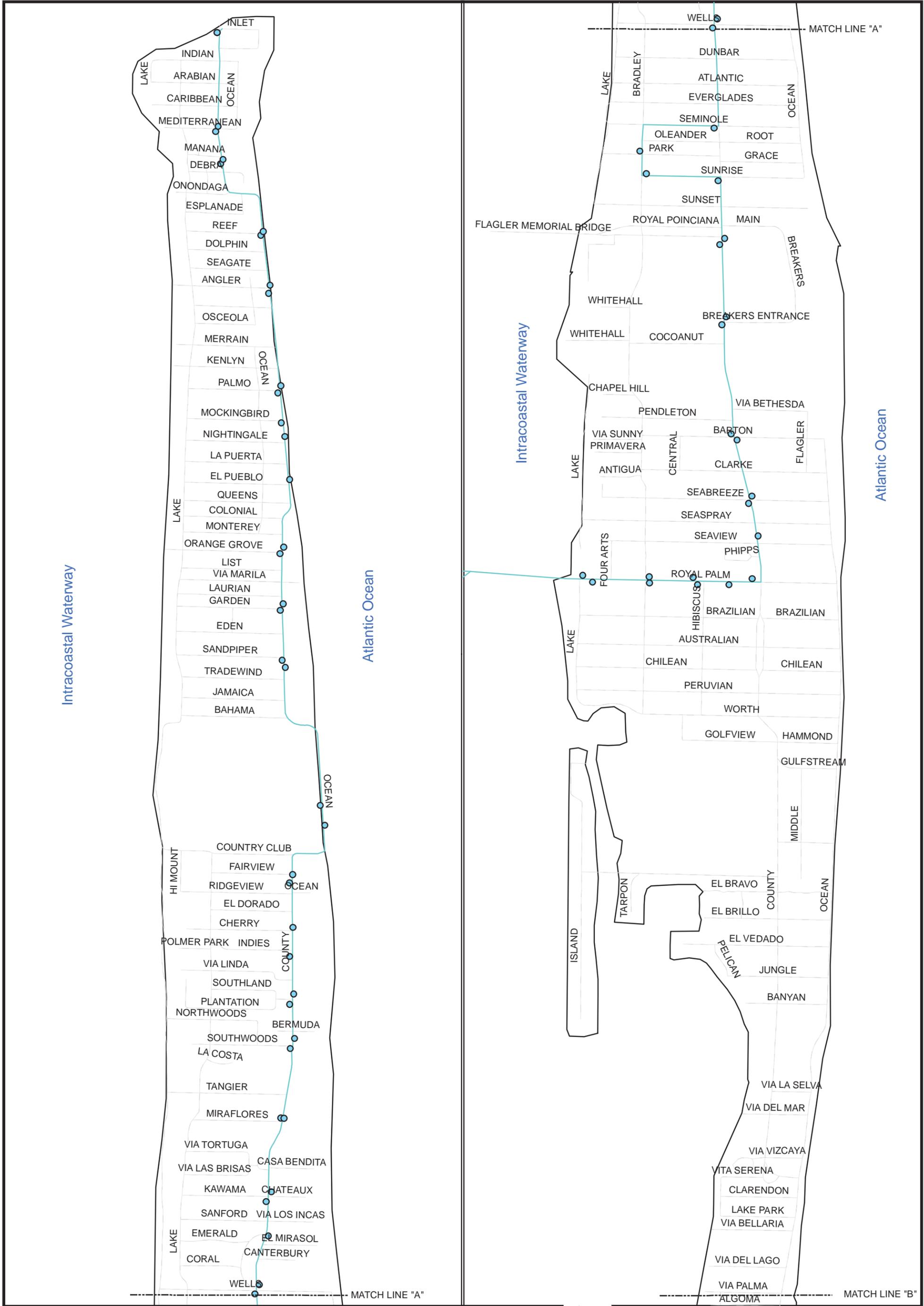


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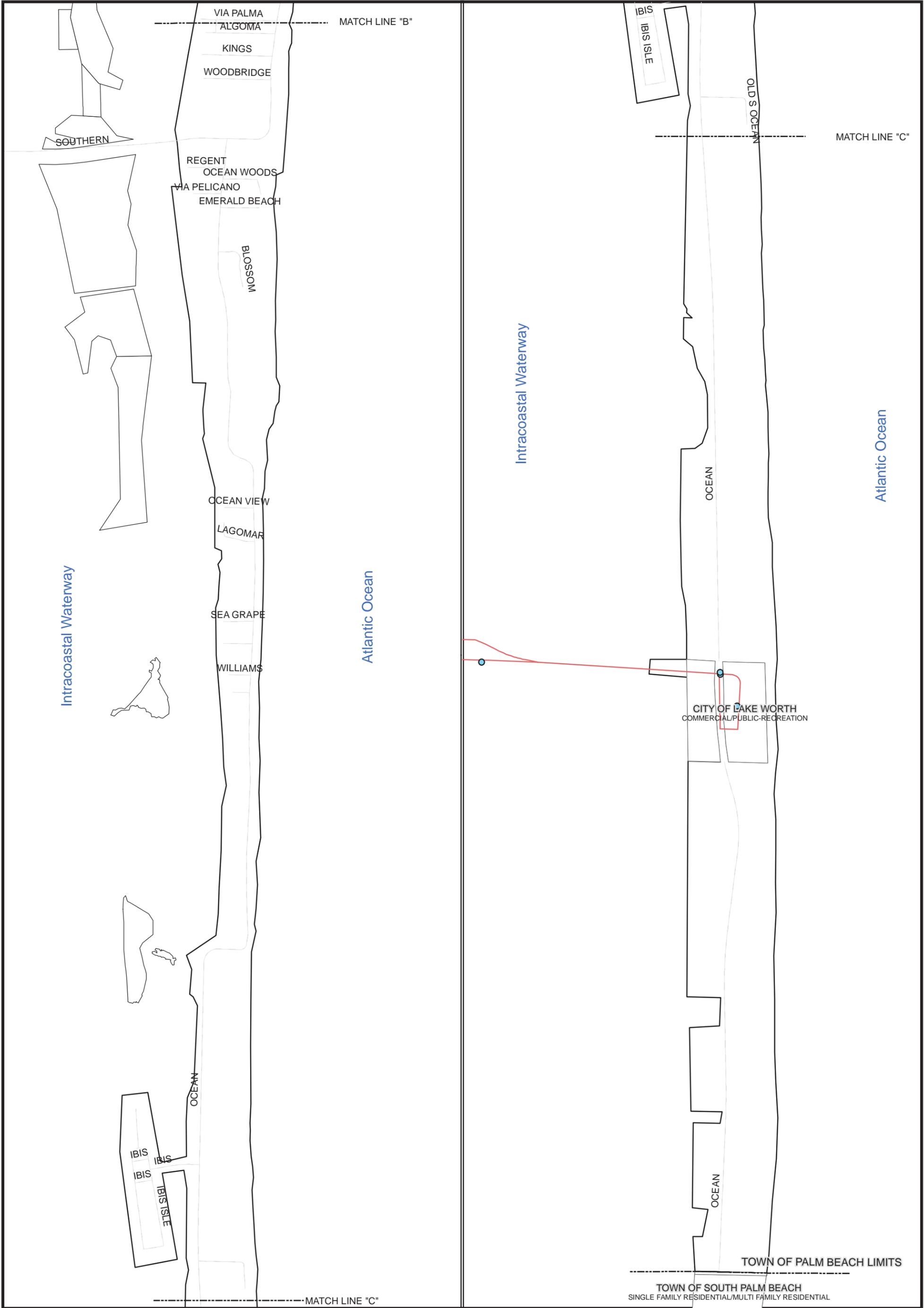


TOWN OF PALM BEACH FUTURE PUBLIC TRANSIT MAP - 2019
 Planning, Zoning & Building Department

- BUS STOPS
- BUS ROUTE #41
- BUS ROUTE #62 (SUNDAYS ONLY)

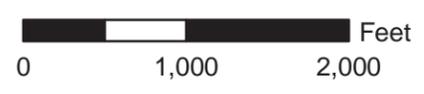


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TOWN OF PALM BEACH FUTURE PUBLIC TRANSIT MAP - 2019
 Planning, Zoning & Building Department

- BUS STOPS
- BUS ROUTE #41
- BUS ROUTE #62 (SUNDAYS ONLY)



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HOUSING ELEMENT

INTRODUCTION

This Element has been prepared to meet the requirements of the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1993. It includes: goals, objectives and policies; inventories of existing housing and its condition; inventories of subsidized housing, group homes, and historically significant housing; and, projections of population, households and housing need.

This Element of the Plan has been developed based upon:

1. Analysis of information about the housing inventory and its characteristics contained in the 2000 Census, and compared to Countywide statistics, as appropriate;
2. Analysis of information pertaining to subsidized rental units, group homes, historically significant housing, and housing construction since 2000;
3. Analysis of projections of the number of households by size and income range during the 2009-2019 planning period;
4. Analysis of the extent of housing need of anticipated populations in the community, the need for replacement housing, and maintenance of an adequate vacancy rate;
5. Analysis of the amount of land necessary to accommodate total estimated housing need;
6. Analysis of the part of the housing need that can be expected to be met by the private sector and the private sector housing delivery process; and,
8. Analysis of the means for accomplishing the five housing related responsibilities set forth in Rule 9J-5.010(2)(f).

EXECUTIVE SUMMARY

COMMUNITY CHARACTER, GROWTH, HOUSING INVENTORY, AND VACANCY RATES

The Town of Palm Beach is unique in many ways, and its role has changed over the years. Initially, it was the principal urban settlement in the County; now it is a community of special character, with activities and economics quite different from those of the remainder of the County. Housing in the Town is, therefore, also unique in that the housing problems typical in many areas are not evident in the Town of Palm Beach. In fact, the statistical evidence of any housing problem is very slight -- noticeable only when contrasted with the overall housing quality for which the Town of Palm Beach is so well known.

The Town of Palm Beach experienced its greatest growth between 1950 and 1970, when its resident population increased from 3,886 to 9,086. Since then, population growth has been less dramatic. Estimates by the University of Florida place the 2005 population at 9,735 and the Town estimates its 2014 resident population at 9,947. Future growth will be limited by the small amount of undeveloped land left in the Town.

During the winter season, November through April, the Island's population swells to a peak double that of its normal residential population as a result of the influx of seasonal residents and tourists. Following is a table representing the latest housing characteristics of the Town:

TABLE 3
RESIDENT POPULATION & HOUSING CHARACTERISTICS
2009 – 2019

CHARACTERISTIC	2009	2014	2019
RESIDENT POPULATION	9,815	9,947	10,080
POPULATION PER HOUSEHOLD	1.81	1.81	1.81
ALL HOUSING UNITS	9,316	9,442	9,569
Occupied year-round units	5,423	5,496	5,569
Seasonally vacant or held for occasional	3,353	3,399	3,445
Vacant for Sale or Rent	540	547	555

Source: Univ. Of Florida, Bureau of Economic and Business Research, 2006
Brisson Planning Solutions, Inc., and Town of Palm Beach, February 2009

From November 3, 1995 through December 31, 2007, the Town issued 313 building permits for construction, and 341 permits for demolition of single-family residential dwelling units.

According to the BEBR, there were 9,240 dwelling units in the Town in 2006. Almost 42% of all units were either seasonally vacant or for sale and rent purposes. However, 86% of the vacant units were not available for sale or rent, but were vacant for other reasons. Many of these were held for occasional use and should be considered as housing for seasonal or vacation occupancy. The actual sale/rental vacancy rate was 5.8%.

Multi-family units represented 71.5% of the Town's housing inventory in 1990; the remainder were single-family structures. There are no mobile home dwelling units in the Town.

Whereas most communities with a high proportion of multi-family units are characterized by a similarly high percentage of rental units, this is not the case in Palm Beach. Rather, in 1990, 77.5% of the units were owner-types, reflecting the increased popularity of condominium residences, particularly during the 1970's.

While over 60% of the housing units in the Town were constructed since 1960, a significant percentage was built prior to 1940 -- 16.3% compared to only 2.5% throughout the County as a whole. Many of the older structures have been identified by the Town and the State as having historical and architectural significance, and have been designated as historic structures.

Due to the socio-economic profile of Palm Beach, there is very little evidence of substandard housing. The Town's Building and Zoning Department has noted a handful of instances of vacant residential structures scattered throughout the Town that have begun to deteriorate due to neglect. There are no known instances of occupancy of housing units in a structurally substandard condition.

Since the Town is fortunate in having no serious housing problems, the Town's program takes a different focus from that employed in a community beset with such problems. The Town's challenge is to maintain, in good and sound condition, its existing housing stock.

HOUSING COSTS

Housing costs and land values in Palm Beach are very high compared with other areas of the State. This is due to the unique character of development having taken place in the Town since its inception. The limited amount of developable vacant land ensures the continuation of high housing costs in the Town.

The 1990 Census recorded the median monthly rental rates in the Town at \$658 compared to \$499 in Palm Beach County. Whereas the Census recorded the median value of owner occupied units in Palm Beach County in 1990 at \$98,400, it was over \$500,000 in the Town of Palm Beach.

SPECIAL HOUSING TYPES

There are no subsidized rental housing projects or group homes licensed by the State in the Town.

The Town has identified over 928 sites of historic or architectural significance, all of which are listed on the Florida Site File which is maintained by the Florida Department of State, Division of Historical Resources.

The Town has an active Landmarks Preservation Program established through Ordinance No. 1-79, and amended Ordinance 2-84, and has a Landmarks Preservation Commission for the purpose of establishing, regulating, preserving, and protecting historic districts and landmark structures within the Town of Palm Beach. As of March 14, 2008, the Town has designated 253 landmark properties, vistas, and districts which are protected by Ordinance 2-84, as amended.

HOUSING NEED

Present vacancy rates are adequate to provide reasonable opportunity for housing choices.

Substandard housing is nonexistent, and no units are expected to deteriorate to a dilapidated state requiring demolition during the planning period. Therefore, no replacement housing will be necessary. Similarly, there are no rural or farm worker households in the Town, nor are any expected in the future.

There is no readily available information on the number of handicapped households in the Town. However, the Town adheres to the State Code regarding provision of facilities for the handicapped.

Construction needs for all types of housing over the next ten years should approximate 13 units per year. This is but a small fraction of the capacity of the development industry in Palm Beach County. The private construction industry has ample capacity to produce the number of units expected to be needed during the planning period.

LAND REQUIREMENTS FOR ESTIMATED HOUSING NEEDS

There are 50 acres of vacant residentially zoned land in the Town as of 2009, all of which were zoned for single-family use at densities ranging from one unit per 1.5 acres to four units per acre. These vacant lands can accommodate about 110 single-family units at an average of 2.2 units per acre. In addition, there is the Breaker's PUD with an approved concept plan which will incorporate multi-family development in proximity to the existing golf course. If built to maximum allowable density, this PUD could hold another 251 multi-family units. There are no vacant nonresidential lands within the Town.

Between 1996 and 2006, total demand for single-family homes amounted to about 80% of total housing demand, or about 106 units (including allowances for seasonal residences and vacancy).

At an average development density of 2.2 du/ac, the need for about 48 acres of land is indicated. There are still 48 acres vacant and zoned for single-family use in the Town. However, with the Town approaching “build-out,” redevelopment of lands presently utilized at less than allowable densities is expected to continue to accommodate some of the anticipated demand for single-family housing. Therefore, there should be adequate lands available to serve anticipated housing needs through 2019.

The demand for multi-family housing (including allowances for seasonal residences and vacancy) should amount to just 27 units over the coming ten years which, at an expected density of about seven units per acre, would require just under four acres. There are about eight acres vacant and zoned for multi-family development.

THE PRIVATE SECTOR AND HOUSING SUPPLY

Palm Beach is recognized as a high cost housing area. The typical cost of a new single-family home built in the Town falls in the range of \$500,000 to \$1½ million. The typical cost of a new multi-family unit is expected to exceed \$250,000. No rental housing is expected to be constructed, nor any housing valued below \$150,000.

THE HOUSING DELIVERY SYSTEM

The housing delivery system is comprised of two principal components. The public sector has varying control over the availability of land, provision of utilities and infrastructure, and regulation of land uses through zoning, subdivision regulations and environmental restrictions. The private sector's primary responsibilities lie in the areas of financing and construction.

The Town provides the public infrastructure necessary to support varying types of housing. Similarly, it has designated a variety of density levels and land use types throughout the Town in order to provide for housing of differing types and prices. However, with only approximately 3% of the land in the Town left undeveloped, there is little the Town can do to provide for additional housing.

While the Town has imposed certain restrictions and requirements on development, including housing, these are necessary in light of the environmental fragility of a barrier island and to preserve the unique character of the Town. For example, open space and landscape requirements may affect the cost of housing, but are necessary to achieve the community's objectives in other Plan Elements. In this greater context, none of the Town's land development regulations are seen to have any significant adverse effects upon the provision of housing in the Town.

The private sector has always proven capable and efficient in the development of land and provision of financing for housing in the Town. Since the amount of development expected to occur over the planning period is relatively minor, no problems are foreseen in the housing delivery process and no specific improvements have been identified as necessary to increase its efficiency.

RECOMMENDATIONS

Rule 9J-5.010(2)(f) of the Florida Administrative Code requires that the means for accomplishing five specific objectives be included in the Plan. Following are statements pertaining to this requirement.

"1. Provision of housing with supporting infrastructure for the anticipated population with particular emphasis on low and moderate income."

The Town has provided, and will continue to provide, an adequate level of infrastructure to support the current and anticipated populations.

It has been shown that provision of housing for low and moderate income households has historically been provided by the private sector through both the open market and provision of on-site housing for domestic employees. It has been shown that the private sector is providing, and will continue to provide, adequate housing for its existing and anticipated low and moderate income households. The Town projects an increase of only 15 low or moderate income households over the next ten years.

The Town will continue to allow, and encourage, provision of on-site living accommodations for domestic employees. New residential construction is expected to provide on-site living facilities at a ratio of 1.09 accommodations per unit of housing built, which will more than provide for the expected need for housing for low and moderate income households in the Town through 2019.

"2. The elimination of substandard housing conditions and for the structural and aesthetic improvement of housing;"

There is no substandard housing in the Town of Palm Beach, nor is existing housing likely to deteriorate to substandard condition during the planning period. The Town has a Code Enforcement Board and staff assigned to enforcement of the Town's Code of Ordinances, as well as an Architectural Commission which is charged with ensuring the continuance and improvement of the aesthetic and architectural character of structures in the Town. In addition, 253 structures are afforded protection via the Landmarks Preservation Ordinance which established a Landmarks Preservation Commission to regulate changes to "Landmarked" structures and protects them from "demolition by neglect."

"3. The provision of adequate sites for housing for low and moderate income families, and for mobile homes:"

Item 1, previous, describes the Town's method of providing housing for low and moderate income households. This same source of housing will provide the sites necessary to address the housing needs of low and moderate income households in the Town.

However, beyond the ability of the private sector to provide on-site locations for housing for its domestic and maintenance help, the unique character of the Town's land uses, lack of vacant land

and the economic realities regarding the cost of land in the Town, will likely prevent provision of additional sites for new construction of rental and for sale housing for low and moderate income housing in the Town.

As of 2009, only 50 acres of land in the Town is vacant, which is zoned for single-family use at densities ranging from 1.5 units/PB acre to 4 units/PB acre. It is estimated that these lands could accommodate about 77 single-family units. In addition, the Breakers PUD was previously approved up to another 251 multi-family units in proximity to the existing golf course, although it is unlikely that the full complement of allowable units will actually be constructed. No vacant lands are zoned for multi-family uses in the Town. Obviously, density incentives are not practical on small lots, nor in established single-family or even lower density multi-family areas. Further, the Town has, through the years, made consistent efforts to reduce density on the Island to avoid further traffic congestion.

The economic reality in the Town is that land costs are so high, and the remaining land so limited, that new construction of rental and for sale housing specifically targeted to the low and moderate income segment is not possible. However, previous data and analysis have clearly shown that more than the needed number of affordable housing units are provided for low and moderate income households in the Town.

Since the Town is virtually fully developed, with only scattered vacant lots available for new construction of residential units, there are no individual locations which have been specifically designated for manufactured housing. Consequently, the Town allows manufactured housing in all of its residential zoning districts. All manufactured housing units must meet all of the housing standards of the Town of Palm Beach including adherence to hurricane protection codes and architectural review.

"4. The provision of adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services,"

The Town allows group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services, housing up to six persons, in its lower density residential zoning districts; and allows such uses without limitation as to the number of persons in its higher density residential districts. The Town has adopted principles and criteria to guide the location of such facilities in the Town.

"5. The identification of conservation, rehabilitation or demolition activities, and historically significant housing or neighborhoods."

Palm Beach has no concentrations of deteriorating housing. The socio-economic profile of Palm Beach suggests that Town residents are unlikely to allow existing housing stock to deteriorate.

There are a large number of residential structures of historical or architectural significance in Palm Beach. The Town's Historic Structures survey has been updated to include structures not

previously surveyed and a protection process has been developed which will be used by the Landmarks Preservation Commission to evaluate and designate other sites and/or structures.

GOALS, OBJECTIVES AND POLICIES

GOAL

ENCOURAGE THE MAINTENANCE OF THE HIGH QUALITY HOUSING STOCK THROUGHOUT THE TOWN WITH A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.

OBJECTIVE 1

Assist in providing opportunities for affordable housing in sound structural condition for the current resident and seasonal population, and the increase of 265 new residents and 211 new seasonal residents expected by 2019.

POLICY 1.1

Provide information and technical assistance, upon request, and assist with the design process on new construction and rehabilitation projects through the Architectural and Landmarks Preservation Commissions for the 253 housing units expected to be built in the Town through the year 2019 for the resident and seasonal population.

OBJECTIVE 2

Prevent the Town's housing stock from deteriorating to a substandard condition. The measurement of this objective is the extent to which deterioration of the housing stock is prevented, and the degree to which the following policies are implemented.

POLICY 2.1

At least once per year, the Town shall conduct a windshield survey of structural conditions of housing throughout the Town.

POLICY 2.2

If structural substandardness is found, the Town will cite the property owner and require rehabilitation of a deteriorating structure, or demolition of a dilapidated structure, within one year.

OBJECTIVE 3

The Town shall permit the location of manufactured housing in all residential districts throughout the Town.

POLICY 3.1

The Town's land development regulations shall continue to allow manufactured housing as a permitted form of construction in all residential zoning districts.

POLICY 3.2

The Town shall include the following definition of manufactured housing in its land development regulations:

"A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or panels, and which is built on a frame and designed to be used as a dwelling with a permanent foundation and connected to all required utilities, and may include plumbing, heating, air conditioning, and electrical systems contained therein. If fabricated after June 15, 1976, each section shall bear a U. S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards."

POLICY 3.3

The Town's guidelines for the location of manufactured housing shall be the same as for conventionally built homes in that they;

- a. Must comply with all Town building codes, hurricane wind velocity codes, and U.S. Department of Housing and Urban Development Body and Frame Construction Requirements as applied to hurricane resistive design standards; and,
- b. Shall be subject to the review of the Architectural Commission and Landmarks Commission as provided in the Town's Code of Ordinances.

OBJECTIVE 4

The Town shall permit the placement of group homes and foster care facilities within its residential zoning districts.

POLICY 4.1

The Town shall continue to allow group homes and foster care facilities, licensed or funded by the Florida Department of Health and Rehabilitative Services housing up to six persons, in its residential zoning districts; and, shall use formulated principles and criteria

to guide the location of such facilities in the Town.

OBJECTIVE 5

The Town shall prevent increases in the number of substandard housing units through rehabilitation or demolition of such housing within one year of its identification. The measurement of this objective is the extent to which such housing is identified and rehabilitated, and the degree to which the following policies are implemented.

POLICY 5.1

Substandard structures shall be determined on the basis of the criteria established in Section 12-16 (Article II, Obnoxious Conditions on Private Property) of the Town's Code of Ordinances.

POLICY 5.2

At least once every year, the Town shall conduct a windshield survey of structural conditions of housing throughout the Town.

POLICY 5.3

If obnoxious conditions or structural substandardness are found, the Town will cite the property owner, and require rehabilitation of a deteriorating structure, or demolition of a dilapidated structure, within one year.

OBJECTIVE 6

Identify, protect and maintain the Town's inheritance of housing structures and neighborhoods having significant historic and/or architectural merit. The measurement of this objective shall be the extent to which such structures and neighborhoods are protected, and the degree to which the following policies are implemented.

POLICY 6.1

All requests for demolition, building and landscape plans shall be reviewed by either the Town's Architectural Commission or Landmarks Preservation Commission as a prerequisite to the issuance of a building permit.

POLICY 6.2

The criteria for a historically significant house shall be determined by the Landmarks Preservation Commission as outlined in Section 16-33 (Article III, Landmarks Preservation) of the Town's Code of Ordinances.

POLICY 6.3

Housing structures which are not designated as Landmarks shall be reviewed in accordance with Section 5-378 (Article IX, Architectural Review and Procedure) of the Town's Code of Ordinances.

POLICY 6.4

Based on a 1990 survey and analysis of Historic Structures in the Town, a listing of those structures identified in such survey shall be maintained which met the criteria for designation as "Landmark Structures" in accordance with Article III of the Town's Code of Ordinances.

OBJECTIVE 7

Although the Town does not foresee taking any actions that would displace persons from their housing, in the event such actions occur, the Town shall provide necessary relocation housing. The measurement of this objective is the provision of relocation housing as needed.

POLICY 7.1

If and when housing is eliminated by action(s) by the Town, relocation and/or assistance shall be provided by the Town as required by law (Section 421.55, FS).

OBJECTIVE 8

The Town's Housing Implementation Program shall consist of the following:

1. Provision of information and technical assistance, upon request, to developers of housing in the Town.
2. Conduct of windshield surveys of structures in the Town to identify structural substandardness.
3. Citation of owners of housing in the Town identified to be substandard, and require such owners to rehabilitate or demolish such housing within one year of the citation.
4. Allow group homes and foster care facilities, licensed or funded by the Florida Department of Health and Rehabilitative Services, housing up to six persons, in its residential zoning districts; and, follow principles and criteria to guide the location of such facilities in the Town, adopted by the Town as part of its land development regulations.

5. Continue to permit the location of on-site living quarters for domestic and maintenance help in existing and new residential units in the Town's residential zoning district.

OBJECTIVE 9

The Town shall designate the Planner/Projects Coordinator to annually review and identify housing programs and funding opportunities which may in the future become applicable to the Town.

OBJECTIVE 10

In order to continue to provide adequate sites for existing low and moderate income households in the Town, and to provide adequate sites for the new low and moderate income households expected through 2019, the Town shall encourage existing methods of housing provision, and shall monitor provision of housing in the future, taking remedial measures as deemed necessary. The measurement of this Objective is the extent to which the following policies are implemented:

POLICY 10.1

The Town shall continue to permit the location of on-site quarters for domestic and maintenance help in its residential zoning districts, with preferred locations for other new housing for low and moderate income households in proximity to the Town Center and commercial areas, because of the greater availability of goods and services, both public and private.

POLICY 10.2

Upon availability of appropriate housing and economic data from the 2010 Census, the Town shall investigate the need for, and the extent of, available affordable housing in the Town. If results of the investigation so warrant, the Town shall undertake a more detailed survey of the number and location of all types of affordable housing.

POLICY 10.3

The Building Department shall monitor the availability of affordable housing, taking into consideration existing and new units and unit losses. An affordable housing shortage shall be declared if the affordable housing inventory falls below annual projected need.

POLICY 10.4

Within six months, or during the next zoning season (October through May) of the

identification of an affordable housing shortage, the Town shall take remedial measures to address the deficiency. Amendments to the Comprehensive Plan and Land Development Regulations to implement remedial measures shall be made, as necessary.

OBJECTIVES AND POLICIES NOT APPLICABLE

The Town of Palm Beach does not deem it necessary to change its regulatory or permitting processes other than in those instances identified in the foregoing objectives and policies. As a matter of policy, the Town reserves the right to evaluate requests for changes in its Zoning Ordinance during the traditional zoning season.

There are no rural or farmworker households in the Town, nor are any expected in the future. Similarly, other than those groups that may be included in the foregoing objectives and policies, there are no households with special housing needs in the Town. Consequently, no additional policies are needed for the establishment of principles or criteria guiding the location of housing.

INFRASTRUCTURE ELEMENT

INTRODUCTION

The purpose of the Infrastructure Element is to provide for necessary public facilities and services related to future land use projections. It includes plans for sanitary sewer, solid waste, potable water and drainage facilities. Palm Beach contains no significant recharge area; still, specific standards and governmental actions geared to stabilizing water table levels in surficial deposits are addressed in this Element.

This Element of the Plan has been developed based upon:

1. Identification and analysis of the appropriate public facilities and their service areas, design capacities, and levels of service provided by each;
2. Analysis of existing conditions, problems and opportunities, and existing and projected needs for each facility; and,
3. Analysis of major natural drainage features and natural groundwater aquifer recharge areas.

While this Element is not an engineering study, it provides information essential for engineering analysis and design. Its major orientation is toward reasonable determination of existing, and future supply and demand relationships for each of the major facility areas.

EXECUTIVE SUMMARY

EXISTING AND FUTURE LAND USES

The geographic area served by the infrastructure facilities is the Town Palm Beach, an urban, built-up area approaching saturation. These public facilities, providing service in and to the Town of Palm Beach, predominantly serve the following uses in the Town: residential, commercial, public, private group use, recreational and conservation uses. There are no agricultural or industrial uses in the Town. More detailed discussion of the patterns, and extent of land uses and land use maps, are provided in the Future Land Use Element. Due to the very limited amount of vacant land in the Town, the pattern of land uses in the future will remain essentially the same as now existing in the Town.

SANITARY SEWER SERVICES

Sewage is collected by typical gravity sanitary sewers. Many small pumping and relay stations are required because of flat terrain and the 12-mile length of the Town. Sewage leaves the Town by means of two force mains, one each in the northern (larger) and southern (smaller) parts of Town to treatment facilities at the East Central Regional Wastewater Reclamation Facility (ECRWRF) on the mainland.

The northern force main, a 30-inch subaqueous line with a capacity of five million gallons per day (MGD), runs along Tangier Avenue and then under Lake Worth to connect to the regional plant. The southern main is a 16-inch subaqueous line with a capacity of 0.94 MGD connecting to the City of Lake Worth transmission system, which then connects to the regional plant.

The East Central Regional Wastewater Reclamation Facility uses secondary treatment involving a complete mix-activated sludge system. Effluent is disposed through deep well injection, and sludge is transported for disposal at the Palm Beach County Solid Waste Authority compost facility. The plant, which is owned in common by the cities of Lake Worth, Riviera Beach, West Palm Beach, Palm Beach County and the Town of Palm Beach, is operated and maintained by the City of West Palm Beach. The Town, and the four other owners of the plant, have "Large User Agreements" for treatment capacity. The Town's agreement calls for a 5 MGD allocation of plant capacity.

The plant recently underwent an expansion which raised capacity from 55 MGD to 64 MGD. Present demand upon the ECRWRF is approximately 42 MGD. Capacity will be increased to 70 MGD upon certification of additional deep well capacity. There are no deficiencies in the sanitary sewer treatment plant facilities now serving the Town.

In addition to its five MGD allocation from the East Central Regional Wastewater Treatment Facility, the Town has contracted for another 0.941 MGD from the City of Lake Worth. The City permits the Town to periodically exceed its allocated capacity so long as the rolling three-month average for any given period does not exceed the 0.941 MOD allocation.

Analysis of Town per capita wastewater flows between 2000 and 2007 indicated that total wastewater flows have decreased due primarily to rehabilitation of the gravity sewer line. With this reduction, the Town will continue to be within its 5.941 MGD allocation and contract.

Discussions with the Town Public Works Department and representatives of the ECRWRF indicate that at the projected peak seasonal population, the Town will remain within the levels of service for the two force mains, and the ECRWRF has the capacity to provide service at the Town's adopted LOS throughout the planning period.

In September of each year the Town obtains a letter from the City of West Palm Beach certifying that the East Central Regional Wastewater Reclamation Facility has the capacity to treat the volume of wastewater projected to be generated in the Town during the peak season at the Town's adopted level of service.

The developer for each individual project is responsible for providing the Town with an estimate of the population for the project and the Town engineer determines the adequacy of available capacity of the force mains to handle the flow generated by the project.

SOLID WASTE

Solid waste pick-up and disposal service, including garbage, trash and vegetative yard trash, is provided by the Town to both residential and commercial areas.

GARBAGE

The Town provides garbage pick-up Monday through Friday. Weekend pick-up is provided to commercial establishments, such as restaurants, upon arrangement with the Town.

Commercial garbage is collected in 20-cubic yard packers, while six- cubic yard packers are used for collecting residential garbage. These wastes are then transferred to 65-cubic yard tractor trailer packers at the Pinewalk Transfer Station. This transfer station is leased to the Town on a year-to-year basis to the year 2025 by Flagler Systems, the developer of the Breaker's PUD. If the Pinewalk area is developed and no longer available, the Town will be faced with the decision of whether to purchase or lease a transfer station on the Island or mainland, or eliminate the need for a transfer station by increasing the packer fleet. However, it is probable that the Pinewalk Station will remain as is, well past the 10-year planning period.

Waste material is taken from the station in tractor trailers to the County's North County Regional Resource Recovery facility, operated by the Palm Beach County Solid Waste Authority (SWA) under a County-wide solid waste plan.

The SWA's North County Regional Resource Recovery Facility (NCRRRF), located on Jog Road, replaced the Dyer Boulevard Landfill in 1989 and handles both sludge, from the East Central Wastewater Treatment Facility, and garbage for separation, recycling and incineration. Aluminum and ferrous materials are separated at the plant. The remaining organic materials are used as fuel for an electricity-producing turbine generator. The plant serves the entire County at a capacity of 2,000 tons per day, six days per week, for an annual capacity of 624,000 tons per year. A 21-year operating period contract for service capacity began in December, 1989. Since the NCRRRF serves the entire County, predominant land uses served include residential, commercial, industrial, recreational, agricultural and public uses.

The Palm Beach Solid Waste Authority, which operates the NCRRRF, does not allocate any particular share of its capacity to individual users or municipalities. However, in 2006, the Town's contribution of garbage to the Jog Road landfill comprised less than 1% of the total garbage generated countywide, and will certainly not exceed this proportion during the planning period.

The NCRRRF site also contains a 350-acre landfill which is estimated to have an expected life to

the year 2021. The Solid Waste Authority performs an annual review and analysis of the remaining capacity of the landfill based on the University of Florida Bureau of Economic and Business Research population projections, current waste generation rates, and the volume of landfill capacity available. A new landfill is in the permitting stages. This landfill is to be located approximately seven miles south of SR 80, 20 miles west of West Palm Beach.

According to the County's Plan, the current Level of Service (LOS) averaged 4.28 pounds per day/capita for garbage, 2.26 for trash, and .59 pounds of recyclables for a total of 7.13 pounds per day per capita in 2006.

Florida Power and Light Company has agreed to purchase electricity produced by the plant, and the remaining ash residue will be placed in an adjacent landfill. The Town, as part of the North County Service Area, transports its garbage directly to the resource recovery plant. The Town's collection and disposal equipment are compatible with the requirements of the plant.

The SWA has implemented a public education program designed to encourage the public to separate garbage prior to pick-up. The Town implemented a separation and recycle program in 1990. Curbside collection may not be possible due to the Town's tradition of backyard pick-up.

The Town of Palm Beach's total projected volumes of garbage for an average day, and the average day during the peak month using the 1990-1994 average figures of 2.09 and 2.89 pounds per day per capita, indicate the Town should have no trouble meeting capacity demands for the duration of the planning period, and remain within its adopted level of service of 2.55 pounds per day per capita.

Discussion with the Town Public Works Department and representatives of the NCRRRF indicates that at the projected peak seasonal population, the NCRRRF will have adequate capacity to provide service at the Town's adopted level of service throughout the planning period.

In September of each year the Town obtains a letter from the Palm Beach County Solid Waste Authority certifying that the North County Regional Resource Recovery Facility has the capacity to treat the amount of garbage projected to be generated in the Town during the peak season at the Town's adopted level of service.

Also during September, the Town Public Works Department certifies that the Town maintains adequate capacity to dispose of the amount of vegetative trash associated with the projected population. Unless annual determinations identify unexpected capacity problems, it is assumed there is adequate capacity to accommodate vegetative trash disposal associated with new development.

VEGETATIVE YARD TRASH

Vegetative yard trash is collected by the Town using twelve 30-cubic yard scow body trash trucks and three cranes. Trash is hauled directly to the Skees Road or the Okeechobee Boulevard sites in West Palm Beach, and is decomposed naturally. The Town owns and operates both sites, and neither serve any other local government jurisdictions. Predominant types of land uses served by these facilities are the residential, commercial, recreational, public and private group uses located in the Town. Pick-up service is provided once per week on a regular schedule. The Town restricts collection to vegetative matter only. Size and placement of trash on right-of-ways are also regulated. The Skees Road site encompasses about 28 acres and is the main site for disposal of the Town's vegetative refuse. It operates under permit from the Florida Department of Environmental Protection (FDEP). The permit is renewed each December.

The Okeechobee Boulevard site encompasses about 25 acres, but only five acres are occasionally used by the Town. It also operates under an annual permit issued by the FDEP. Due to the rate of decomposition of the organic matter, both sites are expected to have a useful life of between 10 and 25 years. While the Town has not estimated a capacity for each remaining individual site, at the volumes of vegetative trash expected to be generated during the planning period, this would indicate that these two sites have a combined capacity of at least 4,000,000 cubic yards of vegetative trash. Consequently, there are no current facility deficiencies, nor will there be any in the 10-year planning period for the Skees Road or Okeechobee Boulevard vegetative trash disposal site.

Seasonal growth conditions, storm events, and development site clearing are the primary factors affecting vegetative trash production.

Site clearing has only a minimal influence as very little undeveloped land remains. Seasonal growth patterns are fairly predictable, coinciding with the warm weather rainy season between May and October. Storm events can occur at any time. Tropical storms and hurricanes usually form between June and November, while northeasters are the product of winter cold fronts.

The current level of vegetative trash generation is 152,000 cubic yards per year, representing a LOS of 0.0416 cubic yards per person per day, or 0.021 cubic yards per peak season person per day. There is a clearly defined upward trend in vegetative trash generation in the Town. July typically represents the peak month during which the total volume generated approximates 1.52 times that of the average month.

There appears to be no relationship between population and the volume of vegetative trash generated in the Town. However, because of the clear 1988 to 1994 trend of increasing vegetative trash generation, a least squares methodology has been used to project future volumes for the planning period, indicating a LOS of .025 cubic yards per peak season person per day generation of vegetative trash at the end of the 10-year planning period. Town collection equipment and crews are capable of meeting the projected demands.

SPECIAL SOLID WASTE

The Town provides pick-up of appliances, discarded furniture, large packing boxes, and similar household goods for a minimum charge.

Special collection services must be scheduled with the Town in advance. These wastes will continue to be taken to the Resource Recovery Plant/Landfill at Jog Road. This service is available Tuesdays and Thursdays all year long.

A truck, with a crew of two, is provided by the Town's Streets Division. The truck's maximum carrying capacity is three tons. During peak demand periods, the truck can carry up to six loads per day, resulting in a maximum capacity of 18 tons/day, 144 tons/month and 1,872 tons/year.

The total yearly capacity of the Special pick-up service has exceeded actual demand for the last five years, although peak monthly demands have historically exceeded capacity. Peak demand generally occurs in the winter.

A review of annual demand for collection of Special Solid Wastes reveals a steady increase since 1990. Population has increased modestly during the same time period, indicating that demand is not directly related to population levels. Although future demand cannot be accurately projected, the Town has the capacity to meet a maximum yearly demand of 1,872 tons, which has proven adequate since 1983. In addition, the Streets Division of the Public Works Department has indicated that expansion of service to three days per week during peak periods is possible.

RECYCLING

The Town began its solid waste recycle program in July, 1990 with pickup at single-family residences. In 1992, the program was expanded to multi-family residential pickup, in 1993 to commercial locations, and in 1995 to office locations for paper pickup. Recycling collection is set up to provide pick-up on a weekly basis.

Residential collection encompasses five routes that cover the entire Town from the inlet to 2300 South Ocean Blvd. There are no residential homes south of 2300 South Ocean Boulevard.

Multi-family collection is also set up to provide collection on a weekly basis, with additional pick-ups conducted on an as-needed basis. Multi-family units are serviced on Wednesday, Thursday and Friday. Service days are determined by location of condos or apartments.

Commercial collection and additional multi-family pick-ups are done on Tuesdays. The collection options available for residential, commercial and multi-family units are the same. Material collected is co-mingled glass, aluminum and grades 1 and 2 plastic. Newsprint is also collected but separated.

Participation rate fluctuates because the majority of residents are seasonal, however, heaviest participation occurs between December and May. Process costs and labor factors dictate the

method of collection.

Despite minor increases in Town population, recycling tonnage is increasing dramatically from year-to-year in each pickup category and totaled 1,758 tons in 1995.

DRAINAGE

Prior to development, the Palm Beach coastal barrier was characterized by a high coastal ridge along the Atlantic, and a low, swampy shoreline along Lake Worth. A marshy slough separated the beach ridge and lake hammocks. Surface accumulation either percolated to the surficial aquifer through permeable soils on the ridges, collected in the slough, or ran through poorly drained tidal swamps into Lake Worth.

Extensive shoreline and surface water changes have occurred since 1883. The slough and low lake shorelines have been filled for urban development, and the Atlantic shoreline has receded due to beach erosion. The urbanization of the Town has reduced the amount of water infiltrating to the surficial aquifer, and has increased runoff from impermeable surfaces. The coastal ridge still dominates the island's topography, acting as a seaward barrier to surface drainage. In addition, remnants of slough areas are prone to flooding.

In order to facilitate the removal of stormwater, a system of storm sewers and pumping stations was created during the early development of the Town. That same system, with major modifications, remains intact today.

The Town's drainage system consists of a combination of pumping stations and gravity outfalls. Pumping stations are necessary because areas of the Town are below Lake Worth's high tide level, causing backflow through stormwater outfalls when above normal tides are experienced in the Lake.

The Town's code supports the South Florida Water Management District's stormwater retention requirements for new development and redevelopment. All new development and redevelopment must provide minimum retention of the first two inches of rainwater prior to discharging into the Town drainage system. Residential development of less than one-half acre is required to route discharge and sheet flow through grassy areas prior to discharge into the Town system.

Consulting engineers have extensively studied the storm drainage situation in the Town. The Town's engineering design criteria are meant to ensure that flooding will not occur during a one-year storm for systems served by pumping stations, or during a three-year storm for systems with gravity outfalls, and the minor flooding associated with a five-year storm would be carried off within sixty minutes. Accumulated runoff from a fifty-year storm would require only ninety minutes for removal. These standards supersede the less restrictive three-year/one-hour design requirements of the Water Management District.

Demand upon drainage systems is related to the area and amount of water to be drained. As the

Town is virtually "built-out" (97% of all available land has been developed), the area to be drained will remain essentially constant, with most increases in impervious surfaces being addressed by retention requirements. The amount of water to be drained remains variable, depending upon the actual storm events. Therefore, the demand on the Town's system is primarily based on the intensity and duration of storm events.

The drainage system is generally considered to be in good condition. According to the Public Works Department, the expected service life of the drainage system components exceeds 50 years. The town needs to continue evaluating the drainage system and replace deteriorated and undersized components.

The Public Works Department has identified a number of drainage facility needs, and has concentrated programmed repairs and improvements to address these needs. In fact, in 2002 the Town allocated about \$13 million dollars in additional funds to continue replacing deteriorated piping and pumping stations under its original 10-year storm drainage plan.

The Coastal Management/Conservation Element notes that stormwater discharge and runoff have adversely affected water quality in Lake Worth. No water quality data is available for areas within the Town, consequently, the quantity, quality and effects of stormwater runoff originating in the Town are unknown. However, it is generally recognized that stormwater may contaminate surface waters with sediments, nutrients, heavy metals, oils, grease and pathogens.

Unfortunately, the Town is limited in its ability to improve discharge quality through stormwater management, due to the following:

1. The water table on the island is very high. Some areas in the Town are below the high tide line of Lake Worth. Retention or detention areas would, therefore, have to be shallow and wide, requiring large surface areas.
2. There are no large undeveloped land areas which could realistically provide retention or detention of stormwater, and real estate prices for purchase or condemnation of land are prohibitively high.
3. Most soils in the Town are poorly drained, resulting in slow infiltration rates, and complicating the use of exfiltration systems.
4. The Town is almost entirely developed. Therefore, the existing drainage system will not be affected significantly by new stormwater regulations. In addition, the Town's existing drainage system was installed many years ago, prior to the development of best management practices.

The Town recognizes the importance of improved water quality in Lake Worth, but also realizes that any major retrofitting of the system will require study and time. The National Pollutant Discharge Elimination System Permit establishes, on a countywide basis, the best management practices (BMP's) and goals concerning the quality of stormwater runoff.

The Town has been making steady progress toward decreasing the quantity and improving the quality of stormwater runoff by requiring a minimum of one inch of stormwater retention on all new and redeveloped areas of one-half acres or more. All parking lot areas being built or reconstructed are required to provide one inch water quality retention, where water table and soil conditions permit.

In addition to the stormwater management practices, the Town is proposing restoration of native shoreline habitat along Lake Worth which would provide natural water purification. Restoration plans are described in more detail in the Coastal Zone Management/Conservation Element under "Restoration of Native Habitat." The Town has also identified the need for an intergovernmental Lake Worth Management Committee, which would facilitate water quality management on a regional scale.

Previous text and illustrations indicate that the Town's natural drainage features have already experienced the major changes which accompany urban development.

In a continuous pursuit to address infrastructure problems in the Town, from March 2001 to April 2003 the Palm Beach Town Council empowered the Strategic Planning Board to create a long-range (10+ years) Strategic Plan. In their study the Strategic Planning Board studied current drainage problems and the status of stormwater runoff handling and retention systems, improvements and components. The Strategic Planning Board also worked to enhance and improve the runoff collection and retention system as set out below.

During the mid-1970's, the Town commissioned an engineering report to recommend infrastructure needed to provide better protection against flooding in major rainstorms. The "Smith & Gillespie Long Range Public Works Plan" provided the blueprint for major improvements subsequently constructed during the 1980s and 1990s. Flooding throughout the Town has been greatly reduced by these improvements.

However, some of the residential neighborhoods of the North End experienced severe flooding of homes during heavy rainfalls in 2000 and 2001, and less severe flooding (still resulting in private property damage) on other occasions between the late 1990s and 2001. In response, the Town staff improved its procedures for the field operations involved in preparing for and responding to storms that pose a threat of flooding. The Town also undertook a new study of the drainage system throughout the affected area (five drainage basins covering the area from Wells Road_north to the Lake Worth Inlet), and developed an ambitious multi-year plan to increase the capacity of the storm drainage system. At this time the Town added another 1" of the retention design flood protection parameter in the Zoning Code.

On September 10, 2002, the Town Council approved a 10-year, \$23.7 million pay-as-you-go program to provide new pump stations, new and larger pipes along the "trunk lines" connecting smaller pipes to the trunk lines, and new and larger pipes along some of the residential side streets.

Permits to implement this plan have been obtained and the first five years of the program have been constructed. Due to funding constraints, the final five years are expected to be completed in seven years.

While developing this program for improving the public infrastructure necessary to better protect against flooding, the Town's elected officials, staff, and consultants also have been developing strategies for reducing the impacts of storm water run-off from private properties into the public drainage system. Town regulations were substantially strengthened in this regard in 2001 and 2002. Additional measures will be considered in the future.

In addition to considering what regulations and storm drainage improvements are needed to prevent future flooding, the Strategic Planning Board considered how system improvements will be made. Specifically, the Strategic Planning Board explored whether or not changes are needed in Town policy governing construction contracts and construction project management to ensure that these major projects are completed successfully. During 2001, the Town experienced a very disruptive and unsuccessful project on Bradley Place. In response to that situation, and building upon both successful and unsuccessful past experiences, the Town staff proposed over 30 specific improvements to the Town's contracting and project management practices. These were approved by the Town Council and have been implemented.

Engineering analyses have indicated that construction of the foregoing improvements will protect all but the 14 lowest elevation homes (some of which have a first floor elevation almost 3 feet lower than the Town's current flood prevention standard of 7.5 feet above sea level) from being flooded during a storm of such intensity that it is expected to occur once every 100 years. Street flooding and some garage flooding are expected, not only during a "100-year storm" but also during less intense storms.

Resulting Problems or Opportunities

While developing this program for improving the public infrastructure is necessary to better protect against flooding, the Town's elected officials, staff, and consultants also have been developing strategies for reducing the impacts of storm water run-off from private properties into the public drainage system. Town regulations were substantially strengthened in this regard in 2001 and 2002. Additional measures are also being considered.

Needed Actions to Address the Issue

System Improvements: Implement trunk lines and pump stations as set forth in the Town's adopted drainage improvement program.

Timeframe: Ongoing and to be completed by December, 2012.

Re-evaluation of Phase II: Following completion of improvements noted above for each drainage basin, the Town will re-evaluate needs, priorities, and financing of future storm drainage improvements on residential side streets.

Timeframe: Pending

Drainage Upgrade on Individual Properties: Encourage the installation of upgraded storm drainage systems to meet current or new storm water standards on properties which are not otherwise being redeveloped.

Timeframe: Ongoing

POTABLE WATER

The City of West Palm Beach owns and operates the water system providing potable water to Palm Beach, West Palm Beach and South Palm Beach. Since the system serves primarily urbanized areas, the predominant land uses in the service area are residential, commercial, industrial, recreational, and public and semi-public uses. The system consists of a raw water supply, water treatment plant, storage reservoirs and distribution system. A 30-year renewable contract between the Town and the City of West Palm Beach was signed in 1965 and expired in January, 1995. The City and Town have been unable to reach a new agreement. However, the City is obligated to continue providing potable water to the Town.

West Palm Beach collects its raw water from Clear Lake, a surface water source. The South Florida Water Management District has granted the City a consumptive use permit for 31.78 MGD. The maximum daily withdrawal from raw water sources is 45.2 MGD. A standby source, consisting of ten groundwater wells rated at 4 MGD each, was completed in 1990.

The capacity of the water treatment plant is 47 MGD, with a ten MGD expansion completed in 1989. The plant's pumping system can provide maximum hour demand and fire flow demand pumping capacity throughout the distribution system. West Palm Beach has 18 million gallons of storage capacity in its distribution system and water treatment plant, including a one million gallon ground reservoir located at the Palm Beach Country Club.

The City allocates no specific portion of its treatment capacity to individual users or municipalities. However, according to the City Utility's 880-100 reports of water use by the Town, the Town of Palm Beach utilized 7.12 MGD or 15.1% of the City's 47 MGD capacity in 1995.

Raw water reaches Clear Lake through a system of canals and water catchment areas. Water travels from Lake Okeechobee through the L-8 canal to Canal M-1, and then to a naturally vegetated water catchment area. The catchment area serves as an initial water purifier; wetland plants provide nutrient uptake, and sediments settle out of the water column. After leaving the catchment area, the water travels to Lake Mangonia and then to Clear Lake. A diking system around Clear Lake, Canal M, and the catchment area prevent degradation of the surface water from stormwater or irrigation runoff. Water quality in Clear Lake has been consistently good.

Raw water is treated by West Palm Beach according to FDEP water quality standards. Potable water emerging from the plant is tested daily for quality. Monthly reports, including tabulations of daily testing, are sent to the FDEP for review. Potable water quality has been consistently good, winning awards in recent years for its outstanding taste.

According to West Palm Beach sources, water quality is expected to remain good, and no measures for further protection of quality are necessary.

The City of West Palm Beach's water distribution system serves about 87,000 permanent residents with approximately 509 miles of water main lines in four service areas. There are about 449 miles of lines installed in West Palm Beach, 57 miles in Palm Beach, 3 miles in South Palm Beach, and 2 miles in unincorporated parts of Palm Beach County.

The Palm Beach/South Palm Beach service area is fed by five mains crossing Lake Worth from West Palm Beach, four of which connect directly into the Town. These crossings are located at the Flagler Bridge, Island Road, Southern Boulevard, and Sloan's Curve. The fifth is at Orange Grove Road. In addition, there are 2,771 water meters, 141 private fire lines, and 341 fire hydrants located in Palm Beach.

The "Water Distribution System Analysis", conducted by the City of West Palm Beach in April of 1980, revealed that pressures in South Palm Beach and the north and south ends of Palm Beach are below the 20 pounds per square inch (psi) minimum pressure, and the system is not able to provide a sufficient water rate to fill the storage tanks in a timely manner. A new hydraulic study is nearing completion.

West Palm Beach has since completed the construction of a three million gallon water storage tank and booster pumping station near St. Mary's Hospital, improving low pressure problems in northern Palm Beach. The City also has proposed two other short-term projects to meet operational standards. This was completed in 1995 and includes:

1. Upgrading lines in the Town at Island Road and Royal Poinciana Way where they meet the lines crossing Lake Worth, so that the line sizes on land are of equal size to those crossing the Lake.
2. Construction of an 8" to 12" line from the 45th Street crossing in Palm Beach northward to the vicinity of the Sailfish Club. Also, provide an 8" connection, east to Ocean Boulevard, to loop the system and provide sufficient fire flow.

The City of West Palm Beach has established levels of service for provision of potable water to the entire population of year-round and seasonal residents within its municipal limits, and to the Towns of Palm Beach and South Palm Beach. In West Palm Beach, the level of service has been set at 149 gallons per person per day (gppd); in South Palm Beach it is 155 gppd, and in the Town of Palm Beach, 369 gppd. Using the 1995 Town's water consumption figures from the City's 880-100 reports of 7,120,000 GPD, and the Town's 1995 population of 22,100, indicates a consumption of 322 gppd for the Town's population.

The City of West Palm Beach has expanded its water treatment plant. The capacity of the plant is 47 MGD, while maximum permitted raw water withdrawal at Clear Lake is 31.8 MGD average daily and 45.2 maximum daily. The supplemental wellfield can contribute

approximately 30 MGD, but can only be used as a standby source if the water level in Clear Lake falls below allowable levels, thus the withdrawal rate remains the limiting factor for use of raw water from the wellfield.

Including line losses of 10% and a maximum daily demand peak factor of 1.43, capacity of the plant appears adequate to serve needs past the year 2010, according to the City's Utility Department.

In order to reduce potable water consumption, the Town has pursued a water conservation program, including all measures listed in this section of the 1990 Comprehensive Plan. Additional measures have also been undertaken which are shown in an extensive listing in the updated Town of Palm Beach, Florida, Supporting Documentation, Comprehensive Plan companion volume.

To examine the effects of the Town's potable water conservation efforts since adoption of the Town's 1990 Plan, Town consumption figures for 1987 as presented in the City of West Palm Beach's 1989 Plan (8,256,742 GPD) and the City's Utility 880-100 report's 1995 figures (7,120,000 GPD) are used.

Based on 1990 census data, which has become available since the Town's 1990 Plan, the Town's population figures for 1987 have been adjusted to 21,923 persons. Using these adjusted figures indicates the actual GPD per person potable water consumption by the Town was 377 GPD per person in 1987. This figure compared to the current 1995 water consumption figure of 322 GPD indicates Town conservation has led to a 15% reduction in potable water use. In July 1996, the Town adopted Ord. 10-96 limiting irrigation of lawns, landscaped areas and outdoor vegetation, and requiring water sensing devices on all new automatic irrigation systems.

All of the information supplied by the City of West Palm Beach related to the Town's potable water system will need to be re-evaluated and included in the Town's Ten-Year Water Supply Facility Work Plan.

AQUIFER RECHARGE

The Town of Palm Beach is underlain by two aquifer systems; the surficial aquifer and the more deeply located Floridan aquifer. These are separated from each other by the Hawthorn Formation which prevents any recharge from reaching the Floridan aquifer. Neither aquifer is used as a source of potable water.

Urban development in the Town, including the placement of poorly drained urban fill, has affected the quantity of recharge to the surficial aquifer. Pomello fine sand and, to a lesser extent, Palm Beach Urban Complex, are probably the most active recharge soils. According to the Palm Beach County Soil Survey, most native sandy soils are located along the beach ridge, and in the north end of Town, directly behind the beach ridge.

The surficial aquifer is not considered a suitable source of potable water, nor as a major source

for irrigation because of its high chloride (salt) content.

Fresh water is less molecularly dense than salt water. Therefore it tends to "float" on top of salt water forming a fresh water lens. Often this lens can supply usable water so long as it is sufficiently replenished by infiltration. The extent and quality of the fresh water lens under the Town has not been determined, however, the SFWMD is testing the surficial aquifer in a comparable location in West Palm Beach.

The Biltmore condominium has a consumptive use permit from the South Florida Water Management District (SFWMD) for groundwater to cool its air conditioning system. The Breakers has received SFWMD permitting for use of a non-potable shallow water well for its golf course irrigation system. Small cooling or irrigation wells exist which did not require a SFWMD permit. Such wells, however, do require a permit by the Town. There is no evidence to suggest that the existing limited use of the aquifer has caused, or will cause, degradation of the aquifer.

The Town protects recharge through its storm water retention requirements and its minimum landscaped area requirements, which ensure pervious areas for water percolation to the aquifer. In addition, there are few septic tanks in the Town; no existing or potential identified problems with hazardous waste contamination; and no known sources of aquifer contamination or depletion. In the event that the Town chooses to utilize the surficial aquifer as a non-potable water source for irrigation, measures should be taken, in accordance with rules of the South Florida Water Management District, to protect the aquifer and overlying soils and vegetation from negative consequences of drawdown.

The Town has reduced density in some residential districts over primary recharge areas, and will continue as Town policy to reduce redevelopment densities in the Town as a whole. Existing land uses in primary recharge areas will be maintained, and beaches and dunes will be protected, as described in the "Protection and Restoration of Beaches and Dunes" section of the Coastal Zone Management/Conservation Element of this Plan. The Town will also continue to prohibit industry and hazardous waste storage within its limits.

The Town further improves aquifer recharge by requiring new development and redevelopment in primary aquifer recharge areas to run storm water through vegetated areas prior to discharge into the Town's drainage system. No further programs or regulations are deemed necessary, unless future use of the aquifer necessitates further measures.

UNDERGROUND UTILITIES

In April 2003, the Town's Strategic Planning Board recommended the pursuit of a plan to place utilities underground which included the following elements:

- Oversee an evaluation of the technological and economic feasibility of installing utility lines underground to provide information to decide on the desirability of proceeding on a long-term project. The study should include alternate methods of financing. The word "oversee" is

used since there are resources such as local civic organizations, representative of other municipalities, etc., who are readily available to assist in such an effort.

- Investigate opportunities for limited, prioritized, high visibility “demonstration projects”, including finance mechanisms and public-private cost sharing.
- Investigate the feasibility of a program to place utilities underground following a natural disaster.

Impacts of the Issue

The potential impact of undertaking a Town-wide underground utilities conversion project is such that the project can be construed as the initiation of a Community Redevelopment Plan. The underground utilities project has potential impact to the Transportation Element of the Comprehensive Plan as well as to the Infrastructure Element and the Capital Improvements Element.

Specifically, the underground utilities project, if approved by the Town’s voters, will affect the pavement and/or right-of-way associated with every road within the Town. Also, every property owner will be impacted to some degree. Therefore, the underground utilities project must be coordinated with every capital improvement planned for road paving, potable water, drainage collection and pumping facilities, sanitary sewer collection and pumping facilities, streetlights and sidewalks and pedestrian/bike pathways replacement programs. Private property construction activities will have to be coordinated with this major public works project.

The Intergovernmental Element is also potentially affected to the extent that potable water improvements must be coordinated with the City of West Palm Beach Utilities Department.

Unanticipated Changes in Circumstances

The extent to which utility lines were downed during the hurricanes of the 2004-2005 was unexpected, and provided an impetus to consideration of the need to bury utility lines underground. Of course, additional unanticipated changes in circumstances could affect the timing for the initiation of the underground utilities project in any given area of Town as well as the available funding and/or financing for the underground utilities work to be done. Also, this project will not proceed without voter approval.

Resulting Problems or Opportunities

Problems associated with the underground utilities project include:

- Need for funds is great
- Disruption to the community, including noise and traffic tie-ups
- Generation of funds, taxation versus assessments
- Need for new utility corridors consisting of rights-of-way and easements

- Potential need for use of eminent domain

Opportunities are include:

- Results in provision of modern public utility systems throughout Town
- Enhanced utility reliability
- Enhanced community aesthetics
- Enhanced public services opportunity to upgrade potentially affected infrastructure simultaneously with the underground utilities project

Needed Actions to Address the Issue

- A referendum of the electorate to approve the project.
Timeframe: Pending - Referendum scheduled for February 2009.
- Policy decisions from the Town Council relative to amount to finance, use of special non-ad valorem assessments, use of eminent domain and coordination of other infrastructure improvements simultaneous with the underground utilities project.
Timeframe: Pending
- Legislation and Public Service Commission tariffs to facilitate and reduce the cost of initiating local government underground utilities projects.
Timeframe: Ongoing
- Finalize contracts with 3 major utility companies.
Timeframe: Ongoing

GOALS, OBJECTIVES AND POLICIES

GOAL

MAINTAIN ADEQUATE LEVELS OF UTILITY SERVICES FOR EXISTING AND FUTURE POPULATIONS, AND MAXIMIZE UTILIZATION OF EXISTING INVESTMENT AND FACILITIES.

SANITARY SEWER SERVICES

OBJECTIVE 1

The Town shall assure that all existing and future residents, and businesses in the Town, will have access to sanitary sewer facilities; maximize the use of existing collection and treatment facilities; and, meet future needs through continuation of its Sanitary Sewer Rehabilitation Program. The measurement of this objective is whether or not sanitary sewer facilities are available to all users, and the extent to which the following policies are implemented.

POLICY 1.1

The Town shall rehabilitate or replace its sanitary sewer collection lines, as necessary, to reduce infiltration. The Town's goal is to reduce flows by one-half percent per year through the planning period.

POLICY 1.2

Through its concurrency management system, the Town will, on an annual basis, continue to notify the City of West Palm Beach of the Town's LOS and request confirmation of available capacity.

OBJECTIVE 2

Development orders and permits for new development or redevelopment shall be issued only if sanitary sewer facilities, necessary to meet the Town's adopted level of service standards, are available concurrent with the impacts of the development.

POLICY 2.1

The Town's level of service for sanitary sewer collection and treatment shall be an average of 246 gallons/person/day, the same as that established for the Town in the City of West Palm Beach's Comprehensive Plan; a maximum peak flow of 0.941 (mgd) for the Lake Worth force main over a rolling three month average; and, a maximum of 5 mgd through

the northern force main.

POLICY 2.2

Prior to the issuance of a development order or permit, the Town shall make and record a determination that the East Central Regional Sewage Treatment Plant retains capacity to treat, and the Town's facilities are adequate to collect and transport, at least 330 gallons/person/day; or, that the development order or permit is specifically conditioned on the availability of the necessary facilities and services, and that said facilities are authorized at the time the project is authorized.

OBJECTIVE 3

The Town will coordinate with the City of West Palm Beach in the City's efforts to extend, or increase, the capacity of its sanitary sewer treatment facilities to meet future needs. The measurement of this objective is whether or not the Town coordinates with the City in its efforts, and the extent to which the following policy is implemented.

POLICY 3.1

A representative of the Town will meet with representatives of the City of West Palm Beach, upon request, to coordinate and assist the City in its efforts to establish priorities for replacement of, or corrections of deficiencies to, sanitary sewer treatment facilities, as well as provision for future sanitary sewer treatment needs.

OBJECTIVES AND POLICIES NOT INCLUDED

No objective for correcting existing sanitary sewer treatment facility deficiencies is necessary or applicable, since the data and analysis provided in the supporting documentation identify that no such deficiencies exist.

No objectives or policies pertaining to discouraging the proliferation of urban sprawl are necessary or applicable in the Town, because the Town is virtually fully developed and the only areas for potential development are located on "in-fill" parcels.

No objectives or policies are necessary with regard to protecting the functions of natural groundwater recharge areas, since the only such areas are the surficial aquifer, and these areas are developed with single-family homes. Further, no objectives or policies are necessary with regard to protecting natural drainage features, since these have already been largely altered by urban development and the Town has no sanitary sewer treatment facilities, but provides only local collection lines which have no effect upon the area's natural drainage features.

SOLID WASTE DISPOSAL

OBJECTIVE 4

The Town shall maximize utilization of its capital facilities, and work with the County's Solid Waste Authority to maximize utilization of its new resource recovery facility. The measurement of this objective is the extent to which the following policy is implemented.

POLICY 4.1

Prior to any development of the Pinewalk area and loss of use of the Pinewalk Transfer Station, the Town shall locate a mainland or on-island site for a replacement transfer station, increase the size of its packer fleet, or explore possible purchase or other alternatives for continued use of the transfer station with officials at Flagler Systems, Inc.

OBJECTIVE 5

Development orders and permits for new development or redevelopment shall be issued only if the Solid Waste Authority's disposal facilities, necessary to meet the Town's adopted level of service standards, are available concurrent with the impacts of the development.

POLICY 5.1

The Town's level of service for garbage collection and disposal shall be 2.55 pounds/person/day.

POLICY 5.2

Prior to the issuance of a development order or permit, the Town shall make and record a determination that the Town has adequate capacity to collect, and the County's Solid Waste Authority has adequate capacity to dispose of, garbage generated in the Town, at the average rate of 2.55 pounds per person per day; or, that the development order or permit is specifically conditioned on the availability of the necessary facilities and services, and that said facilities are authorized at the time the project is authorized.

OBJECTIVE 6

The Town will coordinate with the Palm Beach County Solid Waste Authority in its efforts to extend or increase the capacity of its solid waste disposal facilities to meet future needs. The measurement of this objective is whether or not the Town coordinates with the Water and Sewer Authority in its efforts, and the extent to which the following policy is implemented.

POLICY 6.1 [9J-5.011(2)(c)1]

A representative of the Town will meet with representatives of the Solid Waste Authority, upon request, to coordinate and assist in its efforts to establish priorities for replacement of, or corrections of deficiencies to, solid waste disposal facilities, as well as provision for future solid waste disposal needs.

OBJECTIVES AND POLICIES NOT INCLUDED

No objectives or policies are necessary with regard to correcting existing solid waste disposal facility deficiencies, since the information contained in the supporting documentation indicates there are no such deficiencies.

No objectives or policies pertaining to discouraging the proliferation of urban sprawl are necessary or applicable in the Town of Palm Beach, because it is virtually fully developed and the only areas for potential development are located on "in-fill" parcels.

No objectives or policies are necessary with regard to protecting the functions of natural groundwater recharge areas, since the only such areas are to the surficial aquifer, and these areas are developed with single-family homes. Further, no objectives or policies are necessary with regard to protecting natural drainage features, since these have already been largely altered by urban development, and the Town has no solid waste disposal facilities, but provides only local collection and transfer which have no effect upon the area's natural drainage features.

DRAINAGE

OBJECTIVE 7

The Town shall maximize its existing drainage facilities by correcting drainage problems in Town and explore methods of improving the quality of stormwater discharge. The measurement of this objective is the extent to which identified drainage problems are corrected, and the degree to which the following policies are implemented.

POLICY 7.1

The Town shall incorporate the funding of drainage improvements in its Capital Improvements Element with first priority to be given to actions that will eliminate identified problem areas or actions that will protect the natural functions of Lake Worth.

POLICY 7.2

The Town shall implement trunk lines and pump stations as set forth in the Town's adopted drainage improvement program.

POLICY 7.3

Following the implementation of Policy 7.2, the Town shall re-evaluate needs, priorities, and financing of future storm drainage improvements on residential side streets.

POLICY 7.4

The Town shall update its Long Range Public Works Plan (Storm Drainage Chapter) to:

- 7.4a Comply with the Environmental Protection Agency NPDES Program with respect to methods for instituting water quality analysis of the Town's stormwater discharge into Lake Worth.
- 7.4b Update watershed mapping;
- 7.4c Update existing storm drainage system mapping;
- 7.4d Determine “hot spots” where pollutant loadings and water quality problems are severe.
- 7.4e Implement NPDES Permit requirements.
- 7.4f Establish management goal(s) and timetable for improvements to meet problems identified in the Town’s NPDES Permit.
- 7.4g Analyze the feasibility of implementing techniques

POLICY 7.5

The town shall request, coordinate and follow through with the Florida Department of Transportation to improve drainage collection on State Roads, especially S.R. A.1.A., South County Road.

OBJECTIVE 8

Development orders and permits for new development or redevelopment shall be issued only if the proposed project meets the Town's adopted level of service standards, or if needed expansion of facilities is coordinated with future development.

POLICY 8.1

The Town shall establish the following level of service standards:

1. Flooding will not occur during a one-year storm for systems served by pumping stations, or during a three-year storm for systems with gravity outfalls; and, the minor flooding associated with a five-year storm shall be carried off within sixty minutes.

2. Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system, or the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater.

POLICY 8.2

Prior to the issuance of a development order or permit, the Town shall review drainage plans and calculations for all projects, and shall make and record a determination that:

For all commercial or residential development or redevelopment, where the proposed work falls into one of the following categories:

- 8.2a The proposed work exceeds 25% of the market value of the property;
- 8.2b The proposed work includes the construction of a new swimming pool;
- 8.2c The proposed work includes the redevelopment of more than 20% of landscaped open space, 20% of the impervious area of the site including buildings, patios, etc. or a combination thereof which exceeds 20%;
- 8.2d The proposed work includes new driveways or parking areas;
- 8.2e The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or
- 8.2f Other development as may be deemed appropriate by the Town Engineer.

POLICY 8.3

The town shall encourage the installation of upgraded storm drainage systems to meet current or new storm water standards on properties which are not otherwise being redeveloped.

OBJECTIVES AND POLICIES NOT INCLUDED

Other than dunes and coastal wetlands, no natural drainage features remain in the Town. Objectives and policies for protecting dunes and wetlands are included in the Coastal Zone Management/Conservation Element, specifically, dunes in Objective 5 and Policies 5.1 through 5.8, and wetlands in Objective 2 and Policy 2.7. Further policies relating to restoration of wetlands are described in Policies 2.1 and 2.3.

POTABLE WATER

OBJECTIVE 9

To reduce per capita potable water consumption to a level 20% below that identified as the LOS in the Town's 1989 Comprehensive Plan.

OBJECTIVE 10

Development orders and permits for new development or redevelopment shall be issued only if potable water capacity is available concurrent with the impacts of the development.

POLICY 10.1

The Town shall establish a potable water level of service standard in accordance with the Objective 9.

POLICY 10.2

Consultation with the Town's Public Works Department shall be required prior to the issuance of a building permit to ensure that adequate water supply is available to serve new development by the date of issuance of its certificate of occupancy.

OBJECTIVE 11

The Town shall, either on its own initiative or through support of, and participation in, a regional effort, undertake a water conservation program. The Town will also address the following water quality issues:

1. Clean water (smell and taste).
2. Water supply (as related to drought, in addition to conservation measures)

POLICY 11.1

The Town will establish and implement a program of public education to promote water conservation, preferably in conjunction with the City of West Palm Beach and the South Florida Water Management District, at the time of the initial plan amendment adoption hearing. A water conservation workshop, involving water use and irrigation specialists who will provide practical information on how to conserve water on a daily basis and how to efficiently operate irrigation systems, will be conducted by year-end 2010. Such a program may be co-produced with the South Florida Water Management District, the City of West Palm Beach, and/or other coastal communities with high per capita water consumption rates.

POLICY 11.2

The Town shall adopt and implement land development regulations to include a water conserving landscape design (xeriscaping) ordinance applicable to new development and redevelopment.

POLICY 11.3

The Town shall modify its land development regulations to require water saving devices in new construction, such as low volume shower heads and toilets, soil tensiometers, or similar control mechanisms, in all irrigation systems and water saving sink faucets.

POLICY 11.4

The Town shall implement any lawn watering restrictions enacted by the City of West Palm Beach or the South Florida Water Management District.

POLICY 11.5

The Town shall continue to implement and enforce Ord. 10-96 which imposes watering restrictions and requires new water sensing devices on new automatic irrigation systems.

OBJECTIVE 12

The Town will coordinate with the City of West Palm Beach in the City's efforts to extend, or increase, the capacity of its potable water facilities or meet future needs. Town shall also ensure that the water quality shall meet all federal, state, and county standards. The measurement of this objective is whether or not the Town coordinates with the City in its efforts, and the extent to which the following policy is implemented.

POLICY 12.1

A representative of the Town will meet with representatives of the City of West Palm Beach on an annual basis to coordinate and assist the City in its efforts to establish priorities for replacement of, or corrections of, deficiencies to potable water quality, facilities, as well as provision for future potable water needs.

POLICY 12.2

South Florida Water Management District adopted the Lower East Coast (LEC) Regional Water Supply Plan in February 2007. By August 15 2008, Town shall update this potable water sub-element to incorporate the alternative water supply projects selected by the Town to meet the supply needs. The Town will coordinate with its water supplier, i.e. the City of West Palm Beach in this regard.

POLICY 12.3

The Town, coordinating with SFWMD, created a 10-Year Water Supply Facility Work Plan in 2010 (incorporated and adopted herein by reference as Exhibit “A”) that takes into account the Lower East Coast (LEC) Regional Water Supply Plan. The Town shall send a letter to SFWMD with identified projects for future water supply needs of the Town. Projects must be selected from the LEC Regional Water Supply Plan or must have prior approval by SFWMD. The Town will coordinate with its water supplier, i.e. the City of West Palm Beach, in this regard. The Town shall address future updates by SFWMD within 18 months of adoption by SFWMD of a new LEC Regional Water Supply Plan, by revising the Town’s 10-Year Water Supply Facility Work Plan.

AQUIFER RECHARGE

GOAL

MAINTAIN AND IMPROVE THE NATURAL DRAINAGE FUNCTIONS AND QUALITY OF THE SURFICIAL AQUIFER

OBJECTIVE 13

The Town shall protect, maintain and improve the potential for high recharge, prime recharge and surficial recharge areas within its municipal limits, thereby protecting the remaining natural functions of natural groundwater recharge areas. The measurement of this objective is the degree to which the following policies are implemented.

POLICY 13.1

The Town shall amend its land development regulations to require that any new development, on lands identified in its Comprehensive Plan as overlying a groundwater recharge area, shall run its stormwater over grassy areas prior to discharge into the Town's system.

POLICY 13.2

The Town shall continue to prohibit industry and the storage of hazardous materials.

POLICY 13.3

In the event that the Town utilizes the surficial aquifer as a water source in the future, the Town shall develop, prior to such uses, additional policies which will protect the aquifer from degradation.

POLICY 13.4

Existing land uses in the aquifer recharge area will remain as indicated on the Future Land Use Map.

POLICY 13.5

The Town shall protect high recharge and prime recharge areas commensurate with their significance to natural systems or status as current or future sources of potable water.

OBJECTIVES AND POLICIES NOT INCLUDED

No objectives or policies pertaining to discouraging the proliferation of urban sprawl are necessary or applicable in the Town of Palm Beach, because it is virtually fully developed and the only areas for potential development are located on "in-fill" parcels.

COASTAL MANAGEMENT/CONSERVATION ELEMENT

INTRODUCTION

The Town of Palm Beach lies entirely within the coastal zone. Consequently, this Element incorporates the Coastal Management and Conservation Elements into one comprehensive inventory, and analysis of the Town's coastal and natural resources.

The purposes of this Element are to plan for and, where appropriate, restrict development activities where such activities would damage or destroy coastal resources; to protect human life; to limit public expenditures in areas subject to destruction by natural disaster; and to promote the conservation, use, and protection of natural resources.

This Element of the Plan has been developed based upon:

1. Analysis of existing land uses in the coastal area as of January, 2006; conflicts among shoreline uses; need for water-dependent and water-related uses; areas in need of redevelopment; and, the economic base of the coastal area;
2. Analysis of the effect of future land uses on natural resources;
3. Analysis of the impacts of development on historic resources and sites;
4. Analysis of estuarine pollution conditions;
5. Analysis of natural disaster planning concerns;
6. Analysis of beach and dune conditions;
7. Analysis of public access facilities;
8. Analysis of existing infrastructure;
9. Analysis of pertinent natural resources in the community;
10. Analysis of existing commercial, recreational, and conservation uses of these natural resources; potential for their conservation, use, or protection; and, known pollution problems;
11. Analysis of current and projected water needs and sources.

EXECUTIVE SUMMARY

While all of the areas required by F.S. 163 and rule 9J-5 were inventoried and analyzed, the highly urban landscape of Palm Beach limits concern to but a few specific issues and problems. These are chiefly associated with water quality, land and water use conflicts, and natural resource protection. The resolution of these problems depends upon the development of a soundly based system of resource management.

HAZARDOUS WASTES

The Town will continue to protect its soils and groundwater through existing prohibitions on industry, standard operating procedures, and intergovernmental coordination with appropriate agencies.

DRAINAGE

The natural drainage patterns of the Town have been altered by urban development. Stormwater is either held in retention areas or routed to Lake Worth. In 1986, all new construction and major renovations have been required to retain the first inch of rainfall per the Town's code in conformance with requirements of the South Florida Water Management District. However, this requirement was increased to two inches in 1992. More detailed inventory and analysis of drainage and related infrastructure are contained in the Infrastructure Element.

FLOODPLAINS

The Town of Palm Beach can experience flooding from Lake Worth, the Atlantic Ocean, or from surface accumulation of rainwater. Map V-2, in the companion volume Supporting Documentation, shows areas in the Town which are subject to flooding during a "one hundred-year storm", as identified on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA). Land along the Atlantic is also subject to tidal surge and wave velocity in the event of a major storm, although no structures lie within the velocity zone. Nearly all of the flood prone area is already developed.

GROUNDWATER

The Town promotes recharge through its stormwater retention requirements, and through minimum landscaped area requirements, which ensure pervious areas for water percolation into the aquifer. In addition, there are few septic tanks in the Town, no existing or known potential problems with hazardous waste contamination, and no known sources of potential aquifer contamination or depletion. In the event that the Town chooses to use the surficial aquifer more extensively, measures should be taken to protect the aquifer from salt water intrusion.

POTABLE WATER

Potable water resources, needs, and conservation methods are explored in the Potable Water sub-element of the Infrastructure Element. Specifically, water sources are discussed under the heading "Facilities, Treatment, and Capacity"; needs and water quantity under "Present and Future Needs"; water quality under "Potable Water Quality"; and, conservation under "Water Conservation."

NATURAL RESOURCES

Vegetation and Wildlife

A variety of mammals, reptiles, birds, aquatic species, and other animals live in and around Palm Beach. These are generally attracted to specific vegetational and aquatic communities. The Atlantic Ocean and its associated beaches, dunes and nearshore reef outcrops support a variety of animal life and marine species. Chart V-1 summarizes and describes the various ecological communities in terms of their vegetation, wildlife and ecological needs.

Most native wildlife in Palm Beach is centered around remaining natural communities. However, there are also a variety of species which have adapted to the urban environment. Among these are the red fox, possum, raccoon, squirrel, rat, mouse, songbirds (including a flock of wild parrots), and shore birds. The Town is a dedicated Bird Sanctuary.

A patchy series of nearshore and offshore reefs or rock outcrops lies parallel to the Town's Atlantic coastline. Offshore areas are subject to variability. Some nearshore areas can have a very limited diversity or density of species due to naturally high sedimentation rates and low rock relief. Others may support relatively rich populations of plant and animal life. As a rule, diversity and abundance of species increase with greater water depth and distance from the shore. However, site specific studies need to be conducted to determine the ecological value of any given offshore environment.

The Lake Worth Lagoon supports a rich variety of wildlife. The spoil islands in the Lagoon serve as bird rookeries for ibis, reddish and snowy egrets, anhingas, great blue herons, night herons, and tricolor herons, many of which are listed as threatened or endangered species by State or Federal agencies. Fisherman's Island, Hunter's Island, John's Island, and Bingham Island are leased by the Audubon Society specifically as rookeries and bird sanctuaries. Native wetland areas along the shore of the Lake Worth Lagoon serve as roosting areas for these birds, and also provide food and shelter for a variety of small mammals.

Although the Florida Department of Environmental Protection (FDEP) has prohibited shell-fishing in the Lake due to its poor water quality, shellfish beds are located on tidal flats and around the periphery of spoil islands. One species of oysters live on the prop roots of red mangroves. A unique sub-specie of clam, native to the area, lives in the sand of the Lagoon.

Air and Other Physical Conditions

The Town of Palm Beach has very good air quality. There are no point sources of pollution within the Town, and mobile pollution sources, such as automobiles, do not constitute a known problem. Air quality is enhanced by the Town's location on the coast, where it benefits from regular sea breezes. Air quality is also improved by the profuse vegetation in the Town, which naturally purifies the air.

The Town should continue to maintain its good air quality by preventing industries from operation in the Town; discouraging increased commercialism; and, maintaining and encouraging rich vegetation on both public and private properties.

The Florida Mining Atlas identifies two potentially valuable mineral resources in Palm Beach: coquina and sand. However, the exclusive residential nature of the Town and subsequent high real estate values preclude any mining of these resources, either presently or in the future.

The Town addresses wind-borne soil erosion due to demolition or construction through its Fugitive Dust and Blowing Sand Ordinance, which requires exposed soils and fill to be stabilized with webbing. In addition, the Town requires unvegetated vacant areas to be sodded.

SUMMARY OF ECOLOGICAL COMMUNITIES

COMMUNITY	ATLANTIC OCEAN	ATLANTIC BEACH & DUNES	BARRIER ISLAND INTERIOR	LAGOONAL WATER'S EDGE	LAGOON	MANGROVE ISLAND
DESCRIPTION	Zone begins 3 miles east of the MHW line & extends west through the breaking surf to the MHW lines.	Area extends from the MHW line of the beach to the trough behind the dune zone.	West of dunes to the edge of the Lake Worth Lagoon.	Wetland Bordering Lake Worth Lagoon	Lake Worth	Various natural and spoil islands in Lake Worth
SOILS	Submerged, unconsolidated sand; coquina outcroppings from reefs.	Well drained sane and shells.	Moderately drained sand, and urban fill.	Well drained sand and shells overlying organic layer of poorly drained peat.	Submerged, unconsolidated sand	Composition ranges from mixed sand and shells to organic materials
VEGETATION	Plankton, sarragussum, seaweed, red and brown algae.	Salt tolerant dune grasses, herbaceous plants, vines, shrubs, and stunted trees.	Live oak, slash pine, cabbage palm, saw palmetto; invasion by Australian pine, Brazilian pepper.	Black, red & white mangroves, salt marsh grass; invasion of Brazilian pepper & Australian pine.	Sea grass beds	Red and black mangroves, Australian pine and Brazilian pepper on upland spoil areas; some hardwoods on native island uplands
LISTED SPECIES	Brown pelican. Sea turtles (see Beach and Dunes). Sea Gulls.	Atlantic loggerhead turtle Atlantic green turtle Leatherback turtle Atlantic hawksbill turtle Atlantic Kipp Ridley turtle Sea lavender Prickly pear Roseate tern Least tern Osprey Sea Oats Sea Grape		Roseate tern Least tern Atlantic saltmarsh snake Snowy egret, reddish egret Southern Kestrel Southern bald eagle Great Blue heron, Little Blue heron, other herons Other shorebirds Anhingas Cormorant Osprey	West Indian Manatee	Roseate tern Least tern Atlantic saltmarsh snake Snowy egret Southern Kestrel Southern bald eagle Great Blue and other herons Limpkin White ibis Osprey
NATURAL FUNCTION	-Marine habitat -Moderation of climate	-Wind & wave protection for island -Shoreline maintenance -Interface between marine & terrestrial wildlife -Shallow aquifer recharge (dunes)	-Wildlife habitat -Shallow aquifer recharge in elevated areas -Vegetation purifies air	-Shoreline stability -Maintenance of water quality -Wildlife habitat -Detrital source -Important nursery area for marine wildlife	-Feeding area for manatees -Source of detrital food web -Vital nursery habitat for larval & juvenile stages of marine life -Maintenance water quality	-Habitat, rookeries for birds -Maintenance of water quality -Maintenance of marine life -Detrital source
ELEMENTS ESSENTIAL TO NATURAL FUNCTION	-Good water quality	-Natural beach profile -Uninterrupted littoral drift -Natural dune form -Hardy vegetation -Good water quality	-Vegetation -Good water quality	-Healthy and profuse vegetation -Good water quality	-Good water quality -Natural circulation -Undisturbed bottom	-Healthy vegetation -Good water quality -Minimal disturbance by man
POST DEVELOPMENT CHARACTER	-Water pollution (oil residue & garbage)	-Intense development of primary dune area -Removal of foredune & replacement with bulkhead -Breaches of dune due to Pedestrian and vehicular activity	-Most of area heavily urbanized. Native vegetation replaced with exotic landscaping	-Most of wetland edge filled and elevated for residential development and cleared of natural vegetation -Shoreline hardened -Invasion of exotic vegetation	-Some areas dredged for boat channels -Seagrass loss due to poor water quality, dredge and fill -Habitat loss for marine organisms	-Invasion of exotic vegetation -Litter -Disturbance by boaters, trespassers

Prepared by Adley, Brisson, Engman, Inc. 10/96

Beach and Dune Conditions

Beach erosion has been a continuing problem for the Town since 1924 when the Lake Worth Inlet was deepened and stabilized with jetties on either side. Sand immediately began to build up in the north jetty as the southerly littoral drift was interrupted. The beaches on the north side of the Inlet began to experience accretion, while those to the south, where the Town is located, suffered from erosion. Sand starvation caused by the Inlet has combined with other factors, such as the rising sea level and numerous storm events, resulting in a dramatic and continuing loss of beach. Through the years the Town has responded to beach erosion with shore protection structures, artificial beach nourishment, and a sand bypass program at the Inlet.

The Town has carefully controlled beach protection through a beach management plan, passed in 1935, which designates the locations, dimensions, and lengths of bulkheads and groins within the municipal limits of the Town. Since 1935, protective structures have generally been placed in accordance with this Plan.

Recognizing the importance of managing its beach resources, the Town commissioned Cubit Engineering to prepare its Comprehensive Coastal Management Plan. This report, dated August, 1986, contained the following major objectives. The Town's progress towards meeting the objectives is shown in italics beneath each.

- Replace the sand bypass plant at Lake Worth Inlet.

The Sand Transfer Plant ceased operation in May, 1990. The County, who operated the plant under an interlocal agreement, reported that its condition was beyond normal maintenance repair. The Town has funded the restoration of the Sand Transfer Plant which should provide enhanced transfer capability. Two new discharge pipes under the inlet, a new pump, motor and electrical system were installed in November, 1995.

The Town began a study of the Lake Worth inlet through the initiation of the Lake Worth Inlet Management Plan. The Plan, with 75% State funding, will explore the optimal way to move sand past the Lake Worth Inlet. The Plan has already recommended replacement of the transfer station with upgraded bypass capabilities. It is anticipated that the Plan will be completed in the near future. Upon completion, the Town will implement it with the assistance of the U.S. Corps of Engineers and Florida Department of Environmental Protection.

- Require all sand bypass plant discharge and beach quality maintenance dredge spoil to be placed south of Onondaga Avenue so that it will be of greatest benefit.

The preliminary Management Plan recommends extension of the pipe with multiple discharge points.

- Renourish the Mid-Town Public Beach to enhance that area and provide down-

coast property protection.

The Town's Mid-Town Beach Restoration project, with the construction of groins to stabilize the beach, began in October, 1995, and was completed in March, 1996. Following the project, a dune vegetation project was initiated for approximately 4,000 feet of the project. The Mid-Town Beach was renourished in 2003 and 2006 following hurricanes Frances and Jeanne.

- Endorse the Department of Transportation revetment at Widener's Curve to Sloan's Curve.

The revetment is in place.

- Maintain seawalls to ensure that storm protection to upland property and infrastructure is provided.

Seawalls are maintained on an "as needed" basis.

- Enhance the dune areas with vegetation and sand fence techniques between Sloan's Curve and Kreuzler Park.

The Phipps Ocean Park Beach Restoration was undertaken and completed in 2006 between Phipps Park and the Ambassador Hotel. A dune vegetation restoration project was also completed there in 2007.

- Monitor the Town's beach to develop a better data base of information concerning beach characteristics so that future planning decisions can be made."

The Town performs a yearly shoreline survey to design and monitor beach restoration and renourishment activities.

The CCMP includes a detailed schedule and budget. The Town has implemented most of its objectives.

The Town Council appointed a Shore Protection Board on July 11, 1995, to investigate and evaluate the Town's beaches and develop a plan to address the erosion of this piece of the Town's infrastructure. The Board met regularly for over three years. After investigating the broadest array of beach management options, the Board oversaw the production of the Comprehensive Coastal Management Plan - Update (CCMP), dated September 1997. Thereafter the Board oversaw a separate Peer Review of the CCMP. The Peer Review emphasized that uncertainty exists in the science of managing our coastal resources, and therefore recommended that the

CCMP be implemented in phases, thereby allowing for flexibility and adjustments through a process called “adaptive management”. This process involves incorporating specific, measurable goals in each beach nourishment project and learning from the observed successes and failures, or outcomes of those projects when compared against the projects original expectations. Summarizing the process below:

- (1) Monitoring the implementation of each project in a manner meant to reveal any critical knowledge that was lacking in the project’s original design,
- (2) Analyzing the outcome of each project against its original objectives, and
- (3) Incorporating these results into future decisions regarding the projects included in the adopted CCMP by means of appropriate mid-course corrections.

In January of 1999, the Shore Protection Board issued its final report, making a number of recommendations to the Mayor and Town Council, including the implementation of the CCMP through adaptive management.

The Town Council reviewed the CCMP, and held three public meetings throughout the Town to receive input into the decision-making process. The CCMP was further discussed at Town Council meetings over a number of months where public debate continued. Some citizens raised concerns about the environmental damage that might be caused by the projects, the method of apportioning the costs of the projects (having them spread among all property owners in the Town in contrast to just beachfront property owners), and the potential effects of creating the Erosion Control line on the privacy and property rights of the Town’s residents. The Town Council adopted a scaled-back Coastal Management Plan on December 1, 1999. That action and the Town Council’s subsequent actions on these projects substantially outweigh the potential negative impacts. The prevailing opinion expressed by the residents at the Community Forums in November 2001 strongly supported this determination.

The purpose of Chapter 163, as stated in Section 163.3161, is to encourage “the most appropriate use of land, water and resources.” Hence, the Town’s Comprehensive Plan should identify submerged lands and waters within the Town limits with an appropriate land use category or categories. While the Town’s Comprehensive Plan and Zoning Code provide guidance as to the status of submerged lands located within the Town limits, but lying west of the shoreline of Lake Worth, neither the Future Land Use Map nor the Zoning Map clearly reflect this status.

Impacts of the Issue

The impact of shoreline protection and the protection of submerged lands is paramount to the continued quality of life, and perhaps even the survival of Palm Beach. This topic has broad

implications from social, economic, and environmental points of view. The issue is not new to Palm Beach since the Town has been dealing with beach nourishment and environmental protection issues for years. The recreational opportunities afforded by the Town's beaches and natural areas constitute the economic foundation for the living environment. It is anticipated that the issues outlined in this section will receive the highest level of priority from the Town Council.

Because submerged lands and waters beyond the physical shoreline of the Town are not clearly delineated on the Future Land Use Map, and have not been given a clear land use designation, the Town has had to rely upon interpretations of a number of documents to determine the extent to which development may or may not be undertaken on such properties. This can cause uncertainty and challenges to the Town's efforts to protect such lands within the Town's limits from urban development.

Unanticipated Changes in Circumstances

Although this high priority issue is ongoing, many unanticipated changes in circumstances routinely evolve throughout the implementation process. Funding, availability of federal, state and other revenue sources as well as multi-jurisdictional regulatory review processes affect the timing, scale and scope of these types of projects.

In 2003, the Town staff was approached regarding a proposal to develop submerged lands located west of A-1-A and east of the bulkhead line in Lake Worth, as it was depicted on certain Town maps but not on the Future Land Use Map. Staff notified the owner that development of submerged lands was not permitted. The property owner subsequently sued the Town. While the suit was not successful, the substance of the dispute was not entirely resolved.

Resulting Problems or Opportunities

Both Section 253.12 of the State Statutes and Policy 5.6 in the Town's Coastal Management/Conservation Element identify the bulkhead line in Lake Worth as the mean high water line (MHWL). However, the Town believes that in order to prevent future attempts at development of submerged lands in Lake Worth, lands west of the mean high water line should be designated Conservation in the Future Land Use Element. The Department of Community Affairs has also suggested that submerged lands west of the MHWL should be identified in the Comprehensive Plan, but should be assigned no density.

During review of this issue, it was also noted that the Town allows docks as accessory structures in all residential zoning districts in the Town. Of necessity docks must extend beyond the mean high water line, and provision for such types of uses should be included in the Conservation land use category.

Dunes are created when onshore winds move sand inland from the beach, forming mounds of

sand which are trapped and stabilized by specially adapted grasses and herbaceous vines.

Dunes are easily disturbed by pedestrian and vehicular traffic, which destroy the delicate vegetative fabric holding the sand in place. Small disturbances often develop into large barren areas, or "blowouts", which can be self-perpetuating, ultimately resulting in gaps in the dunes which diminish landward property protection. Many of the dunes in Palm Beach have been built upon, landscaped as part of residential yards, or used as a roadbed. With a seawall fronting the dune, and its other surfaces covered by man-made improvements, the dune has often been transformed from a natural and dynamic element of the shoreline ecology to an essentially stable, topographic feature.

In some areas of the Town, construction has been limited to the top of the foredune, leaving the seaward slope of the dune principally unaltered. Because these dunes cannot migrate away from the eroding beach, they often experience severe erosion. Examples are scattered throughout the Town, but are most evident south of the Lake Worth Municipal Park. These 20' high dunes are experiencing erosion along nearly the entire stretch of beach. As erosion increases, dunes backed by a shore protection structure are likely to begin experiencing erosion as well.

Phipps Ocean Park has a healthy foredune slope, but is similarly stabilized on and behind the ridge by old State Road A1A, and picnic and parking areas. This dune is mainly vegetated by seaoats, with seagrapes growing on the upper part. Seedlings and pines are removed by the Town's Public Works Department before they damage the native dune vegetation.

Several dynamic dune systems remain. The Town-owned Par Three Golf Course fronts an undulating series of 15' to 20' dunes mainly vegetated by seaoats with scattered growths of low-lying herbaceous plants. The northern part of the Town, near the Lake Worth Inlet jetties, has a very low series of moderately vegetated dunes. This area receives the benefits of the Inlet sand transfer plant, and thus has a wide, gently sloping beach.

Dunes are protected by Town Ordinance, which prohibits disturbance of dunes or dune vegetation without a special permit from the Town. The ordinance includes strict vegetation planting and trimming controls, and includes a dune maintenance program.

Utilization of Natural Resources

The natural environment in the Town of Palm Beach is almost exclusively used for recreation and aesthetic enjoyment. No commercial fishing industries operate from Palm Beach. The Town is a dedicated bird sanctuary.

The majority of the Town's natural resources are concentrated along shoreline areas. The beaches are the focus of swimming, walking, snorkeling and surfing activities. Vistas to the

Ocean and Lake Worth Lagoon are a valued accommodation. Lake Worth Lagoon is also used to moor boats and to obtain access to the Intracoastal Waterway.

Much of the Town's unique beauty arises from the prolific, lush vegetation growing around homes and along roads. This vegetation also improves air quality, reduces noise, and moderates the climate. Native species receive additional benefits, such as habitat for endangered wildlife, shoreline stabilization, and protection for coastal areas. Estuarine shoreline vegetation, such as mangroves and salt marsh, can also improve water quality.

The Town protects its unique vegetative environment with an ordinance requiring Town Council approval for trimming and removal of designated historic trees; another ordinance that prevents removal, and strictly controls trimming of mangroves; and, a general policy that discourages the removal of trees unprotected by these ordinances. The Town could achieve greater control with a Landscaping Ordinance specifying tree removal and landscaping standards, prohibiting planting of pestilent exotics, and outlining ways in which ecologically beneficial communities could be created as part of revegetation projects.

The elimination of pestilent exotics is a major environmental concern. Gradual removal would prevent shock to surrounding native vegetation. Dead vegetation decomposes, becoming part of the natural system. This is an excellent, inexpensive method for isolated areas, such as spoil islands, where the cost and labor of removing exotic vegetation is prohibitive. Herbicide should be applied by professionals under advisement of a qualified biologist, and should not be applied during nesting season, as the birds are easily frightened by human disturbances. The Town requires removal of Brazilian Pepper and Australian Pine during site development.

EXISTING LAND USE AND RELATED LAND USE ISSUES

The Town Beach lies entirely within the coastal zone and is an urban, built-up area approaching saturation. Land uses are primarily in the form of residential, commercial, public, private group use, and conservation uses. There are no agricultural or industrial uses in the Town. More detailed discussion of land use patterns is provided in the Land Use Element.

Water-dependent and water-related uses in the Town are identified and described on the map and table provided in the supporting documentation to the Plan.

There are approximately 200 boats docked in Palm Beach during the height of the season. Three municipal docks have 77 slips, and the Sailfish Club has 70 slips. The remainder are scattered along the shoreline at private docks.

Of the Town's twelve miles of shoreline, approximately 4,760 linear feet, or approximately 8%, is accessible for public bathing and recreational purposes. Of this, about 4,245 linear feet is in

Town ownership, 515 linear feet is owned by the County. The City of Lake Worth's "Casino Complex" includes an additional 1,300 linear feet of public beach which is actually located between Kreuzler Park and the southernmost 1.2 miles of the Town. There are also several street ends that provide public access to the beach in the northern part of Town.

FUTURE LAND USE AND DEVELOPMENT IMPACTS

Little or no affect is expected upon estuarine conditions as a result of development or redevelopment. The Town is over 97% developed, and future development is limited by the scarcity of vacant land. Redevelopment is possible in certain areas where, consistent with the Town's zoning regulations, estates can be subdivided into smaller parcels.

While the Town generally considers any loss of remaining areas of estate character or increase in density to be undesirable, it is possible that new development or redevelopment could improve water quality, due to the requirement that such developments provide for on-site retention of the first two inches of rainfall.

The majority of remaining native shoreline vegetation is located on narrow undevelopable strips along State Road A1A, or on spoil islands in the Lagoon. Mangroves are protected by a Town ordinance, and by State and County regulations. The Army Corps of Engineers and the State Department of Environmental Protection also have authority if dredge and fill activity is involved.

REMEDIES FOR EXISTING POLLUTION

Stormwater discharge is a major water quality problem for the Town. Drainage improvements have focused on eliminating flood-prone pockets on the Island rather than on improving water requirements. New developments must retain the first two inches of rainfall to prevent any further degradation of water quality from this source. It is more difficult, however, to remedy existing sources of stormwater runoff since the high water table would require large surface areas for retention. Given the fact that the Town is virtually fully developed, there is little or no opportunity to create new upland retention areas which would allow infiltration and settling prior to discharge into the Lake. Exfiltration drainage systems, which operate underground, are also limited by the high water table.

The Town recognizes the importance of improved water quality in Lake Worth, but also realizes that any major retrofitting of the system will require study and time. Most of the update of the Storm Drainage Chapter of the Town's Long Range Public Works Plan, as proposed in the Drainage sub-element of the Town's 1990 Infrastructure Element, will be provided through the Town's NPDES permitting process. The Town's permit will require a number of preventative methods and techniques, structural controls, and public education to improve the quality of stormwater runoff from upland properties. Many of the regional program elements are

currently being implemented by the Town.

Water quality can be improved by revegetating shorelines, as described earlier in this Element. Shoreline vegetation would supply nutrient absorption and moderate sediment stabilization. In addition, using County funds to place rip-rap along bulkhead shores would reduce wave energies, and encourage new mangroves and seagrasses in those areas shallow enough to promote such growth. The Town and the County have entered into an Inter Local Agreement to provide environmental enhancement to Town owned properties along the Lake Worth Lagoon. Projects are to include capping mud sediments, placement of hard structures to encourage oyster growth and planting grasses and mangroves.

INFRASTRUCTURE AND NATURAL DISASTER PLANNING

Since the Town is located entirely within the coastal zone, inventory and analyses of existing and needed public infrastructure are covered in detail in other Elements of this Plan.

All of Palm Beach is within the hurricane vulnerability zone; therefore, there are no suitable evacuation shelters within the Town. Consequently, Town residents must rely upon public or private shelters located in inland areas of the County. The Town's Storm Emergency Response Plan, revised annually, identifies the West Palm Beach Auditorium as the primary shelter for those requiring special medical attention. It has a capacity of 4,000 evacuees at a standard of 40 square feet per person.

Two mainland shelter locations, with an aggregate capacity to handle up to 4,350 evacuees, have been designated in the Region's Plan for residents of Evacuation Zones 7 through 10 which include Palm Beach. The Lower Southeast Florida Hurricane Evacuation Study, prepared in 1983, indicated no shelter capacity problem for the eastern portions of Palm Beach County.

There are four bridges leading to the mainland to serve residents of the Town: the Flagler Memorial, Royal Park, Southern Boulevard, and Robert A. Harris Memorial (Lake Worth Road) Bridges. All residents are expected to evacuate the Island via the nearest bridge unless its approaches are flooded due to heavy rains or high tides.

The Region's hurricane evacuation study did not identify any roadway points along the evacuation routes to be used by evacuees from the Town of Palm Beach that are expected to be inundated by storm surges prior to arrival of the hurricane. However, the Town's Storm Emergency Response Plan recognizes that the approaches to any of the bridges may become inundated due to heavy rains, especially those at the Robert A. Harris Memorial and Royal Park Bridges, and urges residents to stay tuned to local radio and television stations for information pertaining to the conditions affecting their primary evacuation routes.

The 1983 Lower Southeast Florida Hurricane Evacuation Study indicated the evacuation in Palm

Beach County would have to be initiated between 12 and 16 hours before landfall of a low intensity ("A") storm, and as much as 13.5 to 17.5 hours before landfall of a high intensity ("B") storm. The Town's Storm Emergency Response Plan outlines, in detail, the actions the Town will take in concert with other involved local, State, and national agencies.

The definition for the Coastal High Hazard Area (CHHA) has been revised since the Town's last Evaluation and Appraisal Report (EAR), which was done in 1997. The CHHA is now defined as "[t]he 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." This area is a narrow area along the coast of the island, and is delineated in the future land use map series. Future infrastructure and public and private development within the CHHA will be restricted except when doing so is not feasible. The Town is legally limited in its ability to restrict development of private properties located in the CHHA. However, the Town has long recognized the wisdom of limiting development densities and discouraging inordinate growth. The Town will continue to do so through the implementation of this Comprehensive Plan which has as one of its basic tenets the effort to lower the patterns of density wherever legally and practically possible.

The area seaward of the Coastal Construction Control Line (CCCL) is the area of most significant exposure to natural disasters. Additional information regarding the Coastal High Hazard Area is provided in the companion "Supporting Document" volume of the Comprehensive Plan.

The development history of Palm Beach is punctuated by the occurrence of two types of severe storms: hurricanes and northeasters. Although the entire Town is located within the CHHA, the Town recognizes that rebuilding of privately owned structures which are located outside of the areas of major exposure to natural disasters must be permitted. Areas located seaward of the CCCL are those with greatest exposure to natural disasters. Therefore, following damage from a major storm, local government has a number of alternatives:

- The first is to decide the level of damage beyond which the Town will consider alternatives to reconstruction of the structure to its pre-storm state. The threshold most commonly used is 50% of the value of the structure. This is also the standard used in the National Flood Insurance Program.
- An alternative is to require reconstruction landward of the CCCL only if there is sufficient land to accommodate reconstruction in this area, or to allow reconstruction seaward of the CCCL if Florida Department of Environmental Protection (FDEP) standards are met.

In addition, it would be beneficial to require that all post-disaster redevelopment of properties, damaged greater than 50% of their pre-storm value, provide for on-site

drainage retention.

Lessons learned from recent hurricanes

Since the early 1990's the Town has had a detailed and well organized storm Emergency Response Plan. Through continuous updating of this plan and related training, the Town staff has always been well prepared to address the inevitable hurricane which will someday directly damage property and threaten the lives of Town residents. The Town Comprehensive Emergency Management Plan was modified two years ago to expand the excellent level of storm preparedness to a similarly detailed state of readiness for other types of emergency situations (such as plane crash, civil disturbance, or act of terrorism). The Town also constructed an Emergency Operations Center (EOC), hardened to withstand a substantial hurricane, in the new Central Fire-Rescue Station. The Town plans to continue its long standing practice of communicating and coordinating with other area governments on emergency preparedness, since intergovernmental coordination is essential to achieving successful responses to, and recovery from major disasters, which generally affect more than just one community.

Impacts of the Issue

The Town's responsibilities are focused upon public facilities and public safety issues. The Town provides public education about the need to prepare for disasters, and about the resources available to residents during the recovery period. This need is especially acute regarding storm preparedness and recovery, since a severe storm is the type of emergency which is most likely to cause the greatest amount of personal distress to the greatest number of Town residents. Proper preparation and response to disasters, both natural and man-made, are critical to preserving lives, limiting the extent of property damage, and returning Town operations and the lives of its residents to normalcy in as short a period of time and with as limited disruption as possible.

Unanticipated Changes in Circumstances

A number of hurricanes such as Francis, Jeanne and Wilma struck the Town and caused considerable damage and various other associated problems. Francis, the first of the three hurricanes, caused more damage than the other two hurricanes.

Resulting Problems or Opportunities

1. While none of the hurricanes were strong Category 3 storms, Frances in particular, showed how important tree trimming is to prevent loss of power and other utilities. It was found that tree limbs hitting power lines were the primary cause of downed utility lines. The subsequent loss of utility service, particularly electricity, was the biggest complaint among Town residents. One method of eliminating this problem is to locate utility lines underground. This solution is discussed in detail in the Infrastructure Element.

The placement of trees in close proximity to power lines is a safety issue. Florida Power and Light has suggested the "right tree, right place" concept when new homes are being

constructed. The intent is to ensure new trees are located in a manner such that as the trees grow and mature they will not require trimming to avoid power lines. According Florida Power and Light:

“Small, immature trees planted today can grow into problem trees in the future. Selecting the right tree and planting it in the right place around power lines can eliminate potential safety hazards and improve the reliability of your electric service. In addition, your tree can achieve the proper height and form desired. Use the information below as a guide when planning your landscape design.

The following non-native problem trees can cause conflicts when planted adjacent to or under overhead power lines. These trees may be prohibited in some municipalities. Any tall-growing tree that could ultimately reach the power lines could cause a problem.

Australian pine · Brazilian pepper · Schefflera · Melaleuca · Tree bamboo · Ficus · Chinese tallow · Camphor”

2. The Town has implemented a number of communication mechanisms, such as the Town website, a 1-800 line and a local hotline manned by Town representatives. However, improvement is still needed, especially in the areas of automatic notification and warnings. Some residents have expressed concern over not being notified in a timely manner as to when, and under what circumstances they may return to the island after a hurricane.
3. The Town has always had a plan to notify contractors/builders to secure their construction site in advance of an impending storm to reduce the opportunity for damage resulting from flying construction debris. However, there is some doubt as to whether or not all contractors/builders know how to adequately secure their construction sites.
4. There is concern that, since the recent storms have been only of moderate strength, an increasing number of residents may be willing to stay on the island rather than evacuating in advance of a hurricane.

Needed Actions to Address the Issue

- Consider adding a new sub-item 1.1h under Policy 1.1 in the Future Land Use Element to include the “right tree – right place”.
- Consider implementing a “reverse 911” type system. Such a system allows residents to automatically receive notifications and information from the Town on their home phone. In addition, a resident may register to receive such notifications on their cell phone.

- Consider working with contractors/builders to develop a list of simple things to do at construction sites during the hurricane season to ensure that they can be adequately secured prior to the arrival of a storm. This could include guidelines for the placement and storage of construction materials during the hurricane season.
- Expand the Town's education and notification process to emphasize the unpredictability of the power of an approaching storm and the need to evacuate early upon an evacuation warning.

Emergency Management Actions were specifically identified in the Town's Strategic Plan, as follows:

- **Comprehensive Emergency Management Plan:** Complete, review, update, and strengthen the Town's Emergency Management Plan.
Timeframe: Ongoing - Update Annually
- **Coordination:** Provide for optimal coordination with County, State and Federal emergency management agencies.
Timeframe: Ongoing
- **Public Education:** Increase outreach to residents regarding how each can individually be better prepared for and effectively recover from a severe storm or other disaster.
Timeframe: Ongoing
- **Human resources:** Plan to utilize contractual services, temporary employees, and volunteers, as needed, to ensure a sufficient work force to accomplish post-disaster damage assessment, communication and relief services.
Timeframe: Ongoing
- **Building Code:** Identify opportunities to strengthen the local building code to reduce risks of property damage.
Timeframe: Ongoing
- **Financial Preparedness:** Be prepared to establish an emergency line of credit to draw upon during recovery from a natural or man-made disaster, if the Town's ample reserves are exhausted by an extreme disaster.
Timeframe: Ongoing

GOALS, OBJECTIVES AND POLICIES

GOAL

PRESERVE, PROTECT AND ENHANCE THE NATURAL AND HISTORIC RESOURCES OF THE TOWN, AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS, WHILE ENSURING MAXIMUM ENJOYMENT AND MINIMUM EXPOSURE OF HUMAN LIFE IN THE COASTAL ZONE.

OBJECTIVE 1

The Town shall protect the quality of its air from degradation. The measurement of this objective is the extent to which air quality is protected, and the degree to which the following policies are implemented.

POLICY 1.1

Continue to prohibit industry within the Town through existing restraints in the Zoning Code.

POLICY 1.2

Continue to prohibit commercial development from spreading beyond commercial areas as designated in the Zoning Code.

POLICY 1.3

Maintain lush vegetated strips, along roadways and in high density areas, through enforcement of the Historic and Specimen Tree Ordinance, and the landscaping ordinance proposed in this Plan, and through Town initiated landscaping projects.

POLICY 1.4

The Town will annually review the Palm Beach County Air Quality Report. Should this report cite the Town for air quality degradation, the Town shall develop methods for addressing the problems within one year of the report date. Implementation of proposed methods will ensue within an additional year.

OBJECTIVE 2

The Town shall protect native vegetational communities and their associated wildlife. The measurement of this objective is the extent to which native vegetation is protected and restored, and the degree to which the following policies are implemented.

POLICY 2.1

Modify the Town's Landscape Ordinance to:

- 2.1a Incorporate standards for tree removal, landscaping aesthetics, and minimum native vegetation requirements;
- 2.1b Prohibit planting of pestilent exotics; and require removal of pestilent exotic species from sites of new construction or development.
- 2.1c Prohibit removal of vegetation species listed as endangered or threatened by State or Federal agencies on publicly-owned property and new private development.
- 2.1d Allow very limited trimming of shoreline vegetation for visual access, upon the approval of the Town and any other government agencies having jurisdiction.

POLICY 2.2

The Town will continue to serve as coordinator between DERM and private concerns in support of efforts to revegetate, and remove exotic vegetation from, the Lake Worth shoreline.

POLICY 2.3

The Town will continue to use native or drought resistant vegetation in all public landscaping projects.

POLICY 2.4

The Town shall change its land redevelopment regulations to stipulate that no development or construction which destroys wetland vegetation, including seagrass beds, shall be permitted in the Town unless the loss is 100% mitigated, and unless the applicant has received the approval of any other governmental agency having jurisdiction.

OBJECTIVE 3

Protect and preserve wildlife and its habitats, especially those species listed by State and Federal agencies as threatened or endangered. The measurement of this objective shall be the extent to which wildlife is protected and preserved, and the degree to which the following policies are implemented.

POLICY 3.1

Continue contracting for sea turtle nesting studies each year for the duration of the planning period.

POLICY 3.2

The Town will consider the effects of beach nourishment activities on listed species and marine outcroppings as part of all studies, reports, and applications concerning beach nourishment.

POLICY 3.3

The Town will modify its land development regulations to require developers to prepare management plans for listed species when they are identified on a development site.

OBJECTIVE 4

Protect and restore wetland habitat and estuarine water quality in the Town, thereby protecting fisheries and marine habitat. The measurement of this objective is the extent to which wetland habitat and estuarine quality are protected, and the degree to which the following policies are implemented.

POLICY 4.1

The Town shall update its Long Range Public Works Plan (Storm Drainage Chapter) regularly to meet the requirements of the EPA NPDES Program. Elements of the update are expected to include:

- 4.1a Identify methods of instituting water quality analysis of the Town's discharge into Lake Worth;
- 4.1b Update watershed mapping;
- 4.1c Update existing storm drainage system mapping;
- 4.1d Determine "hot spots" where pollutant loadings and water quality problems are severe;
- 4.1e Determine appropriate management practices that can be used to achieve better water quality;
- 4.1f Set a management goal and timetable for improvements;
- 4.1g Analyze the feasibility of implementing techniques.

POLICY 4.2

Ensure that the negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system, or the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater.

POLICY 4.3

The Town shall designate the mangrove islands in Lake Worth, which lie within Town limits, as environmentally sensitive lands by designating them as conservation areas on the Future Land Use Map.

OBJECTIVE 5

The Town shall protect and restore its beaches and dunes. The measurement of this objective is the extent to which beaches and shores are protected and restored, and the degree to which the following policies are implemented.

POLICY 5.1

The Town shall continue to be the local sponsor of the Section 111 Sand Transfer Plant upgrade and pipeline extension project.

POLICY 5.2

The Town shall consider all possible structural or non-structural alternatives for beach protection and beach erosion prevention, consistent with the Town's Comprehensive Coastal Management Plan.

POLICY 5.3

The Town shall require that all new development and redevelopment on the Atlantic shore restore dunes, where restoration potential exists and is necessary, as determined by the Town and FDEP.

POLICY 5.4

The Town shall maintain its bulkhead line along Lake Worth at the mean high water line.

POLICY 5.5

The Town shall adopt Land Development Regulations to specify construction standards which minimize the impact of man-made structures on beach and dune systems, as well as specific measures and guidelines for dune protection, restoration and maintenance.

POLICY 5.6

The Shore Protection Board will develop recommendations, and the Town will consider and adopt by January 1, 2010, a comprehensive Coastal Management Plan which includes priorities and budget allocations, for the protection of its shores and the completion of the Sand Transfer Plant.

OBJECTIVE 6

Protect soils and groundwater by establishing standards which will minimize the impacts of construction, and by preventing hazardous wastes contamination. The measurement of this objective is the extent to which soils and groundwater are protected, and the degree to which the following policies are implemented.

POLICY 6.1

The Town will require soil erosion control techniques be used during construction.

POLICY 6.2

The Town will regulate the installation of underground storage tanks for petroleum products in a manner consistent with the regulations of the Florida Department of Environmental Protection.

POLICY 6.3

The Town will continue mutual aid agreements with West Palm Beach and Palm Beach County for hazardous materials removal and storage.

OBJECTIVE 7

The Town shall adopt Land Development Regulations which establish priorities for shoreline uses.

POLICY 7.1

The Town shall continue to implement priorities for the remaining limited opportunities for shoreline land uses in the Town.

OBJECTIVE 8

The Town will provide and maintain public access at the street-end beach access points, beach areas which have been nourished at public expense, the five publicly-owned beachfront parks, and the Municipal Docks on Lake Worth. The measurability of this objective is the extent to which public access is provided and maintained, and the degree to which the following policies are implemented.

POLICY 8.1

The Town will inspect public access facilities on an annual basis for impediments or structural damage. The Town will eliminate any impediments to public access within one year.

POLICY 8.2

In order to improve visual access to Lake Worth, the Town shall allow selective trimming of vegetated areas along the shoreline when such trimming is accompanied by measures to improve the natural resources of the shoreline.

POLICY 8.3

The Town shall provide public access to beach areas nourished at public expense unless otherwise exempted by the Florida Department of Environmental Protection.

POLICY 8.4

The Town will enforce the public access requirements of the 1985 Coastal Zone Protection Act through its Land Development Regulations.

POLICY 8.5

The Town shall continue to provide and maintain existing parking facilities at beach access points.

OBJECTIVE 9

The Town shall protect and preserve its prehistoric and historic resources. The measurement of this objective shall be the extent to which such resources are protected, and the degree to which the following policies are implemented.

POLICY 9.1

The Town will update its list of historic structures on an annual basis.

POLICY 9.2

Continue to designate structures, sites, and districts considered worthy of Landmarking in accordance with Chapter 16, Article III, of the Town's Code of Ordinances.

POLICY 9.3

Prevent destruction of Historic Landmark Structures through provisions in Chapter 16, Article III, of the Town's Code of Ordinances.

POLICY 9.4

The Town will address preservation of prehistoric resources in its optional Historic Preservation Element.

OBJECTIVE 10

As the entire Town is within the coastal zone, levels of service, phasing, and service areas of infrastructure in the coastal area are contained in the Transportation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation/Open Space Element, and the Future Land Use Element of this Plan.

POLICY 10.1

No development orders or permits shall be issued to new development or redevelopment unless:

10.1a such development is consistent with densities proposed in the Future Land Use Plan;

10.1b the population of any new residential development can be expected to be evacuated from the island within 12 hours of an order to evacuate; and,

10.1c infrastructure within the Town is capable of serving the development at the adopted levels of service, or else funding is available to undertake improvements necessary to maintain the adopted levels of service standards.

OBJECTIVE 11

The Town shall increase public awareness of potential hazards to human life in the event of a natural disaster. The measurement of this objective is the extent which public awareness is increased, and the degree which the following policy is implemented.

POLICY 11.1

At least once per year during the hurricane season, publish basic hurricane evacuation precautionary information.

OBJECTIVE 12

When an emergency evacuation is necessary, protect, within the Town's ability, residents and visitors, and maintain or reduce evacuation times. The measurement of this objective is the extent which population exodus is provided, and the degree which the following policies are implemented.

POLICY 12.1

Once a hurricane watch has been declared, the Town shall coordinate with the County Emergency Management officials to facilitate orderly and timely evacuation of residents and visitors in the Town.

POLICY 12.2

The Town shall annually review Palm Beach County's Hurricane Evacuation Plan to identify any changes that may affect the evacuation of Town residents during a storm event, and shall ensure that the Town's Hurricane Evacuation Plan remains integrated with the County's Plan by amending the Town's Plan, as necessary.

OBJECTIVE 13

Foster post-disaster redevelopment that will reduce or minimize exposure of human life and public or private property to the effects of natural disasters, particularly hurricanes. The measurement of this objective is the extent which exposure of life and property is reduced, and the degree which the following policies are implemented.

POLICY 13.1

The Town will continue to support and use the post-disaster redevelopment plan sponsored and published by the Countywide Issues Forum.

OBJECTIVE 14

The Town shall limit development within the Coastal High Hazard Area. The measurement of this objective is the extent which population is redirected.

POLICY 14.1

The Town will limit residential development within the Coastal High Hazard Area (CHHA).

POLICY 14.2

The Town will limit public building and infrastructure investment in the CHHA.

POLICY 14.3

City-funded public facilities shall not be built in the coastal high hazard area, except for purposes of public safety and/or access, enhancement of water-related activities or significant resource protection.

POLICY 14.4

The Town will not permit density increases in the CHHA for redevelopment and new development unless such requests are consistent with this Comprehensive Plan.

OBJECTIVE 15

The Town shall not subsidize development in the Coastal High Hazard Area.

POLICY 15.1

Publicly funded facilities that subsidize development will not be built in the Coastal High Hazard Area. However, this limitation does not apply to such facilities necessary to serve projects approved under prior development orders but not yet built, or to such facilities necessary to maintain adequate levels of public facilities and services to existing residents. Nor does it apply to publicly funded projects associated with providing beach restoration, public access, recreation, resource restoration, or the rehabilitation, maintenance or construction of shore protection structures such as groins, revetments or seawalls.

POLICY 15.2

The Town shall not expand utility systems or public services that would be necessitated by increased development within the Coastal High Hazard Area.

POLICY 15.3

The Town will continue to enforce its building code and drainage requirements. The Town will coordinate with, and will rely on, the Florida Department of Environmental Protection to enforce building limitations seaward of the Coastal Construction Control Line.

POLICY 15.4

The Town shall continue to prohibit the use of septic tanks.

POLICY 15.5

The Town will mitigate hazards through building practices and implementation of FEMA requirements, stormwater retention requirements, and other restrictions within the Coastal High Hazard Area.

OBJECTIVE 16

The Town shall continue to employ its criteria for marina siting.

POLICY 16.1

The Town shall continue to require, as part of its building permitting process, that:

- 16.1a All new marinas, docks, and boat ramps will be located and designed in accordance with the Manatee Protection Plan, published by the FDEP and Palm Beach County.

16.1b Marinas are situated adjacent to recreational or commercial land uses, and have adequate upland support services.

16.1c Marinas do not adversely affect environmental quality of Lake Worth.

16.1d Marinas are economically feasible as established by a feasibility study.

OBJECTIVE 17

While no areas in the Town are in need of redevelopment, at least once a year, the Town shall review structural conditions in areas subject to deterioration to determine if neighborhood stabilization or redevelopment is necessary.

POLICY 17.1

If greater than 25% of structures in a neighborhood are determined to be substandard, that neighborhood will be considered in danger of deterioration, and the Town will develop a plan for stabilization and/or redevelopment within two years of such identification, including provisions for elimination of unsafe conditions and inappropriate uses.

OBJECTIVE 18

Public access shall be maintained to all recreational facilities, including recreational and commercial working waterfronts as defined in F.S. 342.07, under the jurisdiction of the Town of Palm Beach.

POLICY 18.1

The Town of Palm Beach shall identify inadequate access to its recreation facilities within one year of the adoption of this Comprehensive Plan EAR-Based Amendments.

POLICY 18.2

The Town of Palm Beach shall continue to implement corrective measures on all access points identified as inadequate.

POLICY 18.3

The Town will, on an annual basis, inspect public access points at public facilities located within the Town of Palm Beach, but not under the Town's jurisdiction, to identify any impediments to access. The Town will notify respective governing agencies of impediments within three months of their identification.

POLICY 18.4

Pursuant to F.S. 163.3177 & 163.3178, the Town shall devise regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in F.S. 342.07.

OBJECTIVES AND POLICIES NOT INCLUDED

Objectives regarding the protection of the quality and quantity of water sources in the Town are addressed in the Infrastructure Element.

Policies relating to protection of water quality and emergency conservation programs are located in the Infrastructure Element, specifically, Policy 9.8 and Policies 11.1 through 11.4.

No objective or policies regarding conservation use and protection of mineral resources in the Town are included or necessary. Palm Beach is located on a coastal barrier which is almost entirely developed. The low quality of the existing mineral, as opposed to the very high value of the overlying real estate, in addition to the Town's commitment to preventing industry, make it improbable that any mining could occur in the future.

No policies relating to the preservation of natural reservations are included, as there are no such reservations identified within the Town.

No policies concerning cooperation between adjacent local governments over unique vegetational communities located in more than one jurisdiction are included, as no such situations exist in the Town.

There are no policies limiting the impacts of development or redevelopment on the quantity of water in the Town because there are no water sources in the Town to be measured.

No policies relating to the protection and conservation of rivers, lakes, or harbors are included, as none of these features exist in the Town of Palm Beach.

RECREATION/OPEN SPACE ELEMENT

INTRODUCTION

The purpose of this Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public.

This Element of the Plan has been developed based upon:

1. Inventory and analysis of existing public and private recreation sites, and open spaces available to the public;
2. Analysis of current need for recreation sites;
3. Analysis of projected future needs for recreation sites, open space and recreation facilities.

EXECUTIVE SUMMARY

RECREATION INVENTORY

Town of Palm Beach residents enjoy the opportunity to participate in a wide variety of recreational pursuits provided by several local, State and national resources, and facilities located in the general vicinity.

Parks, Open Space and Water Access

Only two of the four major recreation areas within the Town are fully under the jurisdiction of the Town itself. The Casino Complex is located in and owned by the City of Lake Worth. Kreuzler Park is under the County's control, although it is located within the Town's corporate limits.

The total number of public recreation facilities, by type include:

1	Historic Structure	1	Soccer/Football Field
1	Fishing Pier	1	Baseball Field
12	Swings	1	Softball Field
1	Monkey Bar Set	1	Tot Lot
12	Teeter-Totters	1	Basketball Court
4760	Linear Feet of Beach	8	Tennis Courts
77	Picnic Tables	1	Community Building
28	Outdoor Grilles	1	18 Hole Golf Course
5	Play Fields	77	Boat Slips
1	Pool	9.3	Miles Pedestrian/Bike Paths
1	Gymnasium	1	Auditorium
1500	Linear Feet of Lake Front	13	Beach Access Points

Table VI-1 provides a summary of all recreation areas, by type. Please refer to the Supporting Documents for a map identifying the locations of these recreational facilities.

**TABLE VI-1
RECREATION/OPEN SPACE FACILITIES
Town of Palm Beach**

FACILITY	APPROX. ACREAGE
Major Recreation Areas	
Phipps Ocean Park	24.0
Casino Complex ⁽¹⁾	16.6
Kreusler Park ⁽²⁾	3.8
Seaview Avenue Park	4.6
Neighborhood/Mini Parks	
Bradley Park	4.5
Kaplan Park	0.3
Other small parks (Boyd Park & Park Av. Mini-park)	0.1
Special Use Parks, Facilities and Others	
Palm Beach Par 3 Golf Club	37.0
Public Park on the Beach	3.0
Memorial Fountain	0.3
Mid-Town Beach	12.8
Municipal Docks	5.3
Ibis Island	0.8
Phipps Plaza Park	0.5
Southern Boulevard Causeway	9.6
Thirteen Beach Access Points	1.1
Palm Beach Inlet Dock	0.6
Tangier/Miraflores Park	1.5
Pedestrian/Bicycle Pathway	10.9
Natural Island	39.0
Palm Beach Public School ⁽³⁾	1.8
Palm Beach Day School ⁽³⁾	1.1
Total	179.2

(1)

City of Lake Worth Facility

(2)

Palm Beach County Facility

(3)

The Town has agreements with the County School Board for joint use. Acreage for the two school facilities are counted at 50%.

Bicycle Paths

Lake Trail: This 4.7 walk and bicycle path includes the original Lake Trail which parallels Lake Worth from approximately Worth Avenue to the Palm Beach Inlet area. The original Lake Trail is an exquisite land use, offering residents not only a transportation route, but a recreational experience as well.

County Road Pedestrian/Bicycle Path: This 1.1-mile general path extends from Kawama Lane to Bahama Lane and provides a more tranquil travel route from the heavily traveled North County Road. It is Town maintained.

Southern Pedestrian/Bicycle Path: This 3.5 mile path runs from the southern Town limits to Sloan's Curve on the west side of A1A. Although allowing access to Phipps Park, it borders the heavily traveled A1A, and thus lacks the beauty and tranquility of Lake Trail. It is maintained by the Town.

Lake Worth Access

Public access to this significant body of water is provided from the Town's municipal docks. Additionally, the numerous private docks located within the Town provide access for certain private property owners.

Fishing

Although favorite fishing locations have not been documented as part of this planning study, fishing is available from many locations along the Atlantic Ocean and on Lake Worth.

Natural Islands

This series of islands, totaling approximately 39 acres, stretches from Everglades Island south to Ibis Isle, and is strictly limited in use. Deed restrictions, designating the islands for public or bird sanctuary use, are placed on the islands owned by the State of Florida (Trustees of the Internal Improvement Fund). Other islands are leased to the National Audubon Society for 99 years and serve as bird sanctuaries.

Cultural Facilities

Royal Poinciana Playhouse (503): Located on 0.5 acres, at Cocoanut Row and Royal Poinciana Way, the Playhouse offers ballet, opera, Broadway plays, and cultural events from January until April. During the off-season, the theater conducts children's events, workshops, artist's recitals and concerts. The venue has been closed for over three years but is still structurally sound and

may be re-utilized in the future.

Henry Morrison Flagler Museum (501): Located on Whitehall Way, this restored 1901 home was built by oil and railroad tycoon, H.M. Flagler. The entire complex of "Whitehall", encompassing 8.3 acres, is included in the National Register of Historic Places, the Historical Buildings Survey of the Department of the Interior, and the "Florida Trail of History."

In addition to the period rooms, the mansion displays collections of porcelain, silver, glass, lace, dolls, costumes, and paintings acquired by the family. Local historical exhibits, accented by Florida East Coast Railroad background, including Mr. Flagler's private rail car, are also available for viewing. A library, of the Post-Times issues from 1916-1956 is maintained within the home. Charitable events, concerts, lectures, special exhibitions, and school proms often take place at "Whitehall".

Society of the Four Arts (502): Occupying 3.1 acres, located in the Four Arts Plaza and founded in 1936, the Society has as its objective the encouragement of an appreciation of art, music, drama, and literature. The Society accomplishes its objectives through the maintenance of a sculpture garden and library, and sponsorship of programs, including: exhibitions, lectures, concerts, and films.

Programs sponsored by the Society of the Four Arts are available from December through mid-April. The library and gardens are open to the public year-round. The Town supports the operations of the Library through an annual contribution.

Palm Beach Preservation Foundation — Ambassador Earl T. Smith Memorial Park and Fountain (209): Occupying 0.24 acres, this small pedestrian-oriented park facility is open to the public year-round, 24-hours. The park features lush landscaping and a fountain with casual seating.

Palm Beach Preservation Foundation — Pan's Garden (210): Occupying 0.43 acres, this facility includes a demonstration of native plant species and small office and lecture facilities for public viewing, school lectures on native habitat, and private functions. The park is generally open to the public at limited, variable hours and may be closed for private functions, lectures or limited public ceremonies.

NOTE: For recreation inventory calculation purposes, cultural facilities have been credited at 6.3 acres, 50% of actual acreage, and are used by the Town to meet its recreation standard.

Civic Clubs/Associations

The key role which private clubs play in the Town of Palm Beach recreational scene is very apparent in their relations with the civic clubs/associations' activities.

Private Facilities

Private clubs and golf courses represent a very real and active sector of the recreation scene in the Town of Palm Beach. In combination, these clubs and courses provide three 18-hole golf courses, 26 tennis courts, and 70 boat slips. In addition, 5,450 linear feet of beach frontage is under private/club ownership. In total these uses provide 270.6 acres of recreational facilities in the Town. These facilities are not used by the Town in meeting its recreation standard.

Handicapped Facilities

Restroom facilities at all public recreation areas are accessible to the handicapped.

RECREATION STANDARDS

Before facilities can be properly evaluated, it is necessary that realistic park and recreation standards be developed.

The State of Florida, which produces Florida's statewide Comprehensive Outdoor Recreation Plan, Outdoor Recreation in Florida¹, has synthesized numerous recreation standards from both national and state sources to provide general guidelines for Florida's use.

These guidelines refer to seven types of parks and facilities. Two of the park types, Regional and Urban District, require large acreage as well as a minimum support population at least twice the build-out population of the Town. Although the Town's beaches and cultural facilities serve district and regional clientele, these two park types are inappropriate for inclusion in the Town's standard, due to their size and population requirements.

The remaining five park and facility types taken collectively total 6 acres per 1,000 population and appear to mirror the composite intent of the Town's park, recreation and open space system.

The Town of Palm Beach is uniquely characterized by a number of factors, including: its linear configuration, a predominately older population, a scarcity of available vacant land, and the presence of a community whose "plan" was well thought-out and executed. The Town's natural resources, beach-oriented parks, municipal docks, public golf course, and Seaview Park complex are adequate to provide both the community and neighborhood recreation needs of Town residents. Consequently, it has been the Town's policy to provide a variety of community-serving facilities and activities along its beachfront, and a limited number and scope of neighborhood parks and facilities.

The Town of Palm Beach has been able to provide sufficient recreation acreage to meet or

¹Outdoor Recreation in Florida, 1994, Florida Department of Environmental Protection, Division of Recreation and Parks, Office of Park Planning.

exceed its recreation standard of six acres per one thousand population for its peak seasonal population through a long and consistent dedication to recreation planning, and the private sector's support through provision of cultural facilities.

EXISTING AND FUTURE RECREATION NEEDS

The development of a cohesive recreation plan for the Town must reflect those factors which affect the optimum size, type and distribution of recreation facilities. Such factors include the size, age and distribution of the existing and future population, and the location and condition of existing facilities, as well as the supporting role which the private sector plays in the recreation network.

The Town's planning standard is six acres of recreation per thousand population. This standard is expected to be exceeded by the current inventory of 185.5 acres of public recreation and private cultural facilities in the Town through the year 2019.

As stated in the preceding sections, the Town of Palm Beach is not a typical community. Town residents place great emphasis on private golf courses, clubs, and cultural enrichment. To a significant extent, these activities add to the Town's public recreational facilities by providing for more personalized, service-oriented, recreation.

In summation, the Town of Palm Beach, at present and into the future, has an excellent cultural/recreational mixture of public parks and facilities, supported by private golf courses and clubs.

GOALS, OBJECTIVES AND POLICIES

GOAL

ENSURE THE PROVISION OF LOW-INTENSITY RECREATIONAL USES, WHILE PRESERVING, TO THE MAXIMUM EXTENT POSSIBLE, THE RESIDENTIAL CHARACTER OF THE TOWN OF PALM BEACH.

OBJECTIVE 1

Public access shall be maintained to all recreational facilities, including recreational and commercial working waterfronts as defined in F.S. 342.07, under the jurisdiction of the Town of Palm Beach.

POLICY 1.1

The Town of Palm Beach shall identify inadequate access to its recreation facilities within one year of the adoption of this Comprehensive Plan.

POLICY 1.2

The Town of Palm Beach shall continue to implement corrective measures on all access points identified as inadequate.

POLICY 1.3

The Town will, on an annual basis, inspect public access points at public facilities located within the Town, but not under the Town's jurisdiction, to identify any impediments to access. The Town will notify respective governing agencies of identified impediments within three months of their identification.

POLICY 1.4

Pursuant to F.S. 163.3177 and 163.3178, the Town shall devise regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in F.S. 342.07.

OBJECTIVE 2

In providing recreational amenities, the Town will ensure the continued mutual relationship between it and public and private sector ventures.

POLICY 2.1

The Town will offer regulatory assistance to protect private sector recreational providers which do not employ membership, employment, or usage policies that discriminate on the basis of race, color, sex, religion, or marital status. The Town will schedule, on an annual basis, a staff workshop targeted at identifying and resolving private sector recreational issues.

POLICY 2.2

The Town recognizes the importance of the present informal mutual use agreement for the public and private school sites. The Town shall continue to maintain formal agreements with the Palm Beach County School Board and the Palm Beach Day Academy to ensure continued joint use.

OBJECTIVE 3

The Town will continue to maintain its system of parks and recreational facilities to meet the needs of the current and future resident population.

POLICY 3.1

The Town of Palm Beach adopts a minimum recreation standard of six acres per one thousand population. Acreage to be used in calculations to meet this standard shall include all public parks and recreation facilities in the Town, the Lake Worth Casino, and 50% of land associated with school facilities and private cultural facilities open to the public.

POLICY 3.2

Through the use of adequate operating budgets and proper management techniques, the Town will preserve and maintain existing parks and recreation facilities. The Town will review its operating budgets and management techniques annually to ensure continued high level performance.

POLICY 3.3

All acquisitions of, and physical improvements to, park and recreation facilities costing greater than \$25,000 each, included in this Element, shall be scheduled in the Capital Improvements Element of this Comprehensive Plan. Capital items shall be prioritized and included on an annual basis.

POLICY 3.4

The Town of Palm Beach shall review its park and recreation facilities for deficiency identification every five years.

OBJECTIVE 4

Lands designated as open space will be protected, as provided in this and the Coastal Management/Conservation Element, and will remain functionally intact.

POLICY 4.1

Article 6, Section 21, of the Town's Zoning Ordinance, which requires that buffering be provided between parking lots and non-compatible adjacent uses (e.g. residential adjoining commercial), shall be maintained or strengthened during the Town's periodic update of its land development regulations.

POLICY 4.2

Article 4 of the Town's Zoning Ordinance provides, through its PUD provisions, for additional building height in exchange for decreased impervious ground coverage. This provision shall be maintained or modified during the Town's update of its land development regulations.

POLICY 4.3

The Town shall continue to maintain written agreements with the State of Florida Trustees of the Internal Improvement Fund and the Audubon Society that ensure the designation of the 39-acre natural islands for conservation use.

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this Element is to identify and resolve incompatible aspects of proposed comprehensive plans of local governments, and to determine and respond to the needs for coordination processes and procedures with adjacent local governments and regional and state agencies.

This Element of the Plan has been developed based upon:

1. Identification, analysis, and description of coordination mechanisms with local governments and other agencies with which the Town of Palm Beach coordinates;
2. Analysis of the effectiveness of existing coordination mechanisms;
3. Analysis of specific problems and needs which would benefit from improved intergovernmental coordination;
4. Analysis of growth and development proposed in the local Comprehensive Plan;
5. Analysis pertaining to the relationship of the Plan with a designated Area of Critical State Concern, if applicable.

EXECUTIVE SUMMARY

This Element is intended to show relationships and identify principles and guidelines to be used to coordinate with, and show consideration of, the effects of the Town's Comprehensive Plan upon the plans of: school boards and other units of local government providing services, but not having regulatory authority over the use of lands in the Town; adjacent municipalities; the County, adjacent counties, or the region; and, the State.

In order to ensure that the actions of one governmental body do not impair the effectiveness and efficiency of another, a continuing and meaningful dialogue among the various parties is essential. It is the purpose of the Intergovernmental Coordination Element to ensure that the existing machinery of coordination continues and to establish other areas of coordination and cooperation.

Plans of the County and other local governments have been reviewed to determine impacts upon, or conflicts with, the Town's Plan. The Town will continue to review and evaluate plans of other governmental entities as they become available, while simultaneously submitting its Plan for review by the governing bodies of surrounding areas; regional agencies such as the South Florida Water Management District and the Treasure Coast Regional Planning Council; and, the State.

The Town's Comprehensive Plan is supportive of the major goals and objectives of the State Comprehensive Plan.

ANALYSIS

The Town's intergovernmental coordination with Federal, State, and regional agencies, and its interlocal agreements and contact with adjacent municipalities, has, unless noted below, proven to be effective.

However, historically, there has been a lack of consistent and coordinated management of Lake Worth. Palm Beach County has taken several measures to update materials and create enhanced funding sources, but has yet to form a committee of local governments and other related entities to facilitate management of the Lake. The Town has made a formal request to the County for the formation of such a committee upon which the Town would have permanent representation, but to date, no such committee has been formed. The Town should continue to urge the County to act on this issue.

There are no land use conflicts between existing or proposed uses in Palm Beach and the adjacent jurisdiction to the south. No conflicts between the goals, objectives or policies of the Town's Plan and the Regional Policy Plan exist. From a regional perspective, however, continued coordination is needed between the Town, County, region, adjacent municipalities, and other governmental entities, with regard to (1) development and resultant traffic generation on sections of roadways in Palm Beach; (2) coastal zone management issues; and, (3) plans for hurricane evacuation.

The individual elements of the Town's Comprehensive Plan have been examined to identify existing mechanisms for intergovernmental coordination, areas involving regional issues, and problem areas which can benefit from additional intergovernmental coordination. This analysis presents methods for identifying potential solutions to problems on an element-by-element basis.

Palm Beach is an urban, built-up area approaching saturation, with only three percent of its land area remaining undeveloped. Therefore, future growth and development will be minimal. A review of the Treasure Coast Regional Policy Plan established that no additional coordination with the region will be necessary to guide growth in the Town.

The Town is not in an Area of Critical State Concern, and no coordination is necessary in this regard.

In order to implement the objectives and intent of the various Elements of the Town's Plan, it will be necessary for the following activities to be undertaken.

TRANSPORTATION ELEMENT

- Continue coordination with the Florida Department of Transportation, and other appropriate agencies and local governments, regarding drainage work along State Road A1A; studies for rehabilitation of the Royal Park, Flagler Memorial, and Southern Boulevard Bridges; the possible addition of turning lanes on SR A1A between Lake Worth Road and Sloan's Curve; and, the possible provision of bicycle and pedestrian ways in future transportation planning. Coordination will occur through the Town's Public Works Department, as needed, in writing.
- Make yearly recommendations to the Metropolitan Planning Organization, based on an annual review of the Transportation Element, and coordinate with the Regional Planning Council, regarding ways in which proposed projects could improve design deficiencies on major thoroughfares in the Town. Recommendations will be presented verbally or in writing to the Technical Advisory Committee by the Town's appointed member. Coordination with the Regional Planning Council will occur verbally and in writing through the Town's Planner/Projects Coordinator.
- Contact the Florida DOT for the purpose of determining an appropriate methodology for determining the level of service on roadways in the Town where there are no signals. The purpose of this effort will be to develop a constrained roadway strategy for SR A1A and Southern Boulevard within the Town.
- Coordinate the Town's transportation planning efforts with the plans and programs of the Metropolitan Planning Organization and the Florida Department of Transportation's Adopted 5-Year Work Program, and take into consideration public transportation and bicycle and pedestrian ways in future transportation planning.
- Review the Transportation Element once each year to determine its consistency with the Florida Department of Transportation's Adopted 5-Year Work Program, and plans for the Metropolitan Planning Organization, and make appropriate recommendations to these agencies regarding proposed projects that will improve design deficiencies on major thoroughfares in the Town.
- Request a meeting with PalmTran to discuss the feasibility of actions which PalmTran might implement to improve transit service and to increase transit ridership to the Town. The Town will seek to coordinate its ongoing Travel Demand Management (TDM) efforts with those of PalmTran. This will include the feasibility of establishing numerical indicators of mobility.
- Coordinate with responsible governmental agencies external to the Town to incorporate provisions into their plans, programs and operations and developments within their jurisdictions which will minimize transportation impacts to the Town consistent with the Town's efforts to manage traffic congestion on its roadways. A primary objective is to minimize traffic impacts to SR 80 and other regionally significant roads leading to the

Town.

- Submit request to Multi-Jurisdictional Coordinating Forum that, when a new development is proposed which may increase traffic on regionally significant roadways in the Town, the jurisdiction in which such development is to be located will provide the Town with sufficient data to allow the Town to assess the traffic impact of the proposed development upon regionally significant roadways in the Town and upon the Town's transportation system in general.

HOUSING ELEMENT

- The Town Planner/Projects Coordinator shall maintain contact with the Florida Division of Archives in reference to the designation of additional historic or prehistoric sites or structures, through verbal communication, monthly written exchange, data exchange, and through other channels established by the Town's designation as a Certified Local Government.
- The Town Planner/Projects Coordinator shall coordinate with Palm Beach County on affordable housing issues through written and verbal contacts on an as needed basis.

INFRASTRUCTURE ELEMENT

- Continue to contract for sanitary sewer capacities and treatment from the cities of West Palm Beach and Lake Worth. Coordination will occur through the Town Manager's Office and Public Works.
- Continue to receive potable water from the City of West Palm Beach. Cooperate with the City in its efforts to upgrade distribution lines and storage capacity in the Town. Communicate on issues arising from the Town's planned alternative water source studies. Verbal and written contact will occur through the Town's Public Works Department and the Town Manager's Office.
- Coordinate with the South Florida Water Management District, the local Soil and Water Conservation District, Palm Beach County, and the City of West Palm Beach concerning possible water conservation programs, and the Town's alternative water use studies. Verbal and written communication will occur through the Public Works Department.
- Continue to participate in the areawide solid waste management program, operated by the Palm Beach County Solid Waste Authority, by maintaining written and verbal communication through the Town's Public Works Department.
- Utilize the concurrency management system as a means to coordinate establishment and maintenance of levels of service standards for sanitary sewer, potable water, and solid waste facilities provided by entities outside of the Town.

COASTAL MANAGEMENT/CONSERVATION ELEMENT

- Investigate drainage/water quality improvement possibilities in conjunction with the South Florida Water Management District, Florida Department of Environmental Protection, and other regulatory and permitting agencies. Written and verbal contact will occur through the Public Works Department, the Town Planner/Projects Coordinator, and the Town's chosen consultant.
- Participate in the Lake Worth Lagoon Steering Committee on the implementation of the FDEP'S program for the Lake Worth Lagoon Ecosystem Management Area. Verbal and written communication, in addition to meetings, will be conducted in conjunction with the Town Engineer and the Town Planner/Projects Coordinator or other appropriate representative of the Town.
- Contact the Palm Beach County Health Department on an annual basis for a copy of its Annual Air Quality Report. In the event the Town is cited for air quality degradation, it will coordinate with the Health Department in determining an appropriate set of actions. The Town Planner/Projects Coordinator will coordinate, in writing, with the County.
- Continue mutual aid agreements with Palm Beach County and West Palm Beach regarding hazardous waste materials. Coordination will be maintained through written agreements and regular Fire Chief Association meetings.
- Continue to work closely with the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, Florida Shore and Beach Preservation Association, and the Palm Beach Countywide Beaches and Shores Council on beach nourishment projects. The Town Manager's Office and the Public Works Department further beach nourishment efforts through continual verbal and written contact and meetings with State and regional agencies.
- Continue to coordinate hurricane evacuation plans with County and State Offices of Emergency Management, the Treasure Coast Regional Planning Council, Palm Beach County, and the municipalities of West Palm Beach, Lake Worth, and South Palm Beach. The Town Manger's Office will maintain communication with these agencies through written and verbal contacts, including review and modification of hurricane evacuation plans.
- Coordination will be necessary to implement the Post Disaster Redevelopment Plan currently being developed by the Issues Forum. Coordination will take place through the Town Manager's office and the Town Planning Administrator.

INTERGOVERNMENTAL COORDINATION MATRIX

**PROGRAM OF WORK TASKS
TOWN OF PALM BEACH, FLORIDA**

**RECOMMENDED GOVERNMENTAL ENTITY / AGENCY
RELATIONSHIPS AND MECHANISMS**

PROGRAM OF WORK TASKS TOWN OF PALM BEACH, FLORIDA	PLAN PLACEMENT	RECOMMENDED GOVERNMENTAL ENTITY / AGENCY RELATIONSHIPS AND MECHANISMS																							
		FEDERAL AGENCIES					STATE AGENCIES						REGIONAL AGENCIES		SPECIAL ENTITIES					LOCAL GOVERNMENTS					
		FEMA	CDE	DOC	HUD	COAST GUARD	DOC	DEP	DCA	DOT	DDA/DHR	DOW & RS	GAME & FISH		SFWMD	PBCBS	PORT AUTHORITY	PBCSWA	SWCD	MPO	PBCBSC	PALM BEACH CO	WEST PALM BEACH	SOUTH PALM BEACH	LAKE WORTH
Bridge Studies	T, CIE		■			■			■			■							■		■	■			
Drainage	T, CIE, PI						■		■					■					■						■
Turning Lanes	T, CIE, M								■										■						
Possible Bicycle and Pedestrian Ways	T, CIE, M								■										■		■	■	■	■	
Yearly Recommendations re: Improving Design Deficiencies	T, CIE, M																		■						
Affordable Housing	H				■						■										■				
Designation of Historical Sites	H									■															
Sanitary Sewer Capacity Program	H																								■
Potable Water Provision	PI																					■			
Water Conservation Program	PI													■				■			■	■			
Alternative Non-Potable Water Source Determination	PI							■						■							■	■			
Solid Waste Authority Program	PI																■								
Annual Water Usage Report	PI																					■			
Report on Methods to Reduce Water Consumption	PI																	■				■			
Investigation of Storm Water Retention Possibilities	PI							■						■											
Air Quality	CZM							■													■				
Hazardous Materials	CZM																				■	■			
Lake Worth Lagoon Ecosystem Program and Steering Committee	CMZ,ICE								■												■	■	■	■	
Beach Nourishment Projects	CMZ,ICE		■					■								■					■				■
Groin Removal	CMZ,ICE		■					■													■				■
Seawall Repairs	CMZ,ICE		■					■													■				■
Hurricane Evacuation Coordination	CZM	■												■							■	■	■	■	
Use of School Facilities for Recreation	REC																				■				
Request Formation of Lake Worth Committee	IGC																				■				

RECREATION/OPEN SPACE ELEMENT

- Investigate the potential continuation of a former informal agreement with the Palm Beach County Public School Board to use school facilities, during non-school hours and in the summer. Coordinate and maintain this agreement through the Town's Recreation Department and the Town Manager's Office for this purpose.

CAPITAL IMPROVEMENTS ELEMENT

- Traffic improvements will require coordination with the Florida Department of Transportation, and any major drainage improvements will be subject to review by the Florida Department of Environmental Protection. Written and verbal coordination will occur through the Public Works Department, as necessary.
- The Mid-Town Beach Nourishment Project, removal of groins, and roadway protective seawall repairs required coordination with the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, Florida Game and Freshwater Fish Commission, and Palm Beach County. The Town Manager's Office, in conjunction with the Public Works Department, will coordinate any future similar projects with the various agencies through meetings and verbal and written communications.

IMPLEMENTATION

To facilitate intergovernmental coordination, and show subject areas that should be coordinated, and the political bodies with which this coordination should be effected, an Intergovernmental Coordination Matrix has been developed. The dots in the matrix indicate those levels of government, or other entities which have some degree of responsibility in reference to the function addressed. This matrix is an ever-changing table which should be updated each time a new subject or area of concern is developed; when new governmental agencies are activated; or, when old agencies are abolished or altered with new or changed responsibilities.

The Town's Planning Administrator will be responsible for the annual review and perpetual implementation of the intergovernmental matrix.

GOALS, OBJECTIVES AND POLICIES

GOAL

AN EFFECTIVE GOVERNMENT WHICH UTILIZES INTERGOVERNMENTAL COORDINATION TO MAXIMIZE EFFICIENCY IN PROVIDING SERVICES AND FACILITIES; TO REDUCE DUPLICATION OF EFFORT; AND, TO SOLVE COMMON PROBLEMS.

OBJECTIVE 1

The Town shall participate in intergovernmental coordination processes to insure full consideration is given to the impacts of proposed comprehensive plan amendments and future developments on the ability of the Town and adjacent local governments to implement their comprehensive plans and to address area wide land use needs and justification for amendments.

POLICY 1.1

Upon adoption of the Comprehensive Plan, the Town will maintain an atlas of existing land use (including land uses adjoining the Town) in the Town Clerk's Office, and will request each surrounding governmental unit to notify Palm Beach of any changes in adjacent land uses.

POLICY 1.2

The Town's Planning Administrator shall continue to review the Plan in light of the plans of adjacent local governments. During the review process the Planner will contact representatives of the County, School Board, adjacent municipalities, and other units of local government providing services, but having no regulatory authority within the Town of Palm Beach. The Planning Administrator will continue to review the Intergovernmental Coordination Element on an annual basis for implementation and incompatibilities.

POLICY 1.3

The Town shall participate in the Palm Beach County IPARC Process and shall cooperate with the Treasure Coast Regional Planning Council and all other local governments in a voluntary dispute resolution process for the purpose of facilitating intergovernmental coordination. The IPARC process is established pursuant to the Comprehensive Plan Amendment Coordinated Review Inter-local Agreement, effective date October 1, 1993, and shall include results and any written determination from the IPARC Process as data and analysis to DCA with proposed and adopted comprehensive plan amendments.

POLICY 1.4

The Town shall coordinate with those schools in its jurisdiction which are part of the State University System regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 240.155 of the Florida Statutes.

POLICY 1.5

The Town shall utilize the Palm Beach Countywide Intergovernmental Coordination Process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein. The Multi-Jurisdictional Issues Coordination Forum shall be utilized as a means of collaborating planning for matters of interjurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

POLICY 1.6

The Town shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish “Joint Planning Areas” pursuant to Chapter 163.3171 F.S. The Town shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties; including:

- Cooperative planning and review of land development activities within areas covered by the agreement;
- Specification of service delivery;
- Funding and cost-sharing issues within Joint Planning Areas; and,
- Enforcement/implementation

OBJECTIVE 2

In order to ensure coordination mechanisms to address impacts of developments proposed in the Town that may affect adjacent local governments, the Town will continue to participate on various intergovernmental advisory committees, boards, commissions or groups serving the Town.

POLICY 2.1

The Town will request the County to appoint at least two Town representatives to appropriate County advisory committees.

The Town will continue to participate in the Lake Worth Lagoon Steering Committee in

relation to the Florida Department of Environmental Protection's program for the Lake Worth Lagoon Ecosystem Management Area.

OBJECTIVE 3

The Town will submit written comments or recommendations on permitting or planning issues, or on requests for information, to government agencies having operational or maintenance responsibility for facilities that either are located in the Town or have potential impacts upon the Town, prior to taking action that may materially affect such facilities. The Town also will notify representatives of cooperating agencies regarding public hearings or other programs that may affect their facilities.

POLICY 3.1

Immediately upon adoption of its Comprehensive Plan, the Town will mail one copy to each required governmental agency.

OBJECTIVE 4

The Town will maintain citizen participation in its planning process, including policy development, planning, and operations.

POLICY 4.1

The Town shall continue to post notices of upcoming public meetings concerning planning and land development matters on the bulletin board in the lobby of Town Hall, and initiate legal advertisements as required.

POLICY 4.2

Upon adoption of the Comprehensive Plan, the Town shall maintain at least two copies of the Town's major land development documents and regulations in the offices of the Town Clerk and the Town Planner/Projects Coordinator, and provide updated copies as changes are made.

OBJECTIVE 5

Following adoption of the Town's Comprehensive Plan, the Town will coordinate its level of service standards for State roadways with the Florida Department of Transportation's Five-Year Plan, and the plans of the Metropolitan Planning Organization.

POLICY 5.1

As necessary, the Town will continue to coordinate its level of service standards to the

Florida Department of Transportation and the Metropolitan Planning Organization to ensure continued coordination of levels of service.

POLICY 5.2

The Town will continue its participation in the Metropolitan Planning Organization's Technical Advisory Committee throughout the planning period.

POLICY 5.3

Prior to required updates of the Town's Comprehensive Plan, the Town will present its draft level of service standards to the Florida Department of Transportation and the Metropolitan Planning Organization, and will request review of these standards by these agencies.

OBJECTIVE 6

Coordinate LOS standards for sanitary sewer, solid waste and potable water with the appropriate entities which have operational responsibility for these facilities.

POLICY 6.1

The Town shall continue to implement its concurrency management system which specifies methods for coordinating LOS between the Town and entities with operational responsibilities for facilities.

POLICY 6.2

Contact each entity as specified in the Town's concurrency management system in regards to facility capacity and projected levels of service.

OBJECTIVE 7

The Town will coordinate with responsible governmental agencies external to the Town to incorporate provisions into their plans, programs and operations and developments within their jurisdictions which will minimize transportation impacts to the Town consistent with the Town's efforts to manage traffic congestion on its roadways. A primary objective is to minimize traffic impacts to SR 80 and other regionally significant roads leading to the Town.

POLICY 7.1

The Town will coordinate with the FDOT, Palm Beach County, West Palm Beach and other communities to minimize transportation impacts to the Town through participation in the MPO and its respective committees.

POLICY 7.2

The Town will coordinate directly with FDOT to mitigate traffic impacts on SR 80 and other regionally significant roads leading to Palm Beach.

CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The purpose of this Element is to evaluate the need for public facilities, as identified in the other Plan Elements; to estimate the cost of improvements for which the Town of Palm Beach has fiscal responsibility; to analyze the Town's fiscal capability to finance and construct such improvements; and to adopt financial policies to guide funding and construction of capital improvements when required, based on needs identified in the other Plan Elements.

This Element of the Plan has been developed based upon:

1. Public facility needs identified in other Plan Elements, including locations of major components for the public education and health systems in Palm Beach;
2. Identification and analysis of revenue sources and funding mechanisms available for capital improvement financing;
3. Analysis of local practices guiding the timing and location, extension, or increase in capacity of local public facilities;
4. Analysis of the general fiscal implications of current deficiencies and future needs for each type of public facility;
5. Analysis of the costs of capital improvements for mitigation of existing deficiencies, replacement, and new growth needs;
6. Analysis of the impact of new or improved public educational and health care systems and facilities on provision of infrastructure;
7. Analysis of the timing and location of capital improvements to public facilities to support efficient land development and the goals, objectives, and policies in the Future Land Use Element; and
8. An assessment of the Town's ability to finance capital improvements based upon anticipated population and revenues.

EXECUTIVE SUMMARY

The Capital Improvements Element commences in fiscal year 1996 and identifies potential projects by year for a five-year period. The primary thrust of the Element is to present generalized needs and funding of projects.

DEFINITIONS

The following definitions apply within this Element:

Capital Improvements are any major non-recurring expenditure, or any expenditure for physical facilities having an estimated useful life in excess of ten years and an acquisition cost of \$10,000 or more.

Schedule of Capital Improvements (SCI) is a schedule of approved projects and equipment to be built or purchased by the local government during a specified multi-year period.

A five-year programming period has been chosen to correspond to the Florida Department of Community Affairs' Administrative Regulations Governing Comprehensive Planning, Rule 9J-5. Long-term needs have also been generally identified to allow a data base for future programs. The program is revised annually, and projected one year to allow for changed conditions and past accomplishments.

LOCAL POLICIES AND PRACTICES

Local practices to guide the timing and location of capital improvement projects weigh needs against projected revenue sources, including the availability of grants. The Town does not have a formalized procedure for prioritizing capital improvements. However, it does use the following set of considerations in balancing project needs with available funds:

- Public health, safety, and welfare benefits of the facility;
- Degree of public benefit;
- Maintenance of established levels of service, including prevention of future capital costs;
- Critical nature of facility need;
- Financial feasibility;
- Overall distribution of projects between facility types and geographical location.

This informal process has proven very effective for the Town which, due to its small size and nearly fully developed state, is able to keep close tabs on the nature of its facility needs. However, the Town should establish a more formal ranking system for use in the future.

EXISTING AND FUTURE PUBLIC EDUCATION FACILITIES

Educational facilities in Palm Beach are located on Seaview Avenue and Cocoanut Row (Palm Beach Public School and Palm Beach Day Academy) adjacent to Seaview Park. The Palm Beach Public School and the Palm Beach Day Academy are directly adjacent to each other; the Public School is owned and operated by the Palm Beach County School Board, and the Day Academy privately owned and operated. County schools serve kindergarten through eighth grade classes and the Palm Beach Day Academy serves Pre-K through ninth grade classes.

Public School enrollment in the Town of Palm Beach has declined in recent years, and projected enrollment figures for the next five years indicate that no new demands involving increased enrollment are anticipated. The existing schools are adequately served with all utilities, and no additional demands are anticipated due to expansion of educational facilities.

The Town of Palm Beach maintains a minimum level of service for transportation, potable water and sanitary sewer, recreation and open space, and fire-rescue. The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.

EXISTING AND FUTURE HEALTH CARE FACILITIES

There are no health care facilities located in the Town of Palm Beach. Good Samaritan Hospital is located in the City of West Palm Beach in the near vicinity of the Flagler Memorial Bridge which is a major access point at the north central portion of the Town. St. Mary's Hospital and JFK Hospital are also both located within fifteen minutes driving time from most parts of the Town.

The Town of Palm Beach will not need to provide any services should any of these health care facilities need to expand in the future.

SUMMARY OF BUDGETED CAPITAL ITEMS

Table VIII-1 sets forth the Town's proposed Schedule of Capital Improvements (SCI) and budget for FY 2008 (carry-over) through FY 2013. This program and budget reflect the needs identified in the various Elements of the Comprehensive Plan as well as other capital needs identified by the Town. No projects or needs have been identified that are necessary to maintain the Town's various levels of service. The Town also has no level of service deficiencies. Because of the very limited anticipated growth in the Town over the next five to ten years (as shown in the population projections found in the Future Land Use Element), most of the existing infrastructure can continue to support the needs of the Town's residents. Many of the projects identified in the Schedule of Capital Improvements are those needed for maintenance of the infrastructure to further ensure that the adopted LOS standards are met or exceeded, and the Town is taking a pro-active approach to address these matters rather than waiting until the infrastructure maintenance becomes critical.

The exception to this are the drainage improvement projects, which have been done and continue to be done in order to improve the LOS for drainage in the Town, which was one of the special items of concern raised in the Town's most recent Evaluation and Appraisal Report. In 2003 the Town increased the on-site drainage retention requirement from the first inch of rainfall to the second inch of rainfall in order to reduce the potential for flooding. The drainage projects listed in the Schedule of Capital Improvements are a very high priority, and will work well with the new on-site retention requirement to further reduce the potential for flooding, and improve the LOS for drainage.

Other activities which will be undertaken within the next five years are not listed because they are subject to funding from other sources (such as the Florida Department of Transportation) or because their costs do not qualify as capital expenditures.

CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTION

Storm Water Drainage Improvements

FY09 will complete the projects proposed for the seventh year of the original 10-year, North-end drainage program. The FY09 projects include the design and construction of improvements to Tangier Avenue and No. Lake Way between El Dorado Lane and Plantation Road and interim renovations to the D-9 (Mediterranean) pump station. There are monies available to address any unanticipated storm pump structure rehabilitation needs.

Project Budget

\$3,302,000*

Operating Budget Impact

There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Sanitary Sewer Improvements (Including Force Main Rehabilitation)

This program allows for general improvements to the sanitary sewerage system. These improvements will include replacement of collection system lines, lining of existing mains, and unscheduled emergency repairs at major and minor pumping stations. This project also includes a multi-year program to systematically replace an aging force main system and install air release valves as necessary. There is an intent to replace existing expelsior and ejector stations with new submersible pump stations.

Public Works will be constructing a booster pump station utilizing in-line variable speed pumps to eliminate the need for use of the West Palm Beach Central Pump Station. This will eliminate the operation and maintenance costs at the Central Pump Station and the Town will operate and maintain its own pump station. This project includes monies to fund planned or emergency repairs of the Town's sewage force main and its sewage facilities shared with the City of West Palm Beach, which leads to the regional sewage treatment facility.

Project Budget \$2,016,000*
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Streets and Roads

Funds were allocated for the purpose of rehabilitating Town maintained bridges and to continue the annual \$500,000 Town-wide milling and resurfacing program as well as milling and resurfacing No. Lake way from Garden Avenue and Onondaga Avenue for \$107,000. Included within these funds is \$451,000 for street lights and decorative improvements along SR A1A between Southern Blvd and Royal Palm Way and for street lights along SR A1A from Lake Avenue south to the southerly Town limit.

Project Budget \$1,178,000*
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Undergrounding Utility Lines (throughout Town)

Funds were allocated for the purpose of facilitating the Town's on-going investigation of the feasibility of converting aerial utility lines to underground service. Funds may be used for demonstration projects, engineering studies, special counsel expenses and for other purposes to facilitate a more reliable utility service delivery system for Town residents and business owners.

Project Budget \$430,000*
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Refurbish Memorial Fountain at Town Hall (360 S. County Road)

This project would clean or replace exposed reinforcing steel and replace damaged sections of concrete/stone finish.

Project Budget \$46,000
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Water Main Improvements WPB

This project includes funds from the 2008 Interlocal Agreement with the City of West Palm Beach for the Town to make improvements to designated water mains throughout the Town.

Project Budget \$580,000*
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

Fuel Tank Replacement Program

These funds will allow for the continuation of improvements to the Town's fuel tanks and/or piping to remain in compliance with state regulations. The following is a list of the fuel tanks that are to be replaced (including their locations):

- 1) A-42 Wastewater Pump Station - 3001 South Ocean Boulevard
- 2) A-6 Wastewater Pump Station - 300 South Lake Drive
- 3) A-7 Wastewater Pump Station - South County Road at Island Road
- 4) A-39 Wastewater Pump Station - 2171 South Ocean Boulevard
- 5) A-41 Wastewater Pump Station - 2500 South Ocean Boulevard
- 6) A-43 Wastewater Pump Station - 3400 South Ocean Boulevard
- 7) S-2 Master Pump Station - 9 Lake Trail
- 8) D-4 Stormwater Pump Station - 445 North Lake Way
- 9) D-9 Stormwater Pump Station - West-end of Mediterranean
- 10) D-10 Stormwater Pump Station - 1060 North Lake Way
- 11) D-12 Stormwater Pump Station - 269 Seminole (Wetwell @ Everglades)
- 12) D-15 Stormwater Pump Station - 420 South Lake Drive
- 13) Police Station - 360 South County Road
- 14) Fire Station #1 - 355 South County Road
- 15) Fire Station #2 - 300 North County Road
- 16) Fire Station #3 - 2185 South Ocean Boulevard
- 17) Town Hall - 360 South County Road
- 18) Public Works - 951 Old Okeechobee Road (West Palm Beach)
- 19) Par 3 Golf Course - 2345 South Ocean Boulevard
- 20) Seaview Tennis Center - 340 Seaview Avenue

Project Budget \$1,964,000*
Operating Budget Impact There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

North Fire-Rescue Station

These funds will allow for construction of a traffic signal and the continuation of a two-year program to replace windows.

Project Budget

\$199,200*

Operating Budget Impact

There will be no increase to personnel. Operating costs associated with this project should minimally increase (Repairs and Maintenance < \$5,000 annually.)

*Includes FY08 Estimated Carry-over Budget

TABLE VIII-1
Five-Year Schedule of Capital Improvements (SCI)
FY 2008/2009 - FY 2012/2013

Capital Improvement Program
Proposed FY08 Carry-over and Five Year Plan - Fund 307

Expenditure Budget - Project Description	FY08	Proposed	Projected Requirements					Five Year Total
	Carry-over Budget	Year 1 FY2009	Subtotal	Year 2 FY2010	Year 3 FY2011	Year 4 FY2012	Year 5 FY 2013	
<i>Storm Water System</i>	2,027,000	1,275,000	3,302,000	950,000	1,150,000	1,150,000	1,150,000	7,702,000
General Improvements	1,536,000	775,000	2,311,000	650,000	650,000	650,000	650,000	4,911,000
Rehabilitate Storm Pump Structures	491,000	500,000	991,000	300,000	500,000	500,000	500,000	2,791,000
<i>Sanitary Sewer System</i>	891,000	1,125,000	2,016,000	1,025,000	1,025,000	1,025,000	1,025,000	6,116,000
General Improvements	652,000	750,000	1,402,000	750,000	750,000	750,000	750,000	4,402,000
Force Main Rehabilitation	239,000	125,000	364,000	125,000	125,000	125,000	125,000	864,000
WPB Central Pump Bypass & Reserve	0	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Rehab Sanitary Sewer Pumping Stations	0	200,000	200,000	100,000	100,000	100,000	100,000	600,000
<i>Streets and Roads</i>	571,000	607,000	1,178,000	500,000	500,000	500,000	500,000	3,178,000
Bridge Rehabilitation	120,000	0	120,000	0	0	0	0	120,000
Milling & Resurfacing Program	0	607,000	607,000	500,000	500,000	500,000	500,000	2,607,000
Street Lights SRA1A Lake Ave South (1)	31,000	0	31,000	0	0	0	0	31,000
Decorative Street Lights	420,000	0	420,000	0	0	0	0	420,000
<i>Bury FPL Overhead Lines</i>	430,000	0	430,000	0	0	0	0	430,000
<i>Refurbish Memorial Fountain</i>	46,000	0	46,000	0	0	0	0	46,000
<i>Water Main Improvements WPB (2)</i>	280,000	300,000	580,000	500,000	500,000	500,000	500,000	2,580,000
<i>Fuel Tank Replacement Program (3)</i>	1,964,000	0	1,964,000	0	0	0	0	1,964,000
<i>North Fire-Rescue Station</i>	114,200	85,000	199,200	0	0	0	0	199,200
Replacement of Windows	114,200	0	114,200	0	0	0	0	114,200
Traffic Signal Installation	0	0	0	0	0	0	0	0
Phase 1 - Warrant Study	0	25,000	25,000	0	0	0	0	25,000
Phase 2 - Construction	0	60,000	60,000	0	0	0	0	60,000
Total Expenditures	6,323,200	3,392,000	9,715,200	2,975,000	3,175,000	3,175,000	3,175,000	22,215,200
Offsetting Revenues:		FY2009		FY2010	FY2011	FY2012	FY2013	Total
Interest		425,000		375,000	325,000	275,000	225,000	1,625,000
WPB - Water Main Improvements (2)		300,000		500,000	500,000	500,000	500,000	2,300,000
Special Assessment Revenue		525,000		0	0	0	0	525,000
Recreation Enterprise Fund - Transfer for Fuel Tanks (3)		30,000		0	0	0	0	30,000
FDOT - Street Lights SRA1A Lake Ave South (1)		295,000		0	0	0	0	295,000
Total Offsets		1,575,000		875,000	825,000	775,000	725,000	4,480,000
Net Expenditure/Transfer from General Fund		1,617,000		2,100,000	2,350,000	2,400,000	2,450,000	4,805,000

IMPLEMENTATION

The Town presently employs a five-year Schedule of Capital Improvements (SCI) as an integral part of its annual budgeting process. Each year, the Town Manager, the Town Staff, and the Town Council (acting as the LPA) formally, and in a public meeting, will review the Schedule of Capital Improvements (SCI) to ensure its consistency with the Capital Improvements Element.

As a function of this review, the CIE will be examined for:

- Updating revenue sources, unanticipated expenses, and completion of scheduled projects;
- Consistency, both internally and with respect to other Plan Elements;
- The means for correcting identified deficiencies;
- The progress of the Town in securing financing, and other assistance from other agencies, to implement the Town's Program;
- Progress of the private development community in meeting the requirements expressed within the individual Plan Elements;
- The Town's progress towards meeting, and its ability to maintain, its adopted level of service standards; and
- The Town's progress toward implementing its intergovernmental coordination responsibilities.

The Schedule of Capital Improvements (SCI) will be amended annually to reflect the above described review.

GOALS, OBJECTIVES AND POLICIES

GOAL

THE TOWN SHALL, USING SOUND FISCAL POLICIES, PROVIDE ADEQUATE SERVICES AND FACILITIES IN A TIMELY AND EFFICIENT MANNER.

OBJECTIVE 1

The Town shall utilize its Capital Improvements Element and five-year Schedule of Capital Improvements (SCI) to provide needed capital facilities, including those needed to overcome any existing deficiencies and those related to growth. Schedule of Capital Improvements (SCI) shall be financially feasible as per the requirements of F.S. 163.3164(32).

POLICY 1.1

The Town shall continue to adopt an annual capital budget, which will identify expenditures necessitated by the policies of the various elements of the Comprehensive Plan, as part of its annual budgeting process.

POLICY 1.2

Appropriate Town departments shall establish and maintain a listing and schedule of capital equipment and facilities showing the expected life and replacement date of each. The schedule is to be integrated in the Schedule of Capital Improvements (SCI) and updated annually.

POLICY 1.3

The Town shall identify those projects needing renewal and replacement in its Schedule of Capital Improvements (SCI), and shall give first priority to funding those needed to maintain its adopted levels of service. The Town's current policy is to fund renewal and replacement of existing infrastructure on a cash basis unless the cost of the facilities or improvements are such that bonding would be a more equitable and appropriate method for funding certain facilities or improvements, and is deemed by the Town Council as a policy decision to be the most feasible financial alternative.

POLICY 1.4

The Town shall continue to establish a priority ranking system for capital improvement projects identified as necessary in the various elements of its Comprehensive Plan. This system will include consideration as to whether each project:

- 1.4a Is needed to eliminate public hazards;
- 1.4b Is needed to eliminate existing capacity deficiencies, or other current infrastructure deficiencies;
- 1.4c Prevents or reduces future capital costs;
- 1.4d Is located to serve new growth or redevelopment and existing needs for repairs and/or rehabilitation;
- 1.4e Is financially feasible; and
- 1.4f Is compatible with facility or acquisition plans of Federal, State, Regional, and local agencies that provide public facilities within the Town.

POLICY 1.5

The Town's maximum indebtedness shall not exceed 5% of the assessed value of taxable property in the Town.

POLICY 1.6

The Town shall ensure that the Capital Improvement Element and the entire Comprehensive Plan remains financially feasible, as defined by F.S. 163.3164(32).

POLICY 1.7

The Town shall ensure that capital facilities to be funded by outside sources must be guaranteed by a development agreement, interlocal agreement or any other enforceable agreement.

OBJECTIVE 2

The Town shall expend no public funds that would subsidize development in the Coastal High Hazard Area, as defined by the Town, except when such expenditures are for restoration/enhancement of natural resources or for shore protection.

POLICY 2.1

Town funded public facilities will not be built in the Coastal High Hazard Area, as defined by the Town, excepting facilities which provide public access, recreation, resource restoration/enhancement or shore protection; nor will the Town expand utility

systems or public services that would be necessitated by increased development within the Coastal High Hazard Area.

OBJECTIVE 3

The Town shall coordinate its land use decisions and fiscal resources with its schedule of capital improvements identified as necessary to maintain the Town's adopted Level of Service (LOS) standards and meet existing and future facility needs. These capital improvements and facility improvements shall have first priority for allocation of the Town's fiscal resources available for capital expenditures.

POLICY 3.1

The Town shall utilize the following Level of Service standards, found in other elements of the Town's Comprehensive Plan, for public facilities in the Town.

3.1a Stormwater Discharge or Runoff --

- 1) Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and, the minor flooding associated with a five-year storm would be carried off within sixty minutes.
- 2) Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system; or the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater.
- 3) For all commercial, multi-family, new residential subdivision, and single family lots of one-half acre or more:
 - a. the impact on the system will not lower the LOS as stated in Policy 3.1a 1 and 2; or,
 - b. the drainage problem area is scheduled and contracted for improvement in the Town's Schedule of Capital Improvements (SCI); or,
 - c. the developer upgrades the drainage system to meet LOS as stated in Policy 3.1a 1 and 2; or,
 - d. the post-development run-off does not exceed pre-development run-off, thereby preventing additional degradation of the system;

And, for all single family development of a half-acre or less which is not the result of new subdivision, that one of the four above requirements will be met, when feasible, or that no degradation of existing drainage capacity occurs as the result of development.

3.1b Potable Water -- 295 gallons/person/day;

3.1c Recreation -- 6 acres/1000 population;

3.1d Transportation -- two-way peak-hour, peak-season level of service (LOS) standards for facilities and segments listed below, effective one year from adoption of this Element.

FACILITY OR SEGMENT		“LOS”
(1)	SR AIA	“E”
(2)	Royal Poinciana Way	“D”
(3)	Cocoanut Row/Bradley Place from Seabreeze to north of Royal Poinciana Way	“E”
(4)	Southern Boulevard	“E”
(5)	All other roadways	“D”

3.1e Sanitary Sewer -- 246 gallons/person/day, the same as that established for the Town in the City of West Palm Beach’s Comprehensive Plan; a maximum peak flow of 0.941 mgd for the Lake Worth force main over a rolling three-month average; and a maximum of 5 mgd through its northern force main;

3.1f Solid Waste -- 2.55 pounds/person/day for garbage and 0.033 cubic yards per person per day for vegetative yard trash.

3.1g School Concurrency -- the School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element and in accordance with 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. 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 level of service standards.

OBJECTIVE 4

Development orders and permits for new development or redevelopment, or building permits for developments that have been issued development orders prior to the adoption of the Comprehensive Plan, shall be issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

POLICY 4.1

In order to ensure availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- 4.1a
- 1) Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and, the minor flooding associated with a five-year storm would be carried off within sixty minutes.
 - 2) Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first one inch of rainfall prior to discharge into the Town system; or,
 - 3) For all commercial, multi-family, new residential subdivision, and single family lots of one half-acre or more:
 - a. the impact on the system will not lower the LOS as stated in Policy 4.1a(1) and (2); or,
 - b. the drainage problem area is scheduled and contracted for improvement in the Town's Schedule of Capital Improvements (SCI); or,
 - c. the developer upgrades the drainage system to meet LOS as stated in Policy 4.1a(1) and (2); or,
 - d. the post-development run-off does not exceed pre-development run-off, thereby preventing additional degradation of the system;

And, for all single family development of a half-acre or less which is not the result of new subdivision, that one of the four above requirements will be met,

when feasible, or that no degradation of existing drainage capacity occurs as the result of development.

- 4.1b There is adequate potable water supply capacity to continue providing at least 295 gallons/person/day;
- 4.1c There are adequate recreation facilities to maintain a standard of 10 acres/1000 population;
- 4.1d The traffic generation of the project will not reduce the level of service on roadways in the Town to a category lower than that established in this Plan;
- 4.1e There is adequate sanitary sewer capacity to continue treating an average of 246 gallons/person/day, the same as that established for the Town in the City of West Palm Beach's Comprehensive Plan; a maximum peak flow of 0.941 mgd for the Lake Worth force main over a rolling three-month average; and a maximum of 5 mgd through its northern force main;
- 4.1f There is adequate capacity to continue collecting and disposing of least 2.55 pounds of solid waste per person/day;
- 4.1g The project will not increase the time necessary to evacuate the Town, in the event of a hurricane, to greater than twelve hours; or
- 4.1h The development order or permit is specifically conditioned on the availability of the necessary facilities and services for each of the above, and that said facilities are authorized at the time the project is authorized.

POLICY 4.2

The Town will continue to set, and maintain, its Level of Service standards such that it will ensure the availability of public facilities and services to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

POLICY 4.3-a

For public school 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 level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 1.1-h, and Capital Improvement Element Policy 1.2-k.

POLICY 4.3-b

In accordance with Policy 4.3-a, 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:

The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit.

The construction appropriations for the necessary facilities and services are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table VIII-2 of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A of the School Concurrency report, entitled Concurrency Service Area Table.

Sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located or an immediately adjacent CSA.

POLICY 4.3-c

The School District of Palm Beach County Six Year Capital Improvement Schedule (Table VIII-2) is adopted as a supplement to the Town of Palm Beach Capital Improvement Element.

OBJECTIVE 5

Since there is little potential for growth in the Town, impact fees are presently considered to be unnecessary and an inefficient method of distributing the costs of new capital facilities in the Town. The Town will continue to levy ad valorem taxes and user fees as the primary methods for distributing the burden of the cost of capital facilities for both existing and future development.

POLICY 5.1

Within six months of a project being denied a development order or permit under Objective 4 of this Element, the Town shall undertake and conclude an investigation into the legal and practical implications of the Town's assessing, to private interests, a pro rata share of the costs necessary to fund the facility expansion necessary to grant a development order or permit and adequately maintain the Town's adopted level of service standard(s).

OBJECTIVE 6

The Town shall include in its Schedule of Capital Improvements (SCI) all capital improvements needed within the five-year period covered by its CIP, including replacement of sanitary sewer infrastructure recognized as obsolete or worn-out and improvements needed to eliminate recognized deficiencies in its drainage system, as identified in the Comprehensive Plan,

POLICY 6.1

The Town's annual revision of its Schedule of Capital Improvements (SCI) shall include a finding that the funds available for capital expenditure will be adequate for capital items identified as necessary in the Comprehensive Plan and included in the Schedule of Capital Improvements (SCI).

POLICY 6.2

The Town will provide funding for an Alternative Water Source Study and an update of the Public Works Master Plan, Drainage Chapter, in advance of stipulated study deadlines, upon completion of the project proposal cost estimate process.

OBJECTIVE 7

The Town shall consider burying its overhead utility systems in a financially feasible manner.

POLICY 7.1

As recommended by the Strategic Planning Board in April 2003, The Town shall continue to consider a plan to place utilities underground, as follows:

- 7.1a. Oversee an evaluation of the technological and economic feasibility of installing utility lines underground to provide information to decide on the desirability of proceeding on a long-term project. The study should include alternate methods of financing.
- 7.1b. Investigate opportunities for limited, prioritized, high-visibility demonstration projects, including finance mechanisms and public-private cost sharing.
- 7.1c. Investigate the feasibility of a program to place utilities underground following a natural disaster.

POLICY 7.2

By December 2008, the Town Council shall make policy decisions relative to Objective 7, estimated capital costs, financing alternatives including the use of special non-ad

valorem assessments, use of eminent domain and coordination with other infrastructure improvements simultaneous with the underground utilities projects.

OPTIONAL HISTORIC PRESERVATION ELEMENT

INTRODUCTION

PURPOSE

The Town of Palm Beach Historic Preservation Element formally states Town policy with regard to the protection of its historic and archaeological resources. This element is optional under Rule 9J-5 but serves as a tool for coordinating the actions and policies of the Town of Palm Beach. Florida's 1975 Local Government Comprehensive Planning Act laid the foundation for local preservation planning in the State. The Act lists required elements for inclusion in the general plan, but also includes "historic preservation and scenic" as one of the options. The 1985 Local Government Comprehensive Planning and Land Development Regulation Act, which amended a portion of the 1975 legislation, requires coastal communities to address the preservation of historic and archeological resources. Although communities can fulfill the requirement by addressing the issue of preservation in the Land Use, Housing and Coastal Management elements, the Town of Palm Beach has decided that a separate element would best serve the community.

Increasingly in South Florida, historic and cultural resources are threatened by destruction due to rapid growth in population and ensuing development. These resources are links to the past, they make communities unique, giving them a "sense of place," and provide a source of pride. More importantly, historic resources allow for the education of present and future generations of their place and time in the continuum of the human experience and societal development. The purpose of historic preservation is not to halt growth or change, because it is recognized that both are needed to keep a community alive. The purpose of historic preservation is to integrate the past with the present and the future.

SUMMARY OF LANDMARKS PRESERVATION ORDINANCE

The Town of Palm Beach Landmarks Preservation Ordinance (Supporting Document I) was adopted in 1979, and was amended to its present reading in 1984. The purpose of creating a Landmarks Preservation Commission was to protect historic resources with intrinsic aesthetic, or architectural character, and to better facilitate the upkeep and maintenance of those structures so designated. The ordinance lists these as its goals:

- 1) Safeguard and enhance that which reflects the Town's history and heritage
- 2) Stabilize and improve property values
- 3) Foster civic pride in the notable accomplishments of the Town's past
- 4) Protect the Town's attraction to residents and visitors.
- 5) Strengthen the economy of the Town
- 6) Promote the education, pleasure and welfare of residents and visitors

The Commission consists of seven members and three alternates, all of whom have a special knowledge of, and interest in landmarks preservation. All Commissioners are required to be residents of the Town except one non-resident “expert”, and all serve three year terms in this appointed office. A member cannot serve more than two consecutive three year terms.

The Landmarks Preservation Commission can only gain jurisdiction over a property after an extensive research process proves the structure is eligible for the distinction, by meeting at least one of the four criteria for designation. Once approved by the Commission, and sustained by the Town Council, the jurisdiction to oversee improvements, additions, and modification to the designated property is transferred from the Architectural Commission to the Landmarks Preservation Commission. When transferred from one commission to the other, there is no change regarding the Town's Zoning Code.

The Landmarks Preservation Commission reviews proposed changes to buildings, landscaping, garden walls, pools, fountains, driveways, signs, etc. in response to a property owner's request for a Certificate of Appropriateness. The Commission holds no jurisdiction over the interior building spaces of any property, but does review changes and modifications to courtyards.

The process is very similar to that of the Architectural Commission. Once the Landmarks Commission approves the proposed additions or alterations to a landmarked structure, the Certificate of Appropriateness is granted. Work may proceed after standard building permits have been applied for, and issued by the Building Department. For archaeological landmarks, the earth, rock, or subsoil cannot be moved or excavated without an approved Certificate of Appropriateness.

Minor changes to landmarked properties such as replacing door hardware, shutters, re-painting a structure in color to match existing or re-roof with same material, etc., which have a total estimated value of \$2,000 or less, can be approved as, "minor exterior changes," at the discretion of the Landmarks Project Coordinator, with concurrence from the Chairman. Usually, no Certificate of Appropriateness would need to be filed for these approved minor changes.

GOALS, OBJECTIVES AND POLICIES

Beginning in 1927, structures designed, built or modified in Palm Beach have been regulated by an advisory body of the Town of Palm Beach. The original body was called the Art Jury, and members such as Addison Mizner, Maurice Fatio, and Charles Perrochet assisted in a sort of design critique to help ensure the beauty and visual harmony that made Palm Beach a unique resort area. Today, the Art Jury survives as two similar, but distinct, bodies: The Landmarks Preservation Commission and the Architectural Commission.

Generally speaking, the Architectural Commission is the old Art Jury, regulating the overall design, proportion, and concerns of contemporary design, as well as signage. The Landmarks Preservation Commission was created to serve in essentially the same capacity, but focuses on the needs and concerns of historic architecture, to protect the historic resources of the Town of Palm Beach.

GOAL

The goal of the Landmarks Preservation Ordinance is to protect the visual appearance of the Town of Palm Beach through the perpetuation of properties of special, notable, aesthetic, architectural, and/or historical significance. It is NOT the intention of the Ordinance to annex private property, to make private property open for public inspection, or to prevent owners from the right to expand, modify, or update the architectural and/or mechanical services of their property.

Legislation rewards owners of landmarked property with tax incentives, credits, and reductions as a reward for preserving a piece of the nation's heritage. Further, Federal and State programs offer financial and technical assistance to the owners of locally landmarked properties. In most places, owners of landmarked structures receive a greater return when selling their property.

In exchange for these rewards and incentives, the Landmarks Preservation Ordinance was written in such a way that before the owner(s) of a landmarked property may demolish or destroy an historic resource in the Town, he/she must show just cause to both the Landmarks Preservation Commission and to the Palm Beach Town Council.

The landmarking process ensures that only those properties of true architectural or historic significance are awarded the distinction, protection, and benefits allowed to the Town's designated landmarks.

OBJECTIVE 1: EVALUATION OF POTENTIAL STRUCTURAL SITES

When the Landmarks Preservation Ordinance was first enacted in 1979, a survey of all Palm Beach architecture fifty or more years old was completed, determining which structures were eligible for consideration as landmarks of the Town of Palm Beach. This effort concentrated on the oldest area of Town, from the Coral Cut to Sloan's Curve (Map: Supporting Document II).

The structures were evaluated and rated A to D, based primarily on their architectural merit. "A" structures were those properties that were eligible for consideration on both the local and the national level; "B" structures were equally eligible for consideration as local landmarks, but held little or no national merit; "C" structures were either smaller structures eligible for local consideration, or marginal large properties; and "D" structures were deemed not eligible for consideration at this time.

By 1988, the old survey became outdated. Since 1979, a considerable number of local buildings had crossed the fifty year threshold used for National Register eligibility, and as local architectural scholarship improved, errors in the validity of some statements in the 1979 survey were discovered.

A new survey was commissioned with three goals in mind: to add ten years of eligible structures to those already eligible for consideration; to correct the errors made in the 1979 survey; and to include the entire Town of Palm Beach, from the Palm Beach Inlet to the South Palm Beach line. The 1988 survey was simplified to read either "eligible" or "not eligible" for local designation, and the letter grading system was abandoned.

In 1996 and 2004 the Town received grants from the Florida Department of State, Division of Historical Resources to update the survey again. That survey is on-going as this Historic Preservation Element is being prepared. Currently 1129 sites have been surveyed and included on the Florida Site File. The Town has designated 253 landmarks.

OBJECTIVE 2: EVALUATION OF POTENTIAL ARCHAEOLOGICAL RESOURCES

The Town of Palm Beach is situated on a narrow barrier island. The island is bordered on the west by Lake Worth and on the east by the Atlantic Ocean. The north end of the island is terminated by a man made channel, the Lake Worth Inlet. There is no record of a natural inlet connecting the Atlantic Ocean with Lake Worth. Evidence that Lake Worth has been a freshwater lake for at least the last two thousand years has some support from archaeological evidence and historical documentation.

The western side of the island is an oolitic limestone ridge which runs from the Everglades Links Golf Club to the northern tip of the island. The ridge ranges in elevation from sea level to its highest point of thirty feet above mean sea level at the Palm Beach Country Club Golf Course.

The eastern side of the island fronts the ocean with a sea beach. Behind or to the west of this is a primary dune. At some points there are secondary sandy knolls or dunes behind the primary dune.

Perhaps the most significant natural feature in Palm Beach was located between the primary dune to the east and the oolitic limestone ridge on the west. Through this area a freshwater slough once existed that extended north to south. The slough extended from the Everglades Links Golf Course and extended north to the northwest tip of the island, opening into Lake Worth and not the ocean. This slough undoubtedly was fresh water or possibly brackish. Along the borders of this slough was tropical hammock. Trees included gumbo limbo, wild fig, and cabbage palm.

The soil in the slough has a surface of black muck soil which ranges in depth from as little as 15 cm to as much as 40 cm. Under this is a light tan fine-grained sand. Post hole tests excavated by the consultant along the edge of the slough indicated that under this light tan sand is sand that is the same as the sand which makes up the primary dune features. Local construction workers indicated that the depth of the sand in this slough is as much as 21 feet. This sediment horizon is only a short distance east from where the oolitic limestone rises to its highest point of thirty feet above the sea level. Whatever oolitic substrate exists here does not rise much above sea level and is not visible on the surface even where construction has cut deeply into the dune and its surroundings.

At about the turn of the century this slough was filled in for development. When the consultant observed soil profiles in trenches in Sea Spray Street where water lines were being replaced, it was

observed that the fill there is about 40 to 50 cm in thickness, under which lies the original black muck surface. Here the muck was about 40 cm thick with the usual light tan sandy substrate below.

South of the Everglades Links Golf Course the island consists only of the sea beach and dune feature, the western oolitic ridge stopping north of this point. Also, the island is much narrower here. The area between the end of the oolitic rise and the beginning of the narrow southern extension of the island was filled in, artificially expanding the island by filling the wetlands and shallows adjacent to Lake Worth.

Changes which have impacted Palm Beach's natural features have included storm erosion to the primary dune, (as much as 30 feet in recent years according to one life guard who said he had worked on the beach for the last 15 years); construction of condos, etc., directly on the primary dune; the filling of the slough; clearing of the top of the oolitic ridge for the construction of buildings, and all the other disturbances associated with the development of the Town, such as roads, utilities, etc. Very little of Palm Beach has escaped being altered by development.

The eleven known sites that lie within the town limits were visited and evaluated during a survey supported by the Florida Department of State, Division of Historical Resources in 1994. Five of these sites were found to be in association with the primary dune features along the Atlantic side of the island. Of these five sites, three were human burials (two without any recorded evidence of associated habitation and one had a combination of settlement and cemetery components). One of the burials, seems to have been non-native. Of the two remaining dune sites, one was an isolated archaeological feature, specially a cache of celts, with no other materials located. However, it is worth noting that similar celt caches have been associated with human burials. The other site, the Lake Worth Casino midden, could not be located during this survey and may actually have been a component of the nearby Patrician site.

The other six sites were located in association with the fresh water slough that ran north to south through the town. These sites included middens (habitation sites) and burial mounds and were located along the edge or on the shore of the slough. The midden material is confined to the hammock type of soil, which extends about twenty yards east from the road. (Supporting Document: Preservation Plan, Town of Plan Beach Landmarks Commission, 1995).

POLICY FOR THE ESTABLISHMENT OF SELECTION PRIORITIES

With over 1129 structure considered eligible for consideration as local landmarks, the Landmarks Preservation Commission should establish priorities to better facilitate the landmarking process.

The Landmarks Commission Staff, in conjunction with an architectural history consultant should revisit each of the structures eligible for consideration every five years, and cross reference the site information with historical records housed in the Town of Palm Beach Department of Planning, Zoning and Building Records Office, and in the Historical Society of Palm Beach County. The research should result in a more focused list of structures, eligible for local designation under at least two of the Landmarks Preservation Ordinance's criteria.

The sites on the resulting list should be categorized as either structures of primary significance, or as structures of secondary significance, and the list of primary sites should be distributed to the Landmarks Commissioners.

Each commissioner must independently visit every structure on the primary list, and nominate three structures of paramount priority and one alternate structure, in descending order. The priority list of properties will be established through this system.

The Landmarks Preservation Commission should then vote by motion to accept or deny this list, establishing a current priority list of properties, requesting that these sites be studied, and that reports be written.

If at any time, a property owner feels that his/her property is eligible for designation as a local landmark, a request can be made to any Landmarks Preservation Commissioner to nominate the structure to the list under consideration.

The list should be turned over to an independent architectural history consultant who, with will research, evaluate and prepare a Designation Report for each property as prioritized by the Landmarks Commissioners. Tech Designation Reports should contain architectural and historical information on the structure, explanation of how each criteria for designation is met, and a recommendation to consider or not consider the structure as a landmark of the Town of Palm Beach.

A public hearing should be announced and held to consider these properties individually in a public forum, allowing the property owners, their representatives, and members of the community to express their opinion relative to the recommendations of the consultant and staff as put forth in the Designation Report(s).

After reviewing the information and recommendation of the consultant and the staff in the public forum, the Landmarks Commissioners should then vote to accept or deny the recommendation. If the Commissioners' vote favors accepting the structure as a landmark of the Town of Palm Beach, their decision will be sent to the Town Council for its final ratification.

The property owner, his/her representative, or a member of the community may appeal at either level.

This policy should be revisited, and new structures should be evaluated for their consideration, every two years. A new survey should be undertaken every ten years to correct the historical errors of the earlier efforts, and to add those structures that cross the National Register threshold of 50 or more years old.

POLICY FOR ARCHAEOLOGICAL MANAGEMENT PLAN

This Phase I Archaeological assessment indicated a total of eleven known archaeological sites within the town of Palm Beach. These sites are in various states of preservation and access, varying from sites heavily damaged, destroyed by development or obscured by fill, to sites with visible surface features and a high preservation quality.

The Town of Palm Beach's best tool for managing these archaeological resources is to use an archaeological zone overlay for each known archaeological site or potential site. An archaeological zone is an area of known archaeological sites locations with a high potential of having archaeological sites, archaeological features or artifacts.

All proposed development, clearing, or subsurface alterations within a zone (including such subsurface activities as utility trenching, tree removal, construction activities) should be subject of a Certificate to Dig that would be issued by the Town of Palm Beach. To receive a Certificate to Dig the property owner, his agent, or whoever the applicant might be, will need to complete an application for a Certificate to Dig. The application, after being reviewed and approved, becomes the Certificate to Dig document when issued.

All Certificate to Dig applications would include an archaeological survey report completed by a professional archaeologist. This survey report should meet the criteria of the State of Florida's Division of Historic Resources guidelines for Phase I archaeological reconnaissance or Phase I surveys. The archaeological work should encompass, in minimum, the project work area. When the archaeological survey is submitted with the application for a Certificate to Dig, the Town of Palm Beach should submit the archaeological survey report to the Palm Beach archaeologist, who is presumed to be a consultant who will determine the survey report's sufficiency and provide recommendations and conditions for acceptance (or rejection) of the Certificate to Dig.

The Palm Beach agency reviewing the application should be a designated planner working in concert with the Planning, Zoning and Building Department.

When an applicant conducts an archaeological survey of a project area, any proposed work in the same project area can use the same archaeological survey report for all applications of Certificate to Dig. There is no need to conduct a second archaeological survey if the application is within the same project area as covered by the initial Certificate to Dig.

A Certificate to Dig application should be processed within 30 days after receipt by the reviewing agency. There is the option to require a permit fee for application (Dade County does not charge an application fee), but since the Certificate to Dig will be required so infrequently (relative to other

types of permits) it may not be worthwhile to collect permit fees. On the other hand the permit fees could be used to pay the cost of the Palm Beach consultant archaeologist who reviews the archaeological survey report.

The Town of Palm Beach consultant archaeologist will need to meet the professional requirements of either the Florida Archaeological Council or the Society of Professional Archaeologists.

The role of the Palm Beach archaeologist will be to review each Certificate to Dig application in regard to the completeness and sufficiency of the accompanying archaeological report. The Palm Beach archaeologist will also provide recommendations to accept or reject the issuance of the Certificate to Dig. Further, the archaeologist will be charged with providing the conditions for approval of a Certificate to Dig (or that no conditions are required for the issuance of the Certificate to Dig).

Conditions for the issuance of a Certificate to Dig are generally one or more of the following options.

1. Avoidance

If the archaeological survey report or the findings of the Palm Beach archaeologist indicate that a significant archaeological site or feature is located within the proposed project area, then avoidance of impacts may be recommended. Avoidance may mean redesigning the construction plan so that areas of sensitivity are not impacted. It could also mean adding fill to the area of sensitivity so that archaeological features are not impacted because subsurface impacts are limited to areas within the fill zone only.

2. Archaeological Salvage

If the archaeological survey report or the findings of the Palm Beach archaeologist indicates that a significant archaeological site or feature is located within the proposed project area, and avoidance is not feasible, an archaeological excavation must be undertaken to excavate, document and remove the archaeological remains. This excavation must include the requirement of analysis of recovered data and provide a final written report to the Town of Palm Beach archaeologist. (The final report need not be filed prior to commencement of the construction project).

At this point, it is also worth noting that if the applicant proposes to conduct an archaeological excavation of a site or feature within an archaeological zone, the same requirement for applying for a Certificate to Dig with an accompanying archaeological survey report would apply.

3. Archaeological Monitoring

If the Town of Palm Beach determines that archaeological salvage is not necessary, but nonetheless, there is still a possibility of isolated artifacts or archaeological features being encountered during clearing or construction work, then archaeological monitoring could be required. This means on-site monitoring by an archaeologist who collects and records any

significant data and artifacts uncovered during development activities. Monitoring means working very closely with the contractor and applicant to allow for field monitoring with a minimum of obstructions for construction schedules and operations. Such monitoring has been very effective in Dade and Broward Counties - with no net loss of construction time.

In the event that human remains are encountered during archaeological monitoring then the guidelines of State Statue 872.05, which provides for human remains, will need to apply.

Proposed Archaeological Zones

A total of eleven archaeological sites are recorded within the Town of Palm Beach, all of which can be managed and reviewed by the use of eight archaeological zones encompassing them. Although many of these sites are now obscured or even severely damaged by development, some less altered components may remain intact. The survival of significant site features in an urban context is well documented in south Florida in downtown Miami and Ft. Lauderdale where many sites had been covered by fill. Palm Beach has had a similar developmental history where fill was commonly used.

If a comprehensive survey of an archaeological zone is conducted by a professional archaeologist and no archaeological remains are encountered nor are any anticipated, and the Palm Beach archaeologist concurs, then the Palm Beach archaeologist can recommend the removal of the archaeological zone status for the property. New zones can be added if additional sites are discovered during development, by accidental discovery or as a result of archaeological investigations.

When an archaeological site or feature is discovered during development in an area outside of a recorded archaeological zone, then the Town of Palm Beach archaeologist should be notified who should quickly inspect the discovery to determine its significance. Accidental discovery of significant archaeological remains by construction outside of an archaeological zone is the least desirable scenario (since it has the potential of delaying work at the point of discovery-although not necessarily at other parts of the development project). An alternative option is to create larger archaeological zones using the predictive site model for areas of archaeological sensitivity in this report. A map of the two major areas of archaeological sensitivity is presented in Figure 3. These areas reflect the high priority fresh water slough and oolitic ridge-both areas having a high association with prehistoric and historic settlements. However, even with more expansive zones encompassing the high priority areas, it is possible for archaeological discoveries to be made in many parts of Palm Beach since the town is located in a narrow barrier island with close proximity to water and other resources that were ideal for prehistoric and historic occupation.

POLICY FOR THE ESTABLISHMENT OF EDUCATIONAL PROGRAMS

A biennial newsletter should be established to keep the owners of landmarked sites apprised of the latest information on historic preservation legislation, the availability of grant assistance, and tax incentives.

The newsletter should be written by the Landmarks Commission Staff under the direction of a subcommittee of Commission Members. The newsletter would also offer helpful hints on upkeep and maintaining an historic residence, product information, and list a calendar of Town meetings and events.

The greatest benefit of a newsletter would be in its ability to defray the fears and misconceptions surrounding the regulations of the Landmarks Preservation Ordinance.

An annual "Preservation Celebration" should be held in conjunction with the National Trust for Historic Preservation's, "National Preservation Week." This yearly event should be held in alternating historic sites, and could be informative, educational, entertaining, or social in nature. The net result, increased awareness and publicity of the historic preservation programs, is the ultimate goal.

The National Trust offers "Preservation Week Packets" to its members, offering interesting topics and fun activities pertaining to the annual theme.

An Historic Marker Program should be considered to better educate the public on areas of "living history" throughout the Town of Palm Beach. Such a program could be locally funded, or work within an already established state or national framework. Such a program could be the result of the efforts of others as specified in "section 8.0: Policy for the Establishment of Historical Research."

POLICY FOR THE ESTABLISHMENT OF HISTORICAL RESEARCH

Historical research of an ongoing nature should be continually supported by the Landmarks Preservation Commission. Aside from the influx of new research generated by the continued Designation Report process, a program should be established to enhance the existing historical files with greater depth and clarity.

An ongoing internship program should be enacted to give undergraduate and graduate students of architecture and historic preservation the opportunity to gain practical experience in their field. This program should be limited to three summer months.

POLICY FOR THE ESTABLISH OF MAINTENANCE PLAN

A maintenance plan should be enacted to protect the historic resources of the Town of Palm Beach, and help evaluate the structural integrity of landmarked architecture.

This maintenance element should encompass three basic areas: structural evaluation; code enforcement; and "demolition by neglect."

In cases where the structural integrity of a landmark or a potential landmark may be in question, a Historic Structures Report should be completed by the collaborative effort of the Town Building

Official and an independent architectural history specialist.

The report should detail the conditions of the building inside and out, from the basement through the roofing members, wherever possible. No exploratory demolition or any other process that disrupts the property or the rights of the property owner should be undertaken.

The completed report, detailing the condition of floors, ceilings, wall materials, windows, doors, roofs and roofing members, exterior spaces and ornamentation should be prepared and submitted to the Landmarks Preservation Commission Staff for evaluation. The Staff will relay the conditions outlined in the Historic Structures Report to the Commission in a public forum, and the Commission will vote on how this report will affect the status of the landmark or the potential landmark.

The Code Enforcement Officers of the Town of Palm Beach should be educated in the landmark process, and integrated into the Landmark Preservation Commission system for the purpose of monitoring the conditions at landmarked sites.

The Code Enforcement Officers should monitor the conditions at landmarked sites during their regular inspections, and report any violations or potential violations directly to the Landmarks Commission Staff immediately. If a serious problem is detected, the Landmarks Commission Staff would then add the violation to the next month's Landmarks Preservation Commission agenda for inclusion under the heading "Other Business." The Code Enforcement Officer will appear to directly relay his/her evaluation of the violation and recommendation, and the Landmarks Preservation Commission will vote to sustain or deny the recommendation.

If by the determination of an Historic Structures Report, or by the observations of a Code Enforcement Officer and the Building Official, a landmarked property is considered structurally deficient by the Landmarks Preservation Commission, the Commission may vote to enact Section 16-44 of the Landmarks Ordinance, "Demolition by Neglect."

If enacted, this section allows the Commission to notify the owner that his/her building has become structurally deficient due to neglect, and that he/she has 30 days to commence any work that would rectify the situation. If the property owner fails to comply with the request, and the Commission believes that the structure is being allowed to deteriorate intentionally, the Commission will inform the Town Council of the violation of Ordinance #2-84. The Town Council may choose to repair the structure at its own expense, and lawfully place a lien against the property for the cost of the repairs expended.

GOALS, OBJECTIVES AND POLICIES

GOAL

PRESERVE, PROTECT AND ENHANCE THE HISTORIC AND PREHISTORIC RESOURCES OF THE TOWN. THE TOWN SHALL PROTECT THE VISUAL APPEARANCE OF PALM BEACH THROUGH THE PERPETUATION OF PROPERTIES OF SPECIAL NOTABLE AESTHETIC, ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.

OBJECTIVE 1

The Town shall protect and preserve its prehistoric and historic resources. The measurement of this objective shall be the extent to which such resources are protected, and the degree to which the following policies are implemented.

POLICY 1.1

The Town shall continue to update the list of historic structures.

POLICY 1.2

Continue to designate structures, sites, and districts considered worthy of Landmarking in accordance with Chapter 16, Article III of the Town's Code of Ordinances.

POLICY 1.3

Prevent destruction of Historic Landmark Structures through provisions in Chapter 16, Article III of the Town's Code of Ordinances.

POLICY 1.4

The Town shall continue its procedure, review process, and documentation requirements to implement a Certificate of Dig for all archaeologically sensitive sites.

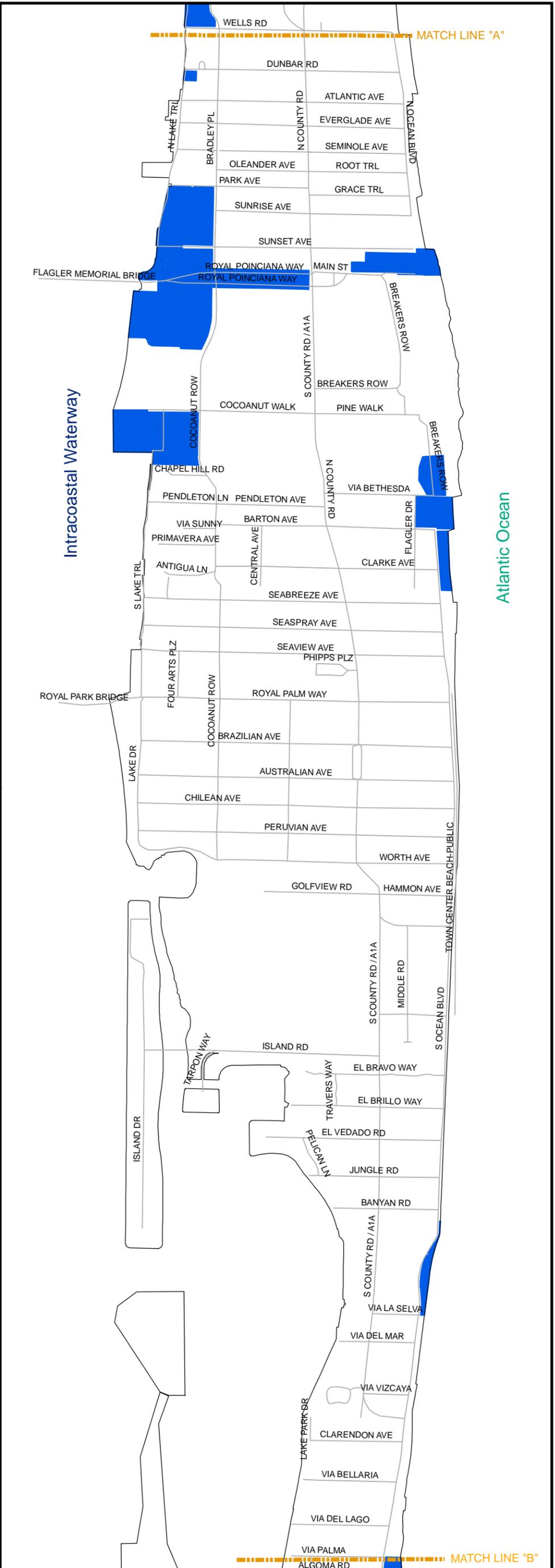
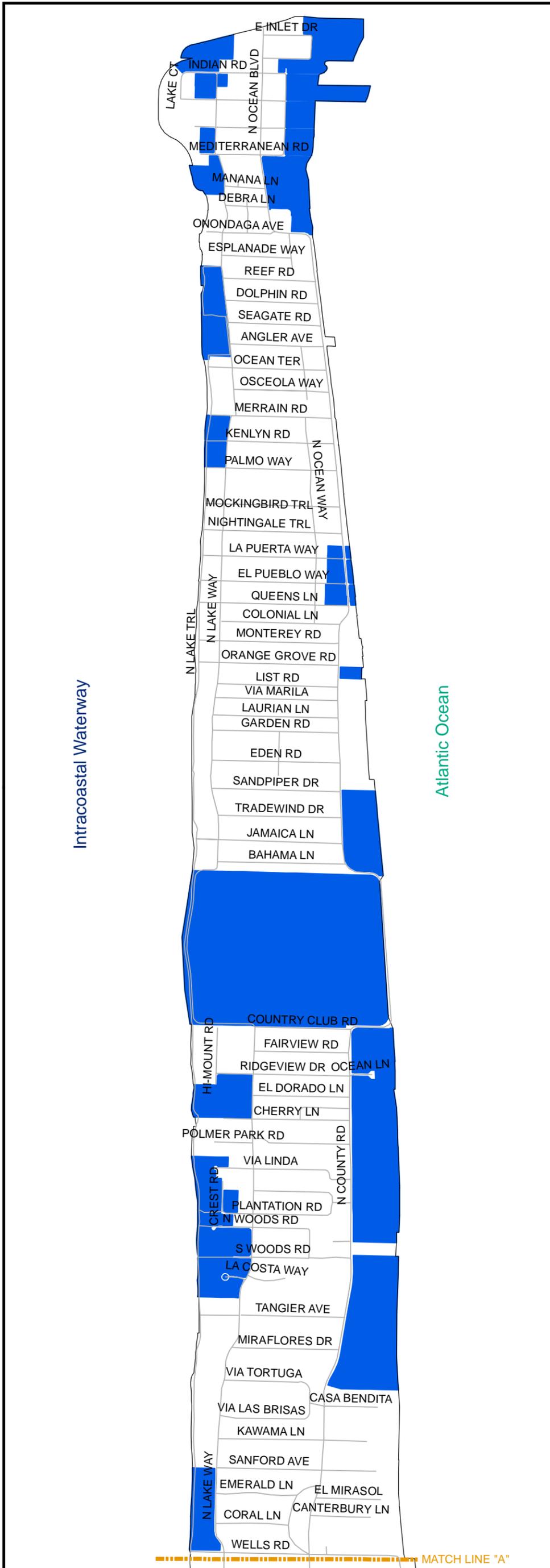
POLICY 1.5

The Town shall continue to follow its established procedures for its ongoing Preservation Celebration and Historic Marker Program.

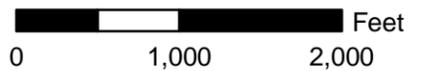
POLICY 1.6

By December 2008, Town shall adopt an archaeological preservation ordinance to protect pre-historic resources or sites of archaeological significance with specific guidelines

regulating construction activities. Concurrently, community awareness shall also be advanced to educate the public about the advantages of having an archaeological preservation ordinance.

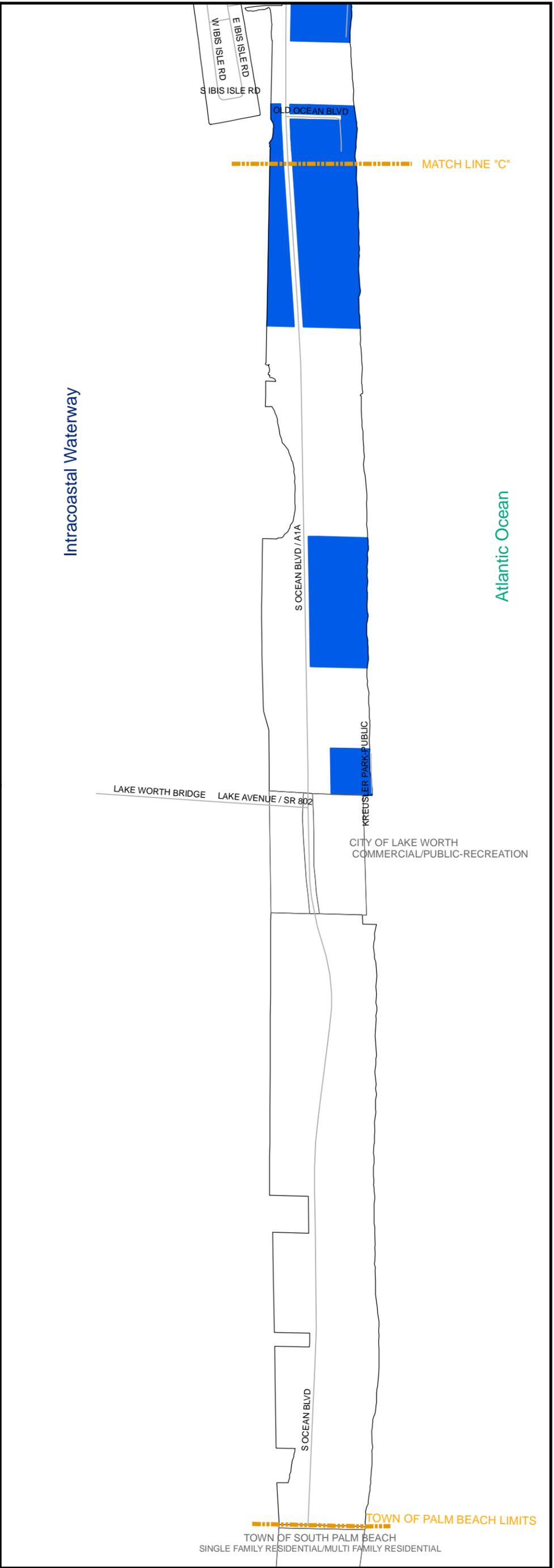
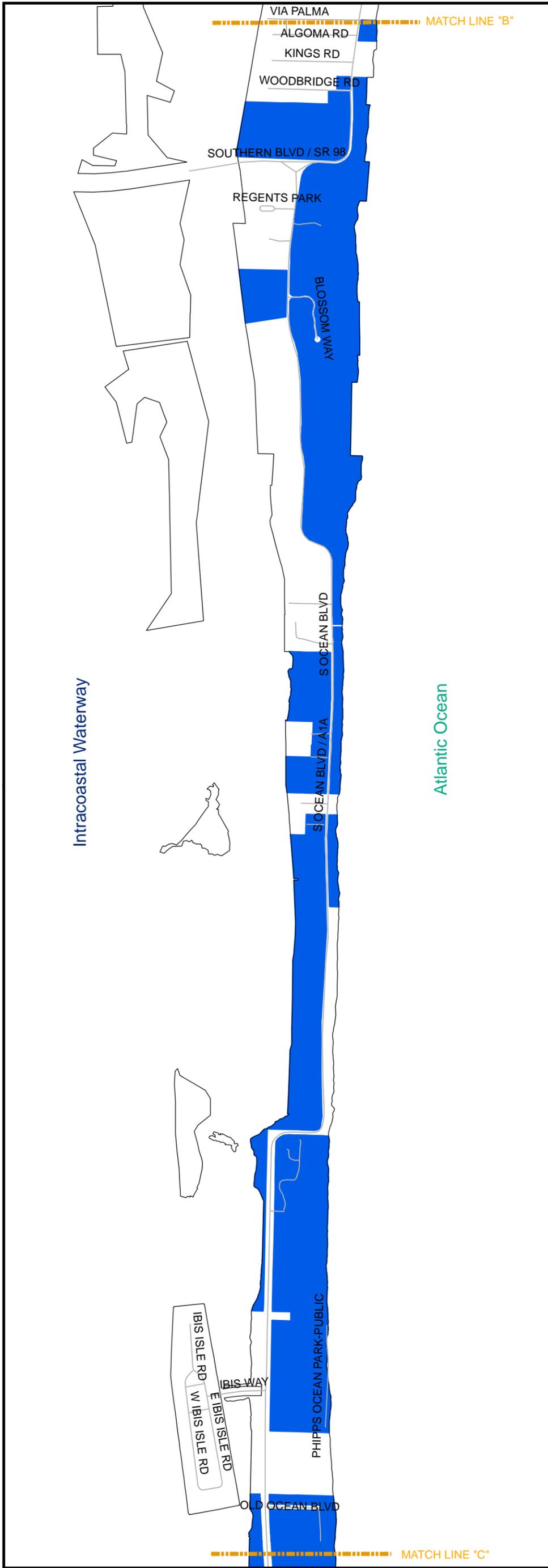


TOWN OF PALM BEACH
ARCHAEOLOGICAL SITES

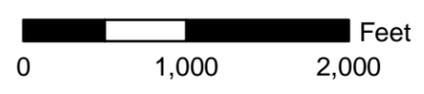


Map Created: Sept. 21, 2009
 By: J.D. Donta
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TOWN OF PALM BEACH
 ■ ARCHAEOLOGICAL SITES



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PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

The 1998 Florida Legislature enacted legislation amending F.S.163.3180, establishing requirements for the optional implementation of public school concurrency. The Public School Facilities Element (PSFE) provides coordinated planning among the County, local governments, and the School District to ensure that school capacity at the adopted level of service standard is available at the time of impact of residential development. This Element has been prepared to meet these requirements consistent with F.S. 163.3177(12).

Based on the requirements of Rule 9J-5.025, F.A.C., the PSFE addresses related land development issues which impact education including levels of service for schools, school utilization, residential neighborhood proximity and compatibility, supporting public infrastructure and collocation of facilities, and financial feasibility. To implement school concurrency countywide, consistent Public School Facilities Elements are required to be adopted by each affected local government.

EXECUTIVE SUMMARY

The Public School Facilities Element for school concurrency establishes a process intended to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service standard for schools, as set by the school district in conjunction with the participating local governments.

As a basis for school concurrency, the PSFE contains Goals, Objectives and Policies to ensure that space is planned for students and existing deficiencies are corrected, as well as ensure that financially feasible capital improvements are planned adequate to achieve and maintain the adopted LOS. The Element directs public schools siting to be coordinated with public facilities and infrastructure through a coordinated review of development proposals.

The PSFE, is intended to address the criteria for establishing school concurrency set forth in Rule 9J-5.025, F.A.C. These requirements include:

1. Providing adequate school capacity through a graduated (tiered) Level of Service for each type of public school, which includes elementary, middle, and high schools, until such time as a standard LOS of 110% is achieved and maintained;
2. Establishing school Concurrency Service Areas (CSA) and/or ensuring adequate capacity in adjoining CSAs;
3. Assuring school facility requirements are met through a financially feasible 5-Year Work Plan;
4. Establishing mitigation measures for development proposals in order to ensure the adopted Level of Service is maintained;
5. Providing intergovernmental coordination for siting schools to serve as focal points of residential development; the collocation of schools with other public facilities; and planning population projections;
6. Coordinating emergency preparedness issues;
7. Establishing future conditions of maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities and Concurrency Service Areas (CSAs); and
8. Providing definitions of public school terms.

Additionally, to establish school concurrency, the Capital Improvements Element (CIE) sets forth a financially feasible public schools capital facilities program, which will ensure that the adopted levels of service will be achieved and maintained.

The Public School Facilities Element was developed in conjunction with the staff of the School

District, representatives of the League of Cities and of Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), and the Treasure Coast Regional Planning Council.

DEFINITIONS

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.

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PUBLIC SCHOOL CONCURRENCY

It is a goal of the Town of Palm Beach to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

OBJECTIVE 1.1 Level Of Service

To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy 1.1-a: The LOS standard is the school's utilization which is defined as the school's enrollment as a percentage of the school's student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (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 student count of the second semester reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

Policy 1.1-b: 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 School Capacity Studies 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 1.1-c: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 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:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

Policy 1.1- d: 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 shall have achieved the countywide adopted level of service for all schools of each school type. In the interim, Table 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 1.1-2).

**Table 1.1-1
Standards for Tiered Level of Service**

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	115	115	115	110		
3	Elementary	110					
	Middle	130	130	110			
	High	115	115	115	110		
4	Elementary	115	110				
	Middle	130	130	110			
	High	115	115	115	110		
5	Elementary	110					
	Middle	130	130	115	110		
	High	135	135	130	130	110	
6	Elementary	110					
	Middle	130	130	120	110		
	High	120	120	120	110		
8	Elementary	110					
	Middle	130	130	125	115	110	
	High	125	125	120	115	110	
9	Elementary	110					
	Middle	125	125	125	115	110	
	High	120	120	120	110		
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
	Middle	125	125	125	110		
	High	125	125	125	110		
12	Elementary	140	130	120	115	110	
	Middle	135	135	135	115	110	
	High	135	135	135	120	110	
14	Elementary	125	125	115	110		
	Middle	135	135	135	115	110	
	High	135	130	130	115	110	
15	Elementary	135	135	115	115	110	
	Middle	125	125	125	110		
	High	135	135	135	110		
16	Elementary	130	115	110			
	Middle	120	120	120	115	110	
	High	135	135	135	120	110	
17	Elementary	130	125	110			
	Middle	135	130	130	110		
	High	145	120	120	110		
18	Elementary	120	115	115	115	110	
	Middle	120	120	120	120	110	
	High	145	120	120	115	110	
19	Elementary	110					
	Middle	110					
	High	165	130	130	130	110	
20	Elementary	110					
	Middle	125	110				
	High	165	130	130	130	110	
21	Elementary	115	110				
	Middle	125	125	125	110		
	High	125	125	125	115	110	
22	Elementary	110					
	Middle	110					
	High	110					
23	Elementary	110					
	Middle	110					
	High	110					
County wide	Alternative Schools	110					

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000, and the actual count of students in the second semester of the 2000-01 school year.

Table 1.1-2

**MAXIMUM UTILIZATION TABLE:
Standards for Utilization of Capacity**

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	165	125	125	120	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
2	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	120	120	120	120
3	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	120	120	120	120
4	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
5	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
6	Elementary	155	145	120	120	120	120
	Middle	135	135	120	120	120	120
	High	120	120	120	120	120	120
8	Elementary	160	160	160	145	120	120
	Middle	135	135	135	130	120	120
	High	120	120	120	120	120	120
9	Elementary	120	120	120	120	120	120
	Middle	135	135	135	130	120	120
	High	120	120	120	120	120	120
10	Elementary	205	165	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	125	120	120	120
	Middle	145	145	145	125	120	120
	High	135	135	135	120	120	120
14	Elementary	140	135	135	130	120	120
	Middle	145	145	145	125	120	120
	High	165	120	120	120	120	120
15	Elementary	180	180	165	140	120	120
	Middle	130	130	125	120	120	120
	High	135	135	135	120	120	120
	Elementary	200	120	120	120	120	120

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
16	Middle	140	125	125	125	120	120
	High	135	135	135	120	120	120
17	Elementary	205	205	125	125	120	120
	Middle	175	175	175	120	120	120
	High	145	120	120	120	120	120
18	Elementary	130	120	120	120	120	120
	Middle	130	130	130	130	120	120
	High	160	120	120	120	120	120
19	Elementary	120	120	120	120	120	120
	Middle	120	120	120	120	120	120
	High	170	135	135	135	120	120
20	Elementary	140	140	140	135	120	120
	Middle	130	120	120	120	120	120
	High	170	145	145	130	120	120
21	Elementary	165	145	120	120	120	120
	Middle	155	155	155	120	120	120
	High	145	145	145	120	120	20
22	Elementary	120	120	120	120	120	120
	Middle	120	120	120	120	120	120
	High	120	120	120	120	120	120
23	Elementary	300	120	120	120	120	120
	Middle	120	120	120	120	120	120
	High	120	120	120	120	120	120
County Wide	Alternative Schools	120	120	120	120	120	120

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000

Policy 1.1-e: 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.

1. 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:

- a. School locations, student transporting times, and future land uses in the area.
 - b. Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:

- a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
 - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
3. Consistent with s.163.3180(13)(c)2.,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 1.1-f : The Town of Palm Beach 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 VIII-2 (Six Year Capital Improvement Schedule) of the Capital Improvement Element of the Town of Palm Beach’s Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.1-g: The Town of Palm Beach shall amend Table VIII-2 (Six Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

Policy 1.1-h: For purposes of urban infill and in recognition of the entitlement density provisions of the Town of Palm Beach’s Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.

Policy 1.1-i: The Town of Palm Beach shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. 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 to be financially

infeasible 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; 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 1.1-i.2 below.
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
 - Where an individual school in a particular CSA is twelve 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
 - The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
 - Where the School Board materially amends the first 3 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.
 3. 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.
 4. 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 Level of Service for that year for the affected CSAs have been achieved.
 5. If a Program Evaluation Report, as defined in the Interlocal Agreement to establish school concurrency, 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 Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”.
 6. Upon termination of the Interlocal Agreement the Town of Palm Beach shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

OBJECTIVE 1.2: Facilities Requirements

To allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 1.2-a: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty 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 1.2-b: Level of service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

OBJECTIVE 1.3 Six-Year Capital Improvement Schedule

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 1.3-a: The Town of Palm Beach, in coordination with the School District and other local governments, shall annually amend Table VIII-2 of the Capital Improvement Element (School District of Palm Beach County Six-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

GOAL 2: SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

It is the goal of the Town of Palm Beach to 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 2.1 School Facility Siting

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

Policy 2.1-a: The Town of Palm Beach 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 2.1-b: 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 2.1-c: 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 2.1-d: The proposed location shall comply with the provisions of the Coastal Management/Conservation Element of the comprehensive plan, if applicable to the site.

Policy 2.1-e: The Town of Palm Beach shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or Town of Palm Beach capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
- Providing for the review for all school sites as indicated in Policy 2.1-a above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

Policy 2.1-f: The Town of Palm Beach 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.

OBJECTIVE 2.2 Intergovernmental Coordination

To 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 2.2-a: The Town of Palm Beach 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 F.S.163.3177(6)(h)(1) and (2) and F.S. 163.3180

Policy 2.2-b: 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 2.2-a above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

Policy 2.2-c: The Town of Palm Beach shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

Policy 2.2-d: The Town of Palm Beach 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 Town of Palm Beach shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long range facilities maps (Maps PS 3.3 and

PS 3.4), to ensure consistency and compatibility with the provisions of this Element.

Policy 2.2-e: The Town of Palm Beach shall advise the School District of a proposed public school site's consistency with the Town of Palm Beach's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 2.2-f: The Town of Palm Beach 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 2.2-g: The Town of Palm Beach shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 2.3 Population Projections

To establish a joint process of coordination and collaboration between the Town of Palm Beach, Palm Beach County and the School District in the planning and decision making on population projections.

Policy 2.3-a: The Town of Palm Beach shall provide updated Land Use maps to the County for the conversion of the Florida Bureau of Economic and Business Research (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. 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 2.3-b: The Town of Palm Beach commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and 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 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

IMPLEMENTATION/Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into twenty one 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 s.163.3180(13)(c)2.,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-18 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 Trl, then South along Military Trl 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-18 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 Grapeview Blvd, North along Grapeview 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 Trl
 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 Trl
- EAST** The Atlantic Ocean
- WEST** Military Trl
- #6** **NORTH** Northlake Blvd
- SOUTH** The South Section Line of Sections (using T-R-S) 42-42-36 West of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- EAST** Military Trl
- WEST** The West Section Line of Sections (using T-R-S) 42-42-18, 42-42-19, 42-42-30, and 42-42-31
- #8** **NORTH** 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 Trl
- SOUTH** The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl
- EAST** The Atlantic Ocean
- WEST** Military Trl
- #9** **NORTH** The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trl), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- SOUTH** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19
- EAST** Military Trl
- WEST** The West Section Line of Sections (using T-R-S) 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half
- #10** **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, 42-40-17, 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 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd
- #11** **NORTH** The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22,

- 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl
- 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 Trl
- EAST** The Atlantic Ocean
- WEST** Military Trl
- #12 NORTH** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl, 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19
- SOUTH** The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- EAST** Military Trl
- 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) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl
- SOUTH** The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, and 44-42-25 East of Military Trl
- EAST** The Atlantic Ocean
- WEST** Military Trl
- #15 NORTH** The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06
- SOUTH** The L-14 Canal
- EAST** Military Trl
- WEST** State Rd 7
- #16 NORTH** Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33
- SOUTH** The South Section Line of Sections (using T-R-S) 44-41-25, 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 43-40-33 South of Southern Blvd
- #17 NORTH** The South Section Line of Sections (using T-R-S) 44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30, 44-42-25, 44-42-26, and 44-42-27 East of Jog Rd
- 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, 44-41-25, 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
- SOUTH** The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal
- EAST** The Atlantic Ocean
WEST The L-40 Canal
- #21 NORTH** The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30, 46-42-25, 46-42-26, 46-42-27, 46-42-28, 46-42-29, 46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of I-95 generally approximates the C-15 Canal
- SOUTH** The Palm Beach / Broward County Border
EAST The Atlantic Ocean
WEST The L-40 and L-36 Canals
- #22 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, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 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, 42-40-17, 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, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 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 Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 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 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, 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 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles 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, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 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 Bolles Canal

EAST The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, 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 Lines 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 44-37-23 to the L-16 Canal

WEST The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal

CONCURRENCY SERVICE AREA - 3

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Allamanda ES	694	521	694	75%	507	694	73%	505	745	68%	493	745	66%	501	745	67%	516	745	69%	Modernization SY2008-09; new capacity 745; program capacity 624
D D Eisenhower ES	711	266	600	44%	255	711	36%	251	711	35%	256	711	36%	258	711	36%	269	711	38%	N/A
Palm Beach Gardens ES	552	539	552	98%	510	552	92%	516	738	70%	532	738	72%	547	738	74%	573	738	78%	Modernization SY2008-09; new capacity 738. Gifted program
Timber Trace ES	991	913	991	92%	893	1,063	84%	784	1,063	74%	796	1,063	75%	810	1,063	76%	834	1,063	78%	Boundary change to Palm Beach Gardens Area ES 03-X in SY2008-09 Gifted program.
ES TOTAL / AVG		2,239	2,837	77%	2,165	3,020	71%	2,056	3,257	62%	2,077	3,257	62%	2,116	3,257	63%	2,192	3,257	66%	N/A
MIDDLE																				
Watson B Duncan MS	1,064	1,180	1,065	111%	1,149	1,064	108%	1,175	1,064	110%	816	1,158	70%	836	1,167	72%	838	1,164	72%	N/A
MS TOTAL / AVERAGE		1,180	1,065	111%	1,149	1,064	108%	1,175	1,064	110%	816	1,158	70%	836	1,167	72%	838	1,164	72%	N/A
HIGH																				
Palm Beach Gardens HS	2,909	2,643	2,766	96%	2,620	2,909	90%	2,565	2,909	88%	2,562	2,635	97%	2,462	2,635	93%	2,412	2,635	92%	New School in SY2009-10; new capacity 2635, program capacity 2500; Boundary change to Riviera Beach area (02-MMM) in SY2012-13
William T. Dwyer HS	2,567	1,869	2,347	80%	1,824	2,566	71%	1,906	2,566	74%	1,992	2,566	78%	2,026	2,566	79%	2,128	2,566	83%	Boundary change from Jupiter HS in SY07-08; Boundary change to Riviera Beach Area (02-MMM) in SY2012-13
HS TOTAL / AVERAGE		4,512	5,113	88%	4,444	5,475	81%	4,471	5,475	81%	4,554	5,201	87%	4,488	5,201	86%	4,540	5,201	87%	N/A

CONCURRENCY SERVICE AREA - 4

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Palm Beach Gardens Area (03-X)								745	970	77%	753	970	78%	743	970	77%	732	970	75%	Holding School for Allamanda ES in SY07-08; New school to open SY08-09; relief for Beacon Cove & Lighthouse ES; students assigned from Timber Trace ES; Capacity 970.

CONCURRENCY SERVICE AREA - 5

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Dr MM Bethune ES	794	537	794	68%	522	794	66%	541	794	68%	565	794	71%	586	794	74%	599	794	75%	Proposed Pre-K Addition to move to Lincoln ES
Grove Park ES	763	722	763	95%	733	875	84%	729	875	83%	725	875	83%	732	875	84%	741	875	85%	N/A
Lake Park ES	401	386	401	96%	358	401	89%	362	401	90%	370	401	92%	378	401	94%	376	401	94%	N/A
Lincoln ES	1,227	454	1,227	37%	428	1,227	35%	425	1,227	35%	424	1,227	35%	427	1,227	35%	439	1,227	36%	Programs; Proposed Pre-K add'n SY08-09 from Bethune
North Palm Beach ES	676	546	676	81%	553	676	82%	547	676	81%	528	676	78%	529	676	78%	541	850	64%	Modernization changed from SY10-2011 to SY11-12; Capacity: core 960; new 850; program 780
Washington ES	484	435	484	90%	423	484	87%	447	484	92%	470	484	97%	509	484	105%	533	484	110%	Programs. Monitor enrollment; potential boundary change to adjacent ES in SY10-11 to meet CSR. Modernization between SY12-13 & SY16-17
West Riviera Beach ES	752				620	752	82%	654	752	87%	702	752	93%	740	752	98%	759	752	101%	Large ESE
ES TOTAL / AVG		3,080	4,345	78%	3,637	5,209	75%	3,705	5,209	77%	3,784	5,209	78%	3,901	5,209	81%	3,988	5,383	81%	N/A
MIDDLE																				
H.L. Watkins MS	1350	1034	1343	77%	1001	1350	74%	961	1350	71%	931	1350	69%	950	1350	70%	939	1350	70%	N/A
John F. Kennedy MS	1503	953	1503	63%	863	1503	57%	894	1503	59%	878	1503	58%	875	1503	58%	955	1503	64%	Program Capacity 1300
MS TOTAL / AVERAGE		953	1,503	63%	863	1,503	57%	894	1,503	59%	878	1,503	58%	875	1,503	58%	955	1,503	64%	N/A
HIGH																				
Riviera Beach Area HS (02-MMM)																				New School opening postponed from SY11-12 to SY12-13; Core 1800; Capacity 1500
Suncoast HS	1449	1296	1330	97%	1330	1449	92%	1330	1449	92%	1330	1701	78%	1330	1701	78%	1330	1701	78%	Modernization SY2009-10; program capacity 1500
HS TOTAL / AVERAGE		1,296	1,330	97%	1,330	1,449	92%	1,330	1,449	92%	1,330	1,701	78%	1,330	1,701	78%	1,330	1,701	78%	N/A

CONCURRENCY SERVICE AREA - 8

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Northboro ES	720	665	720	92%	648	720	90%	660	720	92%	668	952	70%	672	952	71%	677	952	71%	Modernization in SY09-10; capacity 952, program 762
Northmore ES	637	545	637	86%	548	637	86%	561	637	88%	587	637	92%	621	700	89%	646	700	92%	Modernization changed from SY 2009-2010 to SY2010-11; Capacity: core 964, new 700
Pleasant City ES	386	302	386	78%	288	386	75%	301	386	78%	317	386	82%	327	386	85%	346	386	90%	N/A
Roosevelt ES	748	571	748	76%	587	786	75%	623	786	79%	653	786	83%	694	786	88%	732	786	93%	N/A
UB Kinsey/ Palmview ES	695	568	713	80%	557	695	80%	584	695	84%	609	695	88%	624	695	90%	648	695	93%	N/A
Westward ES	661	518	661	78%	474	661	72%	487	768	63%	491	768	64%	516	768	67%	536	768	70%	Modernization SY2008-09; core 988 ; capacity 768
ES TOTAL / AVG		3,169	3,865	82%	3,102	3,885	80%	3,216	3,992	81%	3,325	4,224	80%	3,454	4,287	82%	3,585	4,287	85%	N/A
MIDDLE																				
BAK MS of the Arts	1,334	1,385	1,346	103%	1,375	1,334	103%	1,365	1,334	102%	1,350	1,334	101%	1,335	1,334	100%	1,335	1,334	100%	N/A
Bear Lakes MS	1,599	874	1,262	69%	817	1,599	51%	833	1,599	52%	780	1,599	49%	804	1,599	50%	842	1,599	53%	N/A
Roosevelt MS	1,175	1,360	1,175	116%	1,315	1,175	112%	1,289	1,425	90%	1,284	1,425	90%	1,268	1,425	89%	1,291	1,425	91%	Addition opening in SY2008-09; Capacity 1425; program capacity 1300.
MS TOTAL / AVERAGE		3,619	3,783	96%	3,507	4,108	89%	3,487	4,358	82%	3,414	4,358	80%	3,407	4,358	80%	3,468	4,358	81%	N/A
HIGH																				
Palm Beach Lakes HS	2,286	2,234	2,286	98%	2,208	2,286	97%	2,148	2,286	94%	2,158	2,725	79%	2,109	2,725	77%	2,077	2,725	76%	Auditorium opening SY08-09; New academy add'n to open SY09-10; new capacity 2,725; Boundary change to Riviera Beach Area (02-MMM) in SY12-13.
HS TOTAL / AVERAGE		2,234	2,286	98%	2,208	2,286	97%	2,148	2,286	94%	2,158	2,725	79%	2,109	2,725	77%	2,077	2,725	76%	N/A

CONCURRENCY SERVICE AREA - 9

NAME OF SCHOOL	CSR/FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Egret Lake ES	580	491	724	68%	590	724	81%	593	724	82%	599	724	83%	619	724	85%	631	724	87%	Boundary change from Grassy Waters ES in SY2007-08
Grassy Waters ES	957	954	967	99%	854	957	89%	883	957	92%	802	957	84%	813	957	85%	809	957	85%	Boundary change to WPB ES 06-D in SY2009-10
Seminole Trails ES	662	799	662	131%	805	662	122%	818	1,078	76%	835	1,078	77%	831	1,078	77%	856	1,078	79%	Addition in SY09-10; capacity: new 1078; program 920. Large Pre-K
ES TOTAL / AVG		2,244	2,353	99%	2,249	2,343	97%	2,294	2,759	83%	2,236	2,759	81%	2,263	2,759	83%	2,296	2,759	84%	N/A
MIDDLE																				
Jeaga MS	1,253	1,176	1,254	94%	1,116	1,253	89%	1,113	1,253	89%	1,113	1,253	89%	1,153	1,253	92%	1,249	1,253	100%	N/A
MS TOTAL / AVERAGE		1,176	1,254	94%	1,116	1,253	89%	1,113	1,253	89%	1,113	1,253	89%	1,153	1,253	92%	1,249	1,253	100%	N/A

CONCURRENCY SERVICE AREA - 10

NAME OF SCHOOL	CSR/FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Acreage Pines ES	543	539	543	99%	502	543	92%	499	543	92%	474	543	87%	481	543	89%	485	543	89%	N/A
Cypress Trails ES	821	878	821	107%	858	839	102%	886	839	106%	745	839	89%	749	839	89%	758	839	90%	One (1) modular in SY2007-08 (7), Boundary change to Royal Palm Beach Area ES 03-W in SY2009-10
Frontier ES	882	910	882	103%	884	918	96%	871	918	95%	895	918	97%	891	918	97%	917	918	100%	Two (2) modulars in SY2007-08 (4)
Golden Grove ES	756	758	756	100%	724	756	96%	708	756	94%	697	756	92%	706	756	93%	727	756	96%	N/A
H.L. Johnson ES	595	901	595	151%	892	1,000	89%	884	1,000	88%	924	1,000	92%	955	1,000	96%	994	1,000	99%	Addition in SY2008-09 1000 capacity; 960 program capacity Gifted program.
Loxahatchee Groves ES	726	650	628	104%	625	726	86%	618	726	85%	609	726	84%	602	726	83%	613	726	84%	N/A
Pierce Hammock ES	790	681	790	86%	683	790	86%	722	790	91%	744	790	94%	764	790	97%	792	790	100%	N/A
Royal Palm Beach Area (03-W)											822	964	85%	834	964	87%	832	964	86%	New school opening postponed to SY2009-10; relief for Cholee Lake, Cypress Trails, Equestrian Trails and Royal Palm Beach ES schools; Capacity 964.
Royal Palm Beach ES	846	858	846	101%	833	846	98%	872	846	103%	700	846	83%	740	846	87%	773	846	91%	Boundary change to Royal Palm Beach Area ES 03-W in SY2009-10
Scripps Area ES (04-A)																				Opening date between FY2013 and FY2017.
ES TOTAL / AVG		6,175	5,861	107%	6,001	6,418	93%	6,060	6,418	94%	6,610	7,382	89%	6,722	7,382	91%	6,891	7,382	93%	N/A
MIDDLE																				
Crestwood Community MS	1,259	1,252	1,259	99%	1,237	1,259	98%	1,239	1,259	98%	1,222	1,259	97%	1,188	1,259	94%	1,206	1,259	96%	Postpone addition from SY 2008-09 to SY2012-13; Core addition SY2012-13
Osceola Creek MS	1,067	853	1,067	80%	821	1,067	77%	812	1,067	76%	863	1,067	81%	882	1,067	83%	865	1,067	81%	Relieve Western Pines MS in SY2009-10
Western Pines MS	1,090	1,305	1,091	120%	1,226	1,090	112%	1,206	1,090	111%	1,090	1,090	100%	1,071	1,090	98%	1,062	1,090	97%	Monitor Enrollment; Boundary change to Osceola Creek MS in SY2009-10
MS TOTAL / AVG		3,410	3,417	100%	3,284	3,416	96%	3,257	3,416	95%	3,175	3,416	93%	3,141	3,416	92%	3,133	3,416	91%	N/A
HIGH																				
Royal Palm Beach HS	2,259	2,322	2,259	103%	2,040	2,259	90%	1,985	2,259	88%	1,948	2,259	86%	1,909	2,259	85%	1,848	2,259	82%	N/A
Seminole Ridge HS	2,494	2,361	2,470	96%	2,448	2,494	98%	2,418	2,494	97%	2,384	2,494	96%	2,345	2,494	94%	2,301	2,494	92%	N/A
HS TOTAL / AVG		4,683	4,729	99%	4,488	4,753	94%	4,403	4,753	92%	4,332	4,753	91%	4,254	4,753	89%	4,149	4,753	87%	N/A

CONCURRENCY SERVICE AREA - 11

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Belvedere ES	648	564	640	88%	558	648	86%	589	648	91%	607	648	94%	619	648	96%	627	648	97%	N/A
Meadow Park ES	935	584	689	85%	579	935	62%	592	935	63%	590	935	63%	588	935	63%	597	935	64%	Program capacity 660; large Pre-K.
Palm Beach Public ES	383	409	383	107%	413	383	108%	408	383	107%	406	383	106%	409	383	107%	423	383	110%	Gifted program.
Palmetto ES	936	620	918	68%	575	936	61%	583	936	62%	621	936	66%	659	936	70%	699	936	75%	N/A
West Gate ES	734	1,046	824	127%	1,065	896	119%	1,117	896	125%	766	896	85%	787	896	88%	813	896	91%	Four (4) modulars in SY2007-08 (7) Boundary change to WPB Area ES 06-D in SY2009-10
WPB Area ES (06D)											616	996	62%	653	996	66%	688	996	69%	New school opening in SY2009-10; relief for Grassy Waters, West Gate and Wynnebrook ES schools; Capacity 996, program capacity 800.
ES TOTAL / AVG		3,223	3,454	95%	3,190	3,798	87%	3,289	3,798	90%	3,606	4,794	79%	3,715	4,794	82%	3,847	4,794	84%	N/A
MIDDLE																				
Conniston MS	1,135	946	1,056	90%	942	1,135	83%	991	1,135	87%	1,009	1,135	89%	1,046	1,135	92%	1,005	1,135	89%	N/A
ES TOTAL / AVG		946	1,056	90%	942	1,135	83%	991	1,135	87%	1,009	1,135	89%	1,046	1,135	92%	1,005	1,135	89%	N/A
HIGH																				
Dreyfoos HS of the Arts	1,297	1,385	1,229	113%	1,340	1,229	109%	1,285	1,229	105%	1,229	1,229	100%	1,229	1,229	100%	1,229	1,229	100%	Reduce program enrollment in SY2007-08 to SY2009-10 to meet CSR.
ES TOTAL / AVG		1,385	1,229	113%	1,340	1,229	109%	1,285	1,229	105%	1,229	1,229	100%	1,229	1,229	100%	1,229	1,229	100%	N/A

CONCURRENCY SERVICE AREA - 12

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Benoist Farms ES	774	547	774	71%	505	774	65%	534	774	69%	546	774	71%	564	774	73%	576	774	74%	N/A
Melateuca ES	964	943	891	106%	780	964	81%	725	964	75%	729	964	76%	730	964	76%	747	964	77%	Boundary change to Summit/Jog Area ES 03-Y in SY2008-09
Summit/Jog Area ES (03-Y)								610	960	64%	632	960	66%	637	960	66%	635	960	66%	New school opening in SY2008-09; relief for Cholee Lake & Forest Hill El schools; students assigned from Melateuca ES. Capacity 960
Wynnebrook ES	781	797	781	102%	793	861	92%	825	861	96%	726	861	84%	741	861	86%	765	861	89%	Five (5) modulars in SY2007-08 (7); Boundary change to WPB Area ES 06-D in SY2009-10; Modernization SY2012-13
ES TOTAL / AVG		2,287	2,446	93%	2,078	2,599	79%	2,694	3,559	76%	2,633	3,559	74%	2,672	3,559	75%	2,723	3,559	77%	N/A
MIDDLE																				
Greater WPB Area MS (04-00)																				Postpone opening date from SY2011-2012 until between FY2013 and FY2017

CONCURRENCY SERVICE AREA - 14

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Berkshire ES	1,208	593	964	62%	730	1,208	60%	743	1,208	62%	741	1,208	61%	732	1,208	61%	755	1,208	63%	Pre-K addition SY2007-08 (from South Olive)
C.O. Taylor/Kirklane ES	941	1,051	941	112%	1,038	1,439	72%	1,022	1,439	71%	1,026	1,439	71%	1,012	1,439	70%	1,039	1,439	72%	Addition in SY2009-10; new program capacity 1200
Highland ES	1,120	747	960	78%	722	1,120	64%	735	1,120	66%	736	1,120	66%	724	1,120	65%	712	1,120	64%	Programs
North Grade ES	723	768	921	83%	742	723	103%	754	723	104%	748	723	103%	740	723	102%	748	723	103%	Gifted program; Pre-K addition moves to Barton
Palm Springs ES	915	832	925	90%	855	1,041	82%	887	1,041	85%	915	1,041	88%	943	1,041	91%	1,011	1,041	97%	Seven (7) modulars in SY2007-08 (5)
South Grade ES	737	787	755	104%	769	737	104%	778	737	106%	794	737	108%	704	737	96%	712	737	97%	Boundary Change to Barton ES in SY2010-11
South Olive ES	644	653	644	101%	630	644	98%	646	644	100%	650	644	101%	655	644	102%	663	644	103%	Gifted program; Pre-K addition moves to Berkshire
ES TOTAL / AVG		5,431	6,110	90%	5,486	6,912	83%	5,565	6,912	85%	5,610	6,912	85%	5,510	6,912	84%	5,640	6,912	85%	N/A
MIDDLE																				
Lake Worth MS	1,077	847	1,077	79%	773	1,077	72%	838	1,394	60%	853	1,394	61%	938	1,394	67%	986	1,394	71%	Addition opening in SY2008-09; Capacity 1394, Program capacity 1000 Core addition opening SY2011-12
Palm Springs MS	1,404	1,417	1,404	101%	1,409	1,404	100%	1,459	1,404	104%	1,454	1,404	104%	1,462	1,404	104%	1,452	1,404	103%	New School Capacity 1404; Program capacity 1300
MS TOTAL / AVG		2,264	2,481	90%	2,182	2,481	86%	2,297	2,798	82%	2,307	2,798	82%	2,400	2,798	86%	2,438	2,798	87%	N/A
HIGH																				
Forest Hill HS	1,823	1,849	1,823	101%	1,873	1,823	103%	1,826	1,823	100%	1,850	1,823	101%	1,887	1,823	104%	1,924	1,823	106%	N/A
Lake Worth Area HS (03-000)																				School is not needed in the 5-year timeframe; postpone opening date to from SY 2011-12 to between SY 2012-13 to SY2016-17; includes planning funds only
Lake Worth HS	2,930	2,393	2,930	82%	2,214	2,930	76%	2,226	2,930	76%	2,183	2,930	75%	2,148	2,930	73%	2,232	2,930	76%	N/A
HS TOTAL / AVG		4,242	4,753	92%	4,087	4,753	89%	4,052	4,753	88%	4,033	4,753	88%	4,035	4,753	88%	4,156	4,753	91%	N/A

CONCURRENCY SERVICE AREA - 15

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Cholee Lake ES	1,210	1,138	1,188	96%	1,078	1,210	89%	952	1,210	79%	873	1,210	72%	875	1,210	72%	901	1,210	74%	Boundary change to Summit/Jog ES 03-Y in SY2008-09; change to RPB Area ES 03-W in SY2009-10; Pre-K 8/08
Discovery Key ES	1,300	1,173	1,278	92%	1,149	1,372	84%	878	1,372	64%	920	1,372	67%	950	1,372	69%	958	1,372	70%	Four (4) modulars in SY2007-08 (7); boundary change to West Boynton Area ES 03-Z in SY2008-09
Equestrian Trails ES	920	1,044	920	113%	1,105	920	120%	1,173	920	128%	869	920	94%	904	920	98%	917	920	100%	Boundary change to Royal Palm Beach Area ES 03-W in SY2009-10 Possible school capacity study
Forest Hill ES	1,078	1,182	970	122%	1,180	1,150	103%	827	1,150	72%	851	1,150	74%	861	1,150	75%	878	1,150	76%	Four (4) modulars in SY2007-08 (7); Boundary change to Cholee Lake ES in SY2008-09
Greenacres ES	750	618	750	82%	607	768	79%	627	768	82%	626	768	82%	635	768	83%	626	768	82%	One (1) modular in SY2007-08 (7)
Heritage ES	738	849	774	110%	867	954	91%	897	954	94%	935	954	98%	980	954	103%	998	954	105%	Six (6) modulars in August 07 accounted for in Capacity Additional modulars needed by Aug. 09. Monitor enrollment
Liberty Park ES	966	831	966	86%	810	966	84%	803	966	83%	794	966	82%	816	966	84%	844	966	87%	N/A
ES TOTAL / AVG		6,835	6,846	100%	6,796	7,340	93%	6,157	7,340	86%	5,868	7,340	81%	6,021	7,340	84%	6,122	7,340	85%	N/A

CONCURRENCY SERVICE AREA - 15

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
MIDDLE																				
Emerald Cove MS (02-JJ)	1,435				884	1,435	62%	974	1,435	68%	1,005	1,435	70%	1,011	1,435	70%	1,081	1,435	75%	Opening in SY2007-08. Enrollment relief to Okeehetee, Polo Park and Woodlands MS schools.
L.C. Swain MS	1,452	1,084	1,323	82%	993	1,452	68%	1,076	1,452	74%	1,096	1,452	75%	1,096	1,452	75%	1,145	1,452	79%	N/A
Okeehetee MS	1,206	1,195	1,258	95%	1,100	1,496	74%	1,096	1,496	73%	1,082	1,496	72%	1,126	1,496	75%	1,180	1,496	79%	Addition opening in SY 2007-08; new cap.1496; program capacity 1258, boundary change to Emerald Cove (02-JJ) MS in SY2007-08
MS TOTAL / AVG		2,279	2,581	88%	2,977	4,383	68%	3,146	4,383	72%	3,183	4,383	73%	3,233	4,383	74%	3,406	4,383	78%	N/A
HIGH																				
John I. Leonard HS	2,835	2,091	2,835	74%	2,005	2,835	71%	1,986	2,835	70%	2,307	2,835	81%	2,287	2,835	81%	2,264	2,835	80%	Proposed to Relieve Palm Beach Central High in SY2009-10
Palm Beach Central HS	2,482	2,598	2,459	106%	2,685	2,682	100%	2,735	2,682	102%	2,516	2,682	94%	2,581	2,682	96%	2,595	2,682	97%	Eight (8) modulars in SY2007-08 (1); Boundary change to John I Leonard High in SY2009-10
HS TOTAL / AVG		4,689	5,294	90%	4,690	5,517	85%	4,721	5,517	86%	4,823	5,517	88%	4,868	5,517	88%	4,859	5,517	88%	N/A

CONCURRENCY SERVICE AREA - 16

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ES																				
Binks Forest ES	1,134	1,178	1,206	98%	1,128	1,206	94%	1,095	1,206	91%	1,102	1,206	91%	1,138	1,206	94%	1,170	1,206	97%	Gifted program.
Elbridge Gale ES	1,056	833	964	86%	840	1,056	80%	874	1,056	83%	902	1,056	85%	928	1,056	88%	928	1,056	88%	N/A
New Horizons ES	749	707	749	94%	650	749	87%	610	749	81%	615	749	82%	622	749	83%	645	749	86%	N/A
Panther Run ES	978	825	978	84%	810	978	83%	820	978	84%	836	978	85%	872	978	89%	907	978	93%	N/A
Wellington Area ES (05-B)	964																			Postpone Occupancy date from SY 2011-12 to between SY 2012-13 and SY 2016-17
Wellington ES	770	901	770	117%	870	1,032	84%	835	1,032	81%	833	1,032	81%	832	1,032	81%	849	1,032	82%	Four (4) modulares for CSR in SY2007-08 (1) 14 modulares for construction (1), Addition opening SY2008-09; new capacity 1032; program capacity 960; Pre-K
ES TOTAL / AVG		4,444	4,667	96%	4,298	5,021	85%	4,234	5,021	84%	4,288	5,021	85%	4,392	5,021	87%	4,499	5,021	89%	N/A
MS																				
Polo Park MS	1,638	1,598	1,648	97%	1,006	1,638	61%	988	1,638	60%	966	1,638	59%	914	1,638	56%	856	1,638	52%	Boundary change to Emerald Cove and Wellington Landings MS schools in SY2007-08.
Wellington Landings MS	1,589	1,066	1,174	91%	1,075	1,589	68%	1,119	1,589	70%	1,081	1,589	68%	1,066	1,589	67%	1,005	1,589	63%	Boundary change from Polo Park MS in SY2007-08
MS TOTAL / AVG		2,664	2,822	94%	2,081	3,227	65%	2,107	3,227	65%	2,047	3,227	64%	1,980	3,227	61%	1,861	3,227	58%	N/A
HIGH																				
Wellington HS	2,278	2,348	2,278	103%	2,207	2,278	97%	2,070	2,278	91%	1,985	2,278	87%	1,891	2,278	83%	1,882	2,278	83%	Veterinarian Academy March 2009
HS TOTAL / AVG		2,348	2,278	103%	2,207	2,278	97%	2,070	2,278	91%	1,985	2,278	87%	1,891	2,278	83%	1,882	2,278	83%	N/A

CONCURRENCY SERVICE AREA - 17

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
MIDDLE																				
Christa McAuliffe MS	993	1,260	1,126	112%	1,244	1,263	98%	1,258	1,263	100%	1,132	1,263	90%	1,125	1,263	89%	1,128	1,263	89%	Six modulars (6) in SY2007-08 added in capacity. Possible need for an additional modular in SY 2008 Potential boundary change to Congress MS in SY2009-10
Lantana MS	1,000	834	1,001	83%	802	1,000	80%	804	1,000	80%	815	1,000	82%	802	1,000	80%	796	1,000	80%	N/A
Tradewinds MS	1,220	1,164	1,231	95%	1,161	1,220	95%	1,220	1,220	100%	1,210	1,220	99%	1,209	1,220	99%	1,201	1,220	98%	N/A
MS TOTAL / AVG		3,258	3,358	97%	3,207	3,483	91%	3,282	3,483	93%	3,157	3,483	90%	3,136	3,483	89%	3,125	3,483	89%	N/A
HIGH																				
Boynton Beach High	2,232	1,530	2,232	69%	1,462	2,232	66%	1,403	2,232	63%	1,601	2,232	72%	1,547	2,232	69%	1,570	2,232	70%	Relieving Park Vista High in SY2009-10
Park Vista High	2,879	3,134	2,762	113%	3,300	3,093	107%	2,951	3,093	95%	2,844	3,093	92%	2,925	3,093	95%	2,946	3,093	95%	Twenty-two (22) modulars in SY2007-08 (7) included in capacity; Thirteen (13) modulars to be removed; Boundary change to Olympic Heights and Santaluces high schools in SY2008-09; Boundary change to Boynton Beach High in SY2009-10
Santaluces High	2,365	2,139	2,365	90%	2,103	2,365	89%	2,255	2,365	95%	2,325	2,365	98%	2,325	2,365	98%	2,367	2,365	100%	Relieving Park Vista High in SY2008-09
HS TOTAL / AVG		6,803	7,359	91%	6,865	7,690	87%	6,609	7,690	85%	6,770	7,690	87%	6,797	7,690	87%	6,883	7,690	89%	N/A

CONCURRENCY SERVICE AREA - 17

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Barton ES	774	586	964	61%	619	1,107	56%	550	1,107	50%	561	1,107	51%	680	1,107	61%	693	1,107	63%	Relief to South Grade ES in SY2010-11; program capacity 964; Pre-K Addition SY2007-08 (from South Olive)
Citrus Cove ES	651	826	651	127%	805	1,049	77%	837	1,049	80%	854	1,049	81%	878	1,049	84%	906	1,049	86%	Addition in SY2008/09; new capacity 1049; Program capacity 870; Boundary change from Hidden Oaks in SY2008-09. Gifted program.
Crystal Lakes ES	945	644	607	106%	590	945	62%	561	945	59%	540	945	57%	538	945	57%	551	945	58%	ESE; HVAC project SY2008-09
Diamond View ES	1,076	881	1,094	81%	829	1,076	77%	863	1,076	80%	880	1,076	82%	900	1,076	84%	913	1,076	85%	Boundary change to Indian Pines ES in SY2007-08
Freedom Shores ES	1,076	998	986	101%	1,001	1,076	93%	955	1,076	89%	955	1,076	89%	983	1,076	91%	1,006	1,076	93%	Gifted program.
Hidden Oaks ES	1,040	873	964	91%	968	1,184	82%	752	1,184	64%	776	1,184	66%	788	1,184	67%	819	1,184	69%	Eight (8) modulars in SY2007-08 (5) Boundary change to West Boynton Area ES 03-Z in SY2008-09
Indian Pines ES	1,127	899	1,127	80%	889	1,127	79%	827	1,127	73%	820	1,127	73%	828	1,127	73%	860	1,127	76%	Boundary change from Diamond View ES in SY2007-08; Pre-K 8/08
Lantana ES	647	518	647	80%	493	647	76%	498	647	77%	494	647	76%	480	647	74%	473	647	73%	N/A
Rolling Green ES	1,026	684	964	71%	731	1,026	71%	707	1,026	69%	713	1,026	69%	724	1,026	71%	760	1,026	74%	Modernization SY2007-08 new capacity 1026; program capacity 964
Starlight Cove ES	1,112	786	1,035	76%	742	1,112	67%	746	1,112	67%	737	1,112	66%	747	1,112	67%	769	1,112	69%	Large ESE & ESOL
ES TOTAL / AVG		7,695	9,039	87%	7,667	10,349	74%	7,296	10,349	71%	7,330	10,349	71%	7,546	10,349	73%	7,750	10,349	75%	N/A

CONCURRENCY SERVICE AREA - 18

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Coral Reef ES	1,162	1,102	1,122	98%	1,110	1,162	96%	1,125	1,162	97%	1,130	1,162	97%	1,145	1,162	99%	1,168	1,162	101%	N/A
Manatee ES	1,080	1,172	1,188	99%	1,154	1,170	99%	1,144	1,170	98%	1,164	1,455	80%	1,166	1,455	80%	1,200	1,455	82%	Addition SY 2009/2010; new capacity 1455; program capacity 1200; eliminate relocatables
ES TOTAL / AVG		2,274	2,310	98%	2,264	2,332	97%	2,269	2,332	97%	2,294	2,617	89%	2,311	2,617	89%	2,368	2,617	91%	N/A
MIDDLE																				
Woodlands Community MS	1,211	1,568	1,211	129%	1,206	1,211	100%	1,245	1,211	103%	1,239	1,211	102%	1,239	1,211	102%	1,229	1,211	101%	Boundary change to Emerald Cove and Odyssey MS schools in SY2007-08
MS TOTAL / AVG		1,568	1,211	129%	1,206	1,211	100%	1,245	1,211	103%	1,239	1,211	102%	1,239	1,211	102%	1,229	1,211	101%	N/A

CONCURRENCY SERVICE AREA - 19

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Boynton Area (Fogg) 03-Z								782	960	81%	852	960	89%	889	960	93%	963	960	100%	New school opening in SY2008-09; Relief for Discovery Key, Hagen Road and Hidden Oaks ES schools; new capacity 960
Crosspointe ES	846	787	810	97%	794	918	86%	637	918	69%	651	918	71%	657	918	72%	669	918	73%	Four (4) modulars in SY2007-08 (7); Boundary changes to Hagen Road and Plumosa ES schools in SY2008-09
Forest Park ES	632	458	632	72%	409	632	65%	385	798	48%	383	798	48%	389	798	49%	393	798	49%	Modernization opening in SY2008-09; new capacity 798, prog capacity 600
Galaxy ES	635	486	635	77%	488	635	77%	503	635	79%	521	635	82%	531	635	84%	546	635	86%	Modernization opening in SY2011-12; core 964; capacity 700
Hagen Road ES	508	636	508	125%	617	889	69%	599	889	67%	652	889	73%	713	889	80%	735	889	83%	Addition in SY2008-09; new capacity 889; program capacity 714; Boundary change to West Boynton Area ES 03-Z and from Crosspointe ES in SY2008-09
Poinciana ES	685	562	685	82%	559	685	82%	558	685	81%	556	685	81%	557	685	81%	561	685	82%	N/A
ES TOTAL / AVG		2,929	3,270	91%	2,867	3,759	76%	3,464	4,885	71%	3,615	4,885	74%	3,736	4,885	76%	3,867	4,885	79%	N/A
MIDDLE																				
Congress Comm MS	1,420	968	1,420	68%	989	1,420	70%	1,006	1,420	71%	1,142	1,420	80%	1,166	1,420	82%	1,117	1,420	79%	Relieve C McAuliffe MS in SY2009-10
Delray Area MS (03-LL)																				Postpone project from SY 2012-13 to between SY2012-13 and SY 2016-17 CSR funds not available.
Odyssey MS	1,488	1,070	1,489	72%	1,112	1,488	75%	1,159	1,488	78%	1,178	1,488	79%	1,240	1,488	83%	1,233	1,488	83%	N/A
MS TOTAL / AVG		2,038	2,909	70%	2,101	2,908	72%	2,165	2,908	74%	2,320	2,908	80%	2,406	2,908	83%	2,350	2,908	81%	N/A

CONCURRENCY SERVICE AREA - 20

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Banyan Creek ES	587	832	587	142%	841	1,087	77%	847	1,087	78%	860	1,087	79%	866	1,087	80%	876	1,087	81%	Addition in SY2008-09; new capacity 1087, Program capacity 864. Gifted program Core addition SY2009-10
Morikami Park ES	772	957	844	113%	928	844	110%	884	844	105%	839	844	99%	841	844	100%	846	844	100%	Program enrollment reduction SY2007-08 to SY2009-10 to meet CSR
Orchard View ES	764	590	764	77%	551	764	72%	564	764	74%	635	764	83%	667	764	87%	677	764	89%	N/A
Pine Grove ES	674	498	674	74%	489	674	73%	497	674	74%	596	674	88%	619	674	92%	635	674	94%	N/A
Plumosa ES	581	374	581	64%	358	581	62%	440	581	76%	451	670	67%	456	670	68%	477	670	71%	Addition in SY2009-10; core capacity 960; new capacity 670; program capacity 500; postpone Fine Arts building until FY2013 to FY2017
S.D. Spady ES	697	539	697	77%	530	697	76%	529	697	76%	527	697	76%	528	697	76%	531	697	76%	N/A
Village Academy ES	657	591	657	90%	425	657	65%	433	657	66%	480	657	73%	521	657	79%	577	657	88%	N/A
ES TOTAL / AVG		4,381	4,804	91%	4,122	5,304	76%	4,194	5,304	78%	4,388	5,393	81%	4,498	5,393	83%	4,619	5,393	86%	N/A
MIDDLE																				
Carver MS	1,144	1,033	1,145	90%	940	1,185	79%	931	1,462	64%	900	1,462	62%	891	1,462	61%	919	1,462	63%	Addition SY2008-09; new capacity 1462; program capacity 1200; Core Addition SY2011-12
MS TOTAL / AVG		1,033	1,145	90%	940	1,185	79%	931	1,462	64%	900	1,462	62%	891	1,462	61%	919	1,462	63%	N/A
HIGH																				
Atlantic High	2,347	2,429	2,347	103%	2,397	2,497	96%	2,319	2,497	93%	2,230	2,497	89%	2,153	2,497	86%	2,064	2,497	83%	Six (6) modulars in SY2007-08 (3)
Village Academy Secondary (6-12)	225				204	225	91%	234	225	104%	225	225	100%	225	225	100%	225	225	100%	Postpone build out of Village Academy High between FY2013-FY2017
HS TOTAL / AVG		2,429	2,347	103%	2,601	2,722	93%	2,553	2,722	98%	2,455	2,722	95%	2,378	2,722	93%	2,289	2,722	91%	N/A

CONCURRENCY SERVICE AREA - 21

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Addison Mizner ES	888	869	812	107%	835	888	94%	803	888	90%	820	888	92%	818	888	92%	839	888	94%	Gifted program.
Boca Raton ES	401	369	383	96%	366	401	91%	355	401	89%	381	401	95%	392	401	98%	410	401	102%	N/A
Calusa ES	602	750	602	125%	758	710	107%	808	710	114%	705	710	99%	720	710	101%	763	710	107%	Three (3) modulars in SY2007-08 included in capacity Potential boundary change to other area ES schools in SY2009-10
Coral Sunset ES	990	769	990	78%	730	990	74%	714	990	72%	713	990	72%	733	990	74%	780	990	79%	N/A
Del Prado ES	731	852	731	117%	834	767	109%	806	767	105%	801	767	104%	665	767	87%	675	767	88%	Two (2) modulars in SY2007-08 (1); Boundary change to West Boca ES 05-C in SY2009-10. Gifted program.
Hammock Pointe ES	964	735	964	76%	681	980	69%	642	980	66%	636	980	65%	648	980	66%	662	980	68%	N/A
J.C. Mitchell ES	1,122	647	964	67%	671	1,122	60%	687	1,122	61%	704	1,122	63%	734	1,122	65%	766	1,122	68%	ESE
Sandpiper Shores ES	1,168	725	698	104%	698	1,168	60%	756	1,168	65%	752	1,168	64%	770	1,168	66%	780	1,168	67%	Large Pre-K, CSR Addition SY06-07, New Capacity 1168
Sunrise Park ES	864	1,049	864	121%	1,040	936	111%	1,040	936	111%	1,056	936	113%	813	936	87%	853	936	91%	Two (2) modulars in SY2007-08 (7) Accounted for in Capacity Boundary change to Whispering Pines ES in SY2010-11 in conjunction with opening of West Boca ES 05-C (Need 5 additional modulars by October 2007).
Verde ES	770	757	770	98%	742	770	96%	753	770	98%	763	770	99%	785	770	102%	827	770	107%	Monitor enrollment; Potential boundary change to adjacent area ES schools in SY2010-11
Waters Edge ES	764	961	764	126%	895	764	117%	753	764	99%	746	764	98%	751	764	98%	781	764	102%	Boundary Change to Sandpiper Shores ES in SY2008-09 Gifted program.
West BR Area Elem 05-C														470	695	68%	482	695	69%	Postpone Occupancy date from SY 2009-10 to SY 2010-11. Relieving Sunrise park and Del Prado ES schools; students also assigned from Whispering Pines ES; Core 960; capacity 695
Whispering Pines ES	609	617	609	101%	612	609	100%	612	609	100%	614	678	91%	575	678	85%	605	678	89%	Addition in SY2009-10; new capacity 678; program capacity 620; Boundary change to West Boca ES 05-C in SY2010-11, Core addition in SY2011-12
ES TOTAL / AVG		9,100	9,151	101%	8,862	10,105	91%	8,729	10,105	89%	8,691	10,174	88%	8,874	10,869	84%	9,223	10,869	87%	N/A

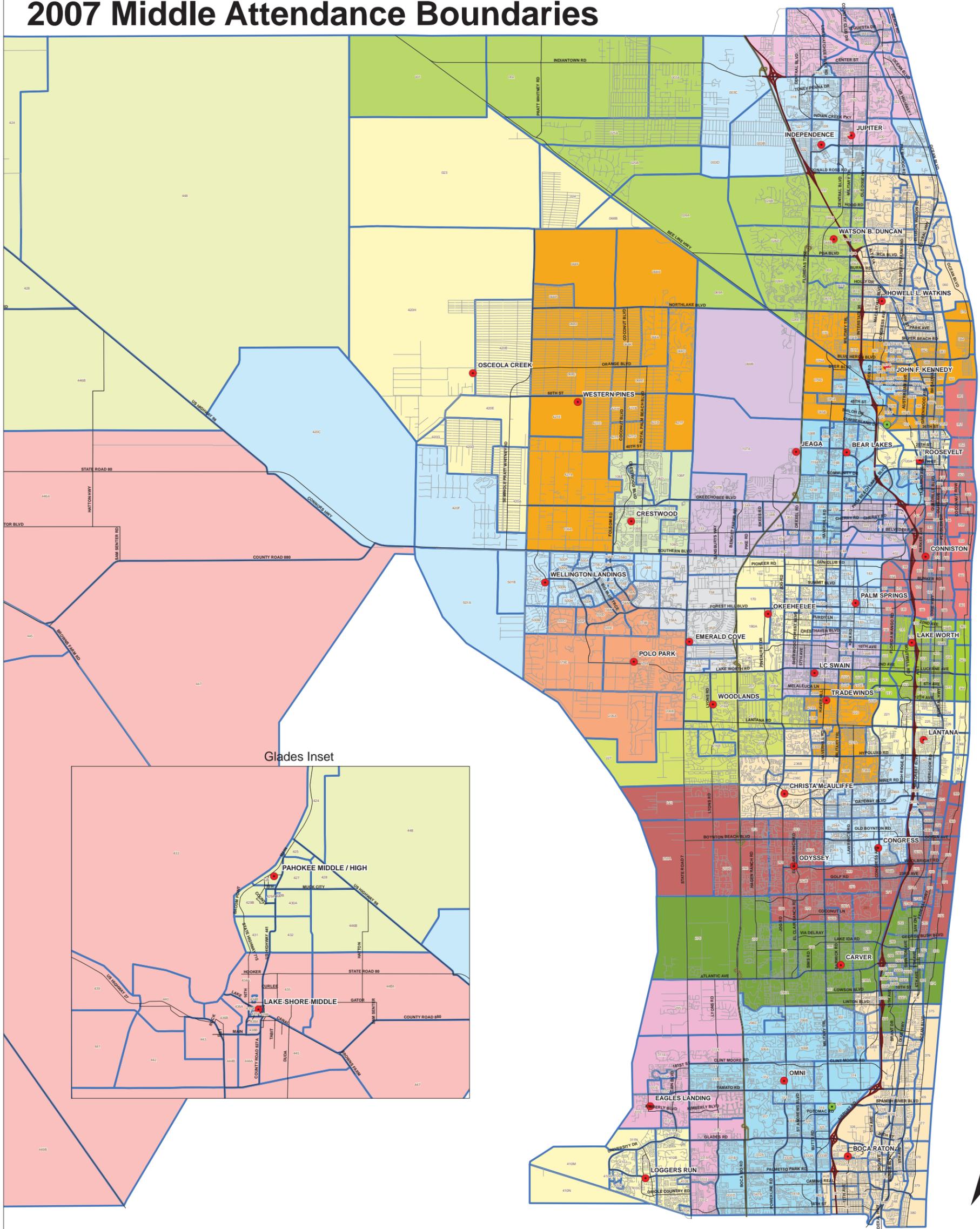
CONCURRENCY SERVICE AREA - 21

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
MIDDLE																				
Boca Raton MS	1,415	1,050	1,323	79%	1,068	1,415	75%	1,131	1,415	80%	1,132	1,415	80%	1,163	1,415	82%	1,166	1,415	82%	N/A
Don Estridge High Tech MS	1,212	1,243	1,219	102%	1,219	1,212	101%	1,219	1,212	101%	1,219	1,212	101%	1,219	1,212	101%	1,219	1,212	101%	N/A
Eagles Landing MS	1,105	1,237	1,105	112%	1,204	1,105	109%	1,231	1,105	111%	1,185	1,105	107%	1,188	1,105	108%	1,157	1,105	105%	Monitor Enrollment; add modulars, if necessary.
Loggers Run MS	963	1,022	1,030	99%	994	963	103%	984	963	102%	935	963	97%	869	963	90%	791	963	82%	N/A
Omni MS	1,395	1,266	1,256	101%	1,280	1,395	92%	1,285	1,395	92%	1,257	1,395	90%	1,262	1,395	90%	1,198	1,395	86%	N/A
MS TOTAL / AVG		5,818	5,933	103%	5,765	6,090	96%	5,850	6,090	97%	5,728	6,090	95%	5,701	6,090	94%	5,531	6,090	91%	N/A
HIGH																				
Boca Raton High	2,110	2,198	1,906	115%	2,249	2,110	107%	2,162	2,110	102%	2,124	2,110	101%	2,106	2,110	100%	2,159	2,110	102%	Science Building & Academy SY2007-08; Scope change to include covered walkways; Postpone tennis court covers, between FY2013- FY2017
Olympic Heights High	2,393	1,486	2,393	62%	1,417	2,393	59%	1,532	2,393	64%	1,634	2,393	68%	1,633	2,393	68%	1,681	2,393	70%	Teacher Ed Academy SY2008-09
Spanish River High	2,247	2,106	2,229	94%	2,006	2,247	89%	1,906	2,318	82%	1,873	2,318	81%	1,736	2,318	75%	1,800	2,318	78%	Blotechnology Academy SY2008-09; 71 additional capacity
West Boca Community High	2,420	2,249	2,500	90%	2,187	2,420	90%	2,063	2,420	85%	2,021	2,420	84%	1,976	2,420	82%	1,995	2,420	82%	N/A
HS TOTAL / AVG		8,039	9,028	90%	7,859	9,170	86%	7,663	9,241	83%	7,652	9,241	83%	7,451	9,241	81%	7,635	9,241	83%	N/A

CONCURRENCY SERVICE AREA - 23

NAME OF SCHOOL	CSR FISH	06/07 ACTUAL ENROLLMENT			07/08 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			PLANNING SOLUTION
		Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	
ELEMENTARY																				
Belle Glade ES	782	616	782	79%	593	782	76%	580	782	74%	583	800	73%	592	800	74%	617	800	77%	Addition in SY2009-10; core 960; capacity 800. Gifted program. Proposed Pre-K Addition SY2009-10 (from Gove ES)
Glade View ES	580	384	580	66%	362	580	62%	359	580	62%	363	580	63%	365	580	63%	380	580	66%	Modernization postponed from SY 2012-13 to SY 2013-14
Gove ES	924	900	924	97%	893	924	97%	914	924	99%	907	924	98%	918	924	99%	929	964	96%	Modernization opening in SY 2011-12; new capacity 964. Proposed Pre-K addition to move to Belle Glade ES
K.E. Cunningham/ Canal Point Elem	707	513	707	73%	526	707	74%	579	707	82%	507	707	72%	554	707	78%	569	707	80%	Sixth grade moves to Pahokee Area MS School 03-MM in SY2010-11
Pahokee ES (K-6)	671	544	671	81%	531	671	79%	508	671	76%	409	671	61%	417	671	62%	438	671	65%	programs; Pre-K / ESE Sixth grade moves to Pahokee Area MS School in SY2010-11
Pioneer Park ES	800	466	800	58%	439	800	55%	425	800	53%	413	800	52%	400	800	50%	411	800	51%	ESE
Rosenwald ES	543	333	543	61%	320	543	59%	309	543	57%	304	543	56%	312	543	57%	324	543	60%	ESE
ES TOTAL / AVG		3,756	5,007	74%	3,664	5,007	72%	3,674	5,007	72%	3,486	5,025	68%	3,558	5,025	69%	3,668	5,065	71%	N/A
MIDDLE																				
Lake Shore MS	1,416	967	1,416	68%	830	1,416	59%	888	963	92%	912	1,416	64%	912	1,416	64%	866	1,416	61%	N/A
Pahokee Area MS (03-MM)											499	662	75%	453	662	68%	473	662	71%	New School opening postponed from SY2008-09 to SY 2009-10; Capacity 662
MS TOTAL / AVG		967	1,416	68%	830	1,416	59%	888	963	92%	1,411	2,078	70%	1,365	2,078	66%	1,339	2,078	66%	N/A
HIGH																				
Glades Central High	1,499	1,257	1,499	84%	1,248	1,499	83%	1,254	1,655	76%	1,229	1,655	74%	1,185	1,655	72%	1,174	1,655	71%	Academy SY2008-09; 156 additional capacity
Pahokee Mid/Sr. (Grades 7-12)	1,214	956	1,205	79%	983	1,214	81%	880	1,214	72%	567	1,214	47%	561	1,214	46%	576	1,214	47%	Seventh & Eighth grades move to Pahokee Area MS School 03- MM in SY2010-11
MS TOTAL / AVG		2,213	2,704	82%	2,231	2,713	82%	2,134	2,869	74%	1,796	2,869	60%	1,746	2,869	59%	1,750	2,869	59%	N/A

2007 Middle Attendance Boundaries



Legend

- Middle Schools
 - Schools Without Boundaries
 - Major Roadways
 - FLORIDAS TPKE
 - INTERSTATE 95
 - SACs
- Middle Attendance Boundaries**
- | | | | | |
|-------------------|----------------|------------------------------|-----------------|---------------------|
| BEAR LAKES | CONGRESS | L.C. SWAIN | PALM SPRINGS | WELLINGTON LANDINGS |
| BOCA RATON | CONNISTON | LAKE SHORE | POLO PARK | WESTERN PINES |
| CARVER | CRESTWOOD | LAKE WORTH | ROOSEVELT | WOODLANDS |
| CHRISTA MCAULIFFE | EAGLES LANDING | LANTANA | TRADEWINDS | |
| | EMERALD COVE | LOGGERS RUN | WATSON B DUNCAN | |
| | JEAGA | OSCEOLA CREEK | | |
| | JOHN F KENNEDY | PAHOKEE MIDDLE-SENIOR (7-12) | | |
| | JUPITER | | | |

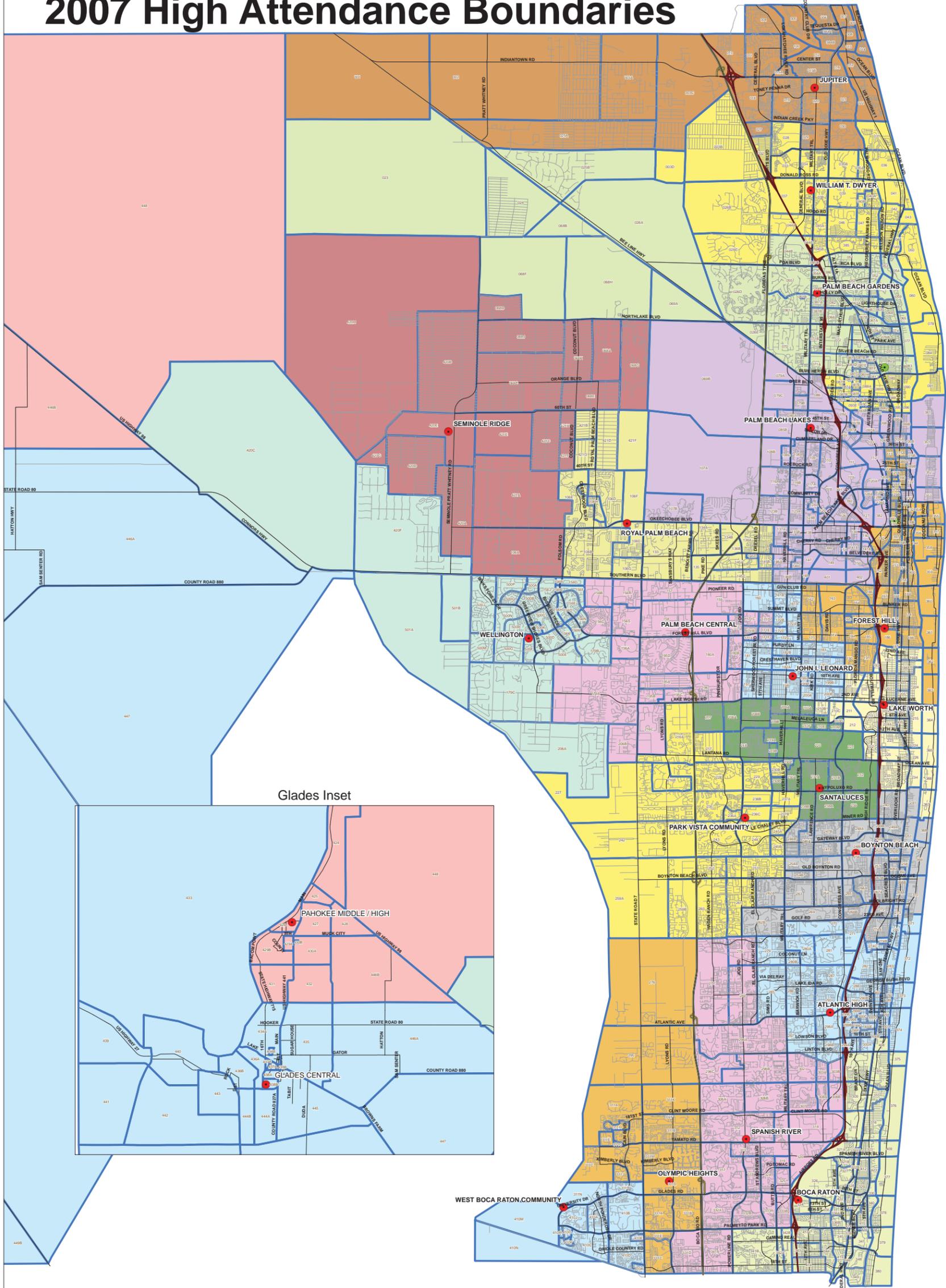
Palm Beach County School District
Planning Department - GIS



3300 Forest Hill Blvd.
West Palm Beach, FL 33406

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2007 High Attendance Boundaries



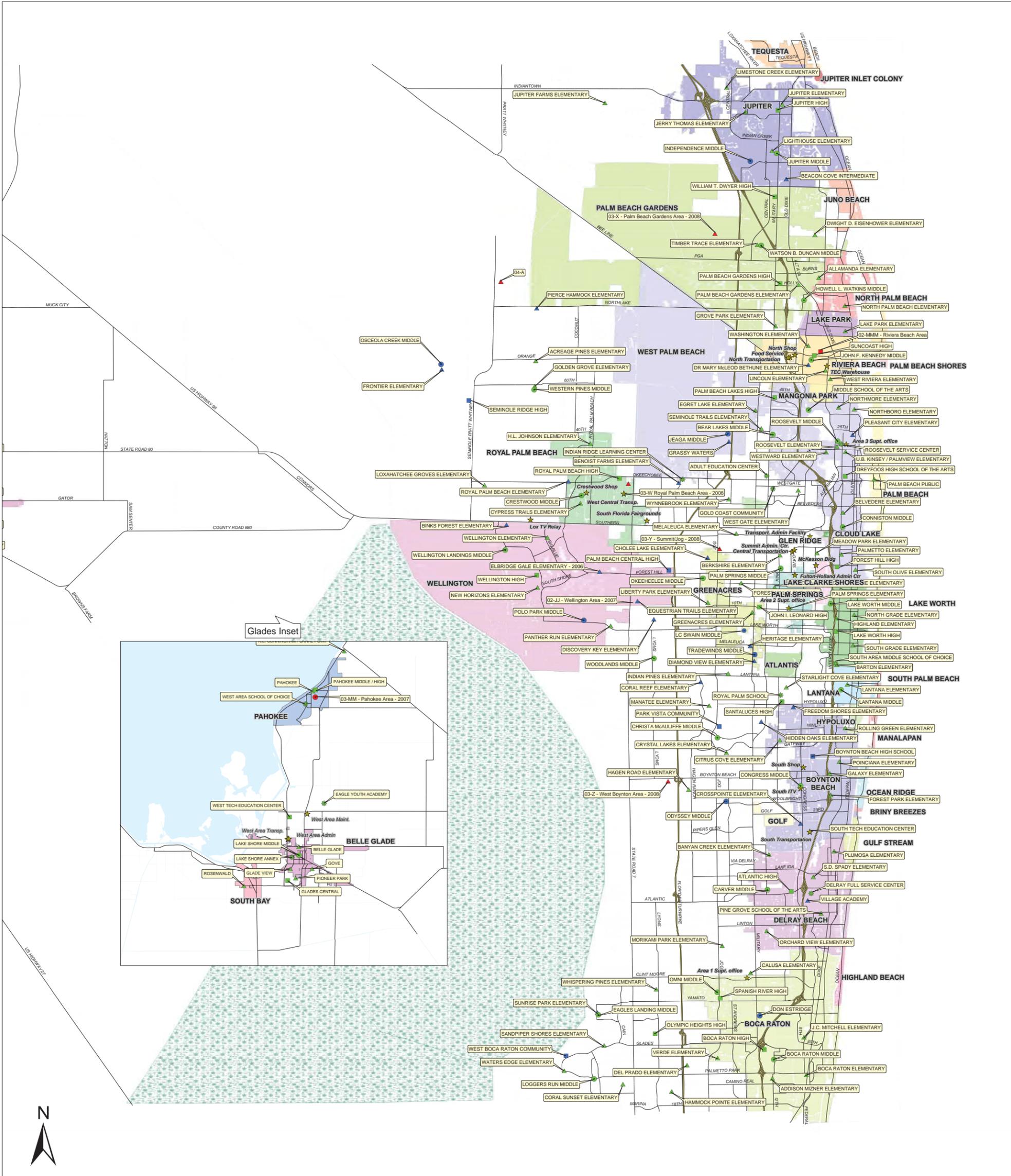
Legend		High Attendance Boundaries		SANTALUCES		WELLINGTON	
● High Schools	— Major Roadways	ATLANTIC	FOREST HILL	LAKE WORTH	W. BOCA RATON	WELLINGTON	WELLINGTON
● Schools Without Boundaries	— Florida's Turnpike	BOCA RATON	GLADES CENTRAL	OLYMPIC HEIGHTS	BOYNTON BEACH	WILLIAM T DWYER	WILLIAM T DWYER
	— Interstate 95	BOYNTON BEACH	JOHN I LEONARD	PALM BEACH CENTRAL	BOYNTON BEACH	BOYNTON BEACH	BOYNTON BEACH
	— SACs	BOYNTON BEACH	PAHOKEE MIDDLE-SENIOR (7-12)	ROYAL PALM BEACH	BOYNTON BEACH	BOYNTON BEACH	BOYNTON BEACH
		BOYNTON BEACH	JUPITER	SPANISH RIVER	BOYNTON BEACH	BOYNTON BEACH	BOYNTON BEACH

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Palm Beach County Schools

- | | | |
|-------------------------|----------------------------------|---------------------------------|
| Existing Schools | Planned Schools 2007-2008 | Schools Opened 1999-2006 |
| ▲ ELEM | ▲ ELEM | ▲ ELEM |
| ■ HIGH | ■ HIGH | ■ HIGH |
| ● MIDD | ● MIDD | ● MIDD |
| ★ SPEC | | |

- | | | | | | |
|---------------------|----------------|----------------------|------------------|--------------------|-----------------|
| Municipality | DELRAY BEACH | HYPOLUXO | LANTANA | PALM BEACH GARDENS | TEQUESTA |
| ATLANTIS | GLEN RIDGE | JUNO BEACH | MANALAPAN | PALM BEACH SHORES | WELLINGTON |
| BELLE GLADE | GOLF | JUPITER | MANGONIA PARK | PALM SPRINGS | WEST PALM BEACH |
| BOCA RATON | GREENACRES | JUPITER INLET COLONY | NORTH PALM BEACH | RIVIERA BEACH | |
| BOYNTON BEACH | GULF STREAM | LAKE CLARKE SHORES | OCEAN RIDGE | ROYAL PALM BEACH | |
| BRINY BREEZES | HAVERHILL | LAKE PARK | PAHOKEE | SOUTH BAY | |
| CLOUD LAKE | HIGHLAND BEACH | LAKE WORTH | PALM BEACH | SOUTH PALM BEACH | |

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D. Goldstein/S. Gilles
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Palm Beach County School District

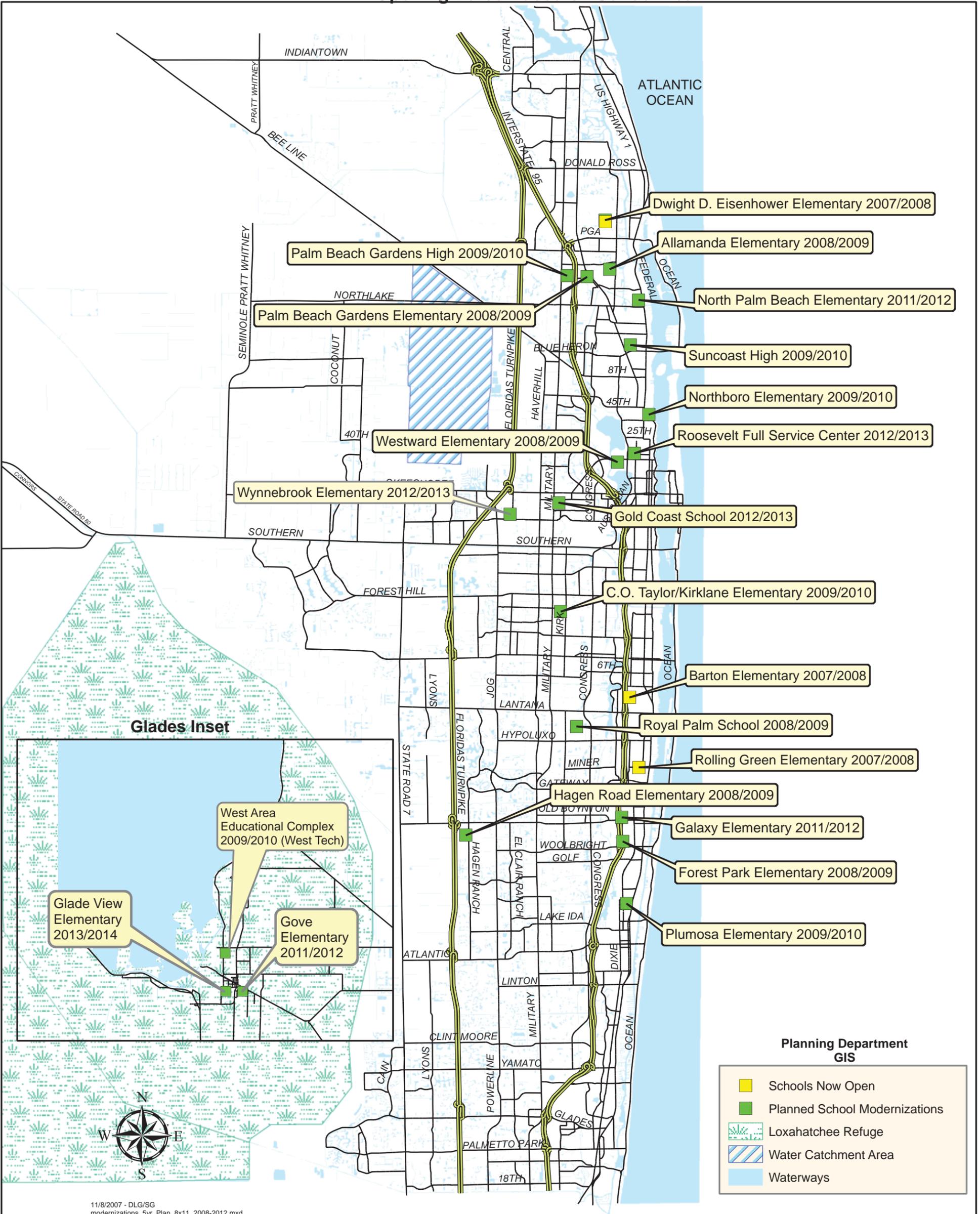
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3300 Forest Hill Blvd.
West Palm Beach, FL 33406

NOTE: Map is not official, for presentation purposes only.

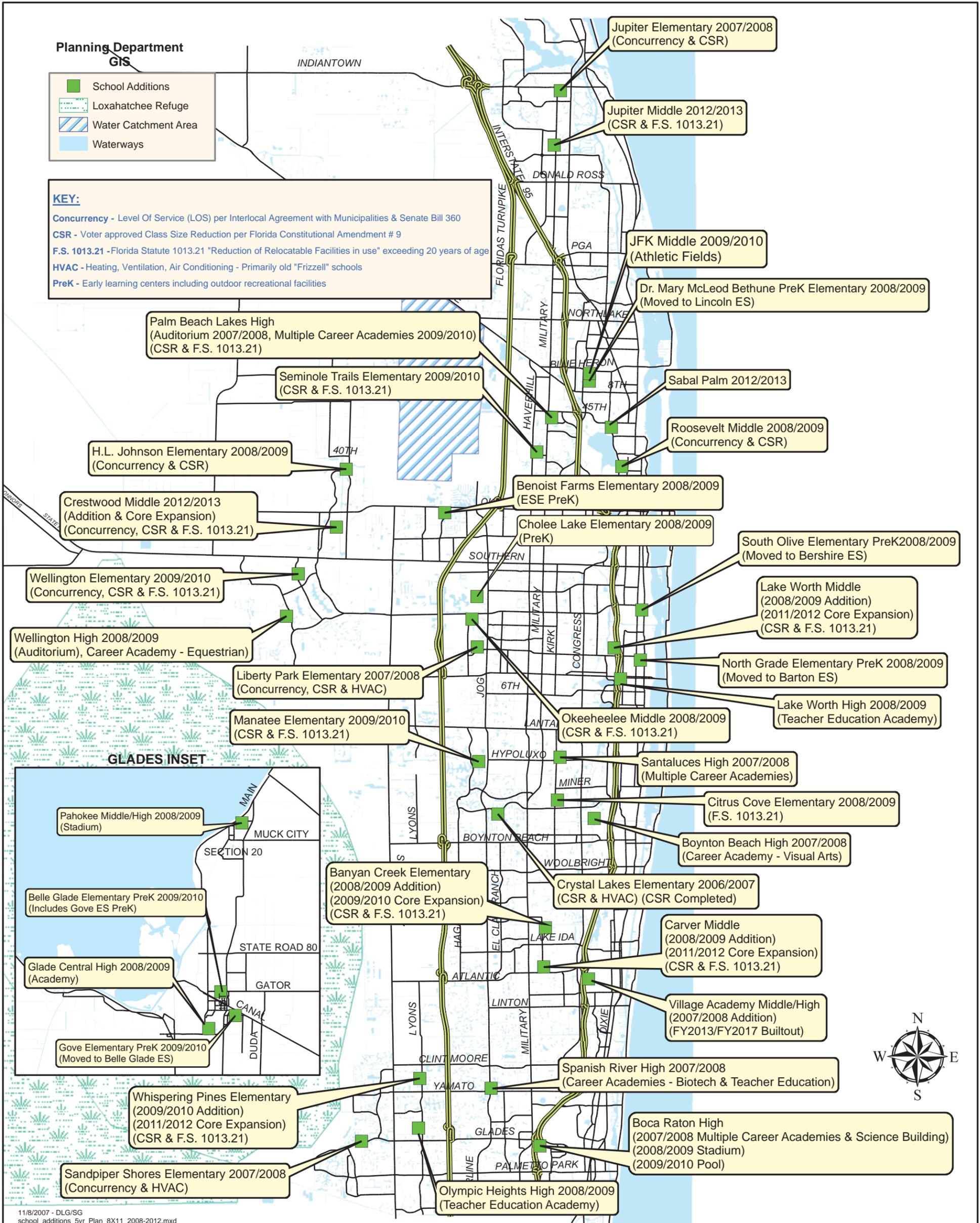
Palm Beach County School District Planned School **Modernizations/Replacements** Opening Dates Based on School Year



Palm Beach County School District

School Additions

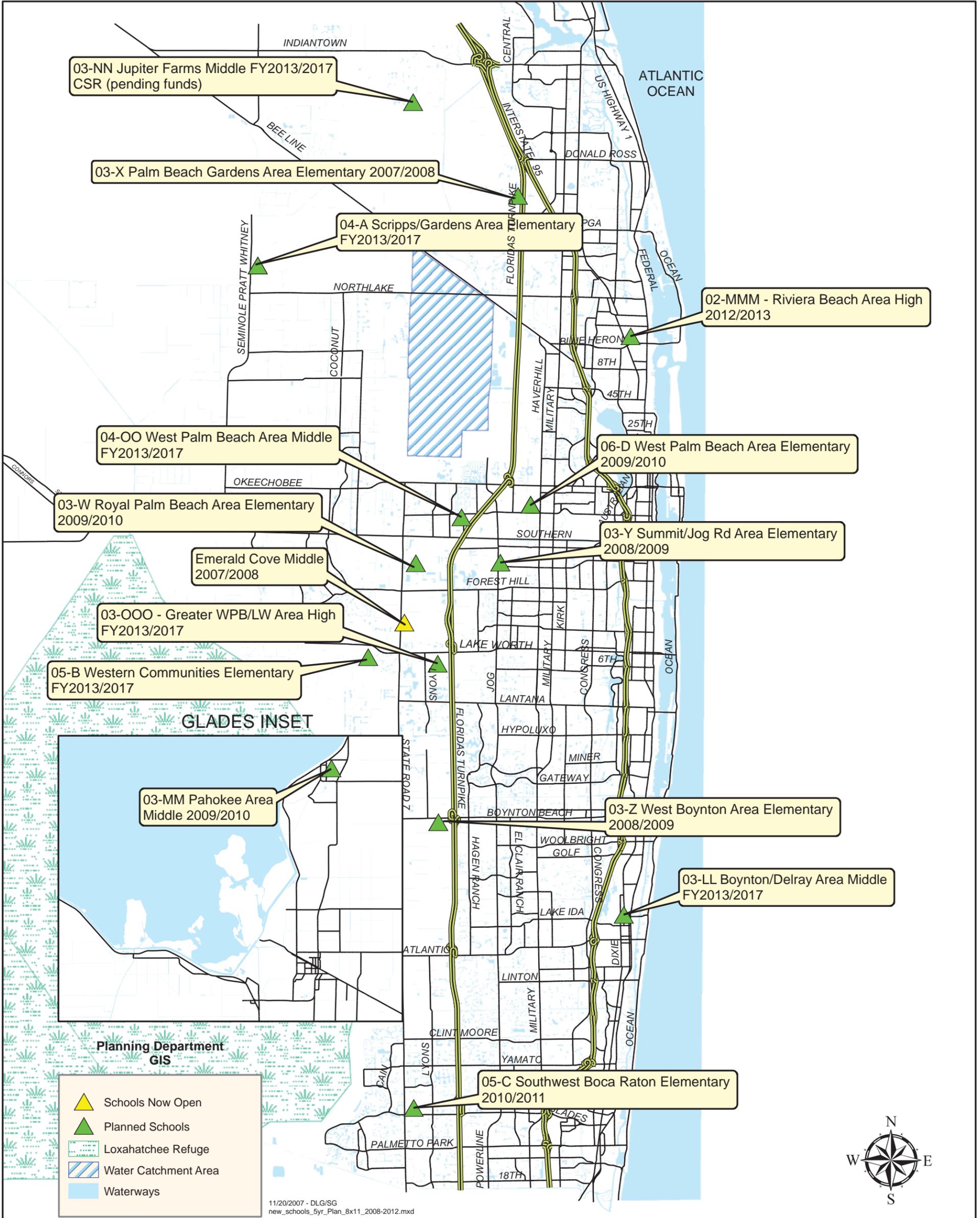
Opening Dates Based on School Year



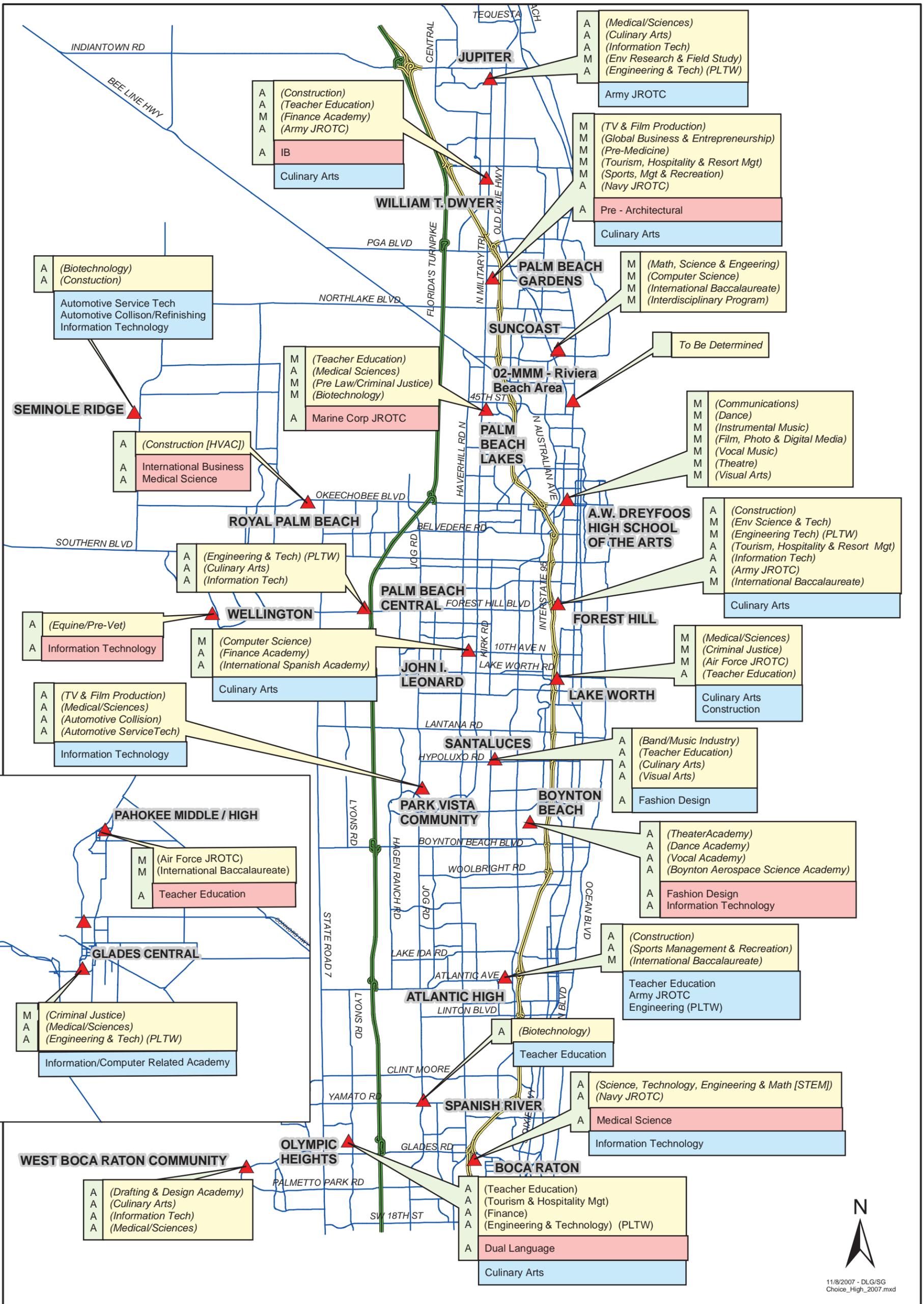
Palm Beach County School District

Planned **New Schools**

Opening Dates Based on School Year



High School Choice Programs (SY2007-2008)



11/8/2007 - DLG/SG
Choice_High_2007.mxd

(Culinary Arts) = Existing Choice Program	A = Academy	▲ Schools
Culinary Arts = Proposed Choice Program	M = Magnet	— Florida's Turnpike
Culinary Arts = Not Choice Program		— Interstate 95
(PLTW) = Project Lead the Way		— Major Roadways
(STEM) = Science, Technology, Engineering, Mathematics		

Palm Beach County School District

3320 Forest Hill Blvd., West Palm Beach, FL 33406

MONITORING, UPDATING AND EVALUATION PROCEDURES

Under the requirements of Rule 9J-5, local governments are required to adopt procedures to assure public participation in the comprehensive planning process. The following procedures were adopted by the Town under Resolution No. 27-88, and implemented during the preparation phase of this Comprehensive Plan.

MEANS TO ENSURE CONTINUOUS MONITORING AND EVALUATION OF THE PLAN

Each year, the Town Council (acting as the LPA) and the Town Manager (as coordinator of the Town's budgeting process) will review the Town's Capital Improvements Program (CIP) to ensure the CIP's consistency with the Capital Improvement Element of the Plan.

As a function of its review, each year the LPA will examine the Capital Improvements Element with regard to:

1. Updating revenue sources, unanticipated expenses, and completion of scheduled projects, based upon changes in the projected population of the Town;
2. Consistency, both internally and with respect to other Plan Elements;
3. The means for correcting identified deficiencies;
4. Progress of the Town in securing financing and other assistance from outside agencies to implement the Town's Plan;
5. Progress of the private development community in meeting the requirements expressed within the individual Plan Elements;
6. The Town's progress towards meeting, and its ability to maintain its adopted level of service standards; and,
7. The Town's progress toward implementing its intergovernmental coordination responsibilities.

Periodically, the staff will prepare a report evaluating the performance level of the activities of the previous year. This report will be for public review and for presentation to the Planning and Zoning Commission and Town Council, and will compare all measurable objectives and policies delineated in the Comprehensive Plan to actual progress. Based upon the information received, adjustments will be made to the Plan, as necessary, to keep the programs "on track" an in perspective with regards to priority. These evaluations will closely monitor Capital Improvements and report deviations from those identified in the Plan. Policy adjustments necessary to fulfill the Town's stated Objectives will be identified.

A matrix/timetable has been prepared, and will be maintained, listing all Comprehensive Plan implementing actions and their respective due dates for the next five years. This table will be

consulted and used as a checklist to ensure that all elements/actions are implemented at the planned times. Further, the aforementioned measurable objectives and policies will be integrated into this timetable, and reported upon, during the Zoning Season.

MEANS TO ENSURE CITIZEN PARTICIPATION IN THE MONITORING AND EVALUATION PROCESS

Each year during the Town's Zoning Season, the Planning and Zoning Commission meets to consider recommended changes to the Zoning Ordinance. The Town Council then holds its Public Hearings on the matters under consideration. The meetings are in the form of workshops, and Public Hearings with due public notice, and the public is invited and encouraged to attend. This process has served the Town of Palm Beach well over the years and has aided the staff toward development and refinement of its Zoning Ordinance.

The Town will include an item in each year's Zoning Season Agenda which will be devoted to an annual review of the Comprehensive Plan. This item will be heard in the same public forum as proposed changes to the Zoning Ordinance, and public participation and comments will be encouraged. This will be a fixed item of the Agenda to be heard and considered every year to ensure continuous monitoring and evaluation of the Plan.

UPDATE OF BASELINE DATA AND MEASURABLE OBJECTIVES

1. The Town will update appropriate baseline data upon which the Plan in effect at that time was developed. This update of the underlying base data will entail incorporation of newly available secondary data from sources such as:
 - a. Population estimates and projections from the University of Florida, Bureau of Economic, and Business Research;
 - b. Demographic and economic data available from the most recent U. S. Census, if different from that employed in the preparation of the Plan presently in force;
 - c. Land use changes recorded by the Town;
 - d. Traffic counts and capacities recorded by the Florida Department of Transportation;
 - e. Water, sewer, or solid waste generation, or utilization information recorded by the Cities of West Palm Beach and Lake Worth, and the Palm Beach County Solid Waste Authority;
 - f. The State Comprehensive Plan, Chapter 187 F.S.
Chapter 163 F.S.
Rule 9J-5
The Treasure Coast Regional Planning Council's Strategic Regional Policy Plan.

- g. Amendments to the Town's Plan in the interim time period.
 - h. Other pertinent data or information which can be obtained without primary research.
 2. The LPA will review each of the measurable objectives and policies identified in the Plan to be accomplished in the five-year period being reviewed, and will note the degree to which the such objectives or policies have been met by the Town.
 3. The LPA will identify obstacles or problems which resulted in under-achievement of the Plan's stated goals, objectives, and policies.
 4. The LPA will review the Town's Comprehensive Plan, the aforementioned updated base data, its determinations regarding the extent to which the Plan's goals, objectives and policies have been met, and any reasons for identified under-achievement, and propose new or modified goals, objectives or policies appropriate to the circumstances of the community at that time.

EVALUATION AND APPRAISAL REPORT

PUBLIC PARTICIPATION PROCEDURES

1. The Town shall place an advertisement in a newspaper of general circulation to notify the real property owners of Palm Beach, Florida and the general public that the Town has begun updating its Comprehensive Plan and is preparing the Evaluation and Appraisal Report in conformance with requirements of the 1993 Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The advertisement shall also inform the public that copies of information, data, reports, and summaries will be on file in the Office of the Town Clerk for public inspection and review as they become available. The advertisement shall be placed in a section of the newspaper other than the legal ads or classified sections. Subsequent legal advertisements regarding the required Public Hearings will specify dates, times and locations.
2. Consideration of the Evaluation and Appraisal Report will be conducted during November through April of the Town's 2012-2013 Zoning Season.
3. One or more public hearings will be held by the Planning and Zoning Commission on during the 2012 -2013 Zoning Season at which time it will review draft materials setting forth a summary of pertinent data, issues and analyses to be contained in the EAR, hear public comments and make recommendations to the Local Planning Agency (LPA).
4. The Town Council, acting as the LPA, will hold a public hearing during the 2012 -2013 Zoning Season to review the proposed EAR document, consider the recommendations of the Planning and Zoning Commission, hear public comments and make recommendations

to the Town Council. Required advertising for this hearing will be published in a newspaper of general circulation 14 days and 5 days before the hearing date. Announcement of the date of the public hearing before the Town Council will be made at this hearing.

Revised copies of the draft EAR will be forwarded to the Department of Community Affairs and the Town Council, and will be made available to interested parties in the office of the Town Clerk prior to April 1, 2013.

5. The Town Council public hearings for adoption of the Evaluation and Appraisal Report will be held on in April, 2013 at 5:01 P.M. meeting to review the proposed EAR document, consider recommendations of the LPA, hear public comment and adopt, or adopt with changes, the EAR. Required advertising for this hearing will be published in a newspaper of general circulation 14 days and 5 days before the hearing.

UPDATE OF THE COMPREHENSIVE PLAN AND EAR-BASED AMENDMENTS

1. In accordance with Chapter 163, F.S., the Town's Comprehensive Plan will be amended, based on the findings and recommendations contained in the EAR, within one year after the EAR is adopted.
2. The Town shall place an advertisement in a newspaper of general circulation to notify the real property owners of Palm Beach, Florida and the general public that the Town has begun the amendment process in conformance with requirements of the 1993 Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The advertisement shall also inform the public that copies of information, data, reports, and summaries will be on file in the Office of the Town Clerk for public inspection and review as they become available. The advertisement shall be placed in a section of the newspaper other than the legal ads or classified sections. Subsequent legal advertisements regarding the required public hearings will specify dates, times and locations.
3. Consideration of the updated Comprehensive Plan will be conducted during November through April of the Town's 2012 - 2013 Zoning Season.
4. A public hearing will be held by the Planning and Zoning Commission in concert with, or shortly after its public hearing on the zoning issued held in November, 2012 at which time the Planning and Zoning Commission will review draft materials setting forth a summary of pertinent data, issues and analyses to be contained in the amendment(s), hear public comments and make recommendations to the Local Planning Agency (LPA).
5. Legal advertisements for all required public hearings will be in accordance with Chapter 163, Part I, F.S. and Rule 9J-5 of the Florida Administrative Code.
6. The Town Council, acting as the LPA, will hold a public hearing in January or February, 2013 to review the proposed amendment(s), consider the recommendations of the Zoning Commission, hear public comments and make recommendations to the Town Council.

Required advertising for this hearing will be published in a newspaper of general circulation 14 days and 5 days before the hearing date. Announcement of the date of the first public hearing before the Town Council (transmittal public hearing) will be made at this hearing.

7. The Town Council will hold two public hearings on the proposed amendment(s) will be held in March and/or April, 2013 to review the proposed amendment(s), consider recommendations of the LPA, hear public comment and adopt, or adopt with changes, the amendment(s).
8. The first (transmittal) public hearing before the Town Council will be held on a weekday approximately 7 days after the day the first advertisement is published.
9. The second (adoption) public hearing before the Town Council will be held on a weekday approximately 5 days after the second advertisement is published.

PUBLIC INPUT AND COMMENTS

1. Public comments will be considered at each of the public hearings. Written acknowledgment of public comments will be made on a form developed for that purpose by the Planner/Projects Coordinator, the Town Council's designated representative for this purpose.
2. A news release will be issued to newspapers of general circulation prior to the public hearings to advise the public of the availability of the materials to be considered during the public hearings. Drafts and/or summaries of the pertinent information contained within the EAR and/or amendment(s) will be available for public inspection and review in the Office of the Town Clerk, Town Hall, 360 South County Road, Palm Beach, in order to keep the residents of Palm Beach and general public informed of the progress of the amendment(s).
3. In the initial advertisements that put the residents of Palm Beach and the general public on notice regarding the Evaluation and Appraisal Report and the EAR-based amendment(s), and in subsequent news releases as necessary, the public shall be informed that written comments may be provided to the Town on forms available from the Office of the Town Clerk.
4. These public participation procedures shall be instituted as expeditiously as possible upon acceptance and adoption by the Town Council.

PUBLIC NOTICE

In accordance with Rule 9J-5.004 F.A.C. and the Town's adopted Public Participation Procedures, owners of real property within the Town of Palm Beach are hereby notified that the Town of Palm Beach has begun updating its Comprehensive Plan and is preparing the

Evaluation and Appraisal Report (EAR) in conformance with the requirements of the 1993 Local Government Comprehensive Planning and Land Development Regulations Act.

Copies of information, data, reports and summaries will be on file in the Office of the Town Clerk, Town Hall, 360 South County Road as they become available. The public may review and inspect such materials as are available during the hours of 8:30 AM and 5:00 PM, Monday through Friday.