TOWN OF OCEAN RIDGE, FLORIDA
2024 EAR-BASED AMENDMENTS TO ADOPTED COMPREHENSIVE PLAN

Prepared By:
Town of Ocean Ridge, Florida
Place Planning and Design, Inc., Planning Consultant

Adopted by Ocean Ridge Town Commission
August 4, 2025
Re-adopted Oct. 6, 2025

TABLE OF CONTENTS

ELEMENT	PAGE
Future Land Use	1-1
Transportation	2-1
Housing	3-1
Wastewater, Solid Waste, Potable Water and Natural Groundwater Aquifer Recharge	4-1
Coastal Management	5-1
Conservation	6-1
Recreation and Open Space	7-1
Intergovernmental Coordination	8-1
Capital Improvements	9-1
Property Rights	10-1

LIST OF TABLES

TABLE	PAGE
1 - Population Projections	1-2
2 - Traffic Counts (Daily Trips) on Arterial Roadways	2-1
3 - 2022 Demographic Characteristics Analysis	3-2
4 – Infrastructure Needs Projections	4-1
5 - Recreation and Conservation Facilities	7-2
6 - Recreation Level-of-Service Analysis	7-2
7 – Level-of Service Projections Summary	9-1

LIST OF MAPS

MAP **PAGE**

1 – 2035 Future Land Use 1-9

2 – 2035 Transportation Map.....2-5

3 – Package Treatment Plant Service Areas.....4-2

4 – Potable Water Service Areas.....4-4

5 – Coastal High Hazard Areas.....5-6

6 – Coastal Construction Control Line.....5-7

7– Town Serving Recreation and Conservation Facilities.....7-3

8– FEMA Flood Map.....9-7

Future Land Use Element

Data and Analysis Update

The Town of Ocean Ridge is a small residential community located in the southern portion of Palm Beach County, east of Boynton Beach. It is approximately 635.6 acres in size and located entirely on the barrier island, bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. To the north is unincorporated land under county jurisdiction. This land is primarily used as a water access park to the Boynton Inlet (aka Lake Worth Inlet), located just to the north of the Town. This Inlet is not within the jurisdiction of Ocean Ridge but is considered to have a major impact on and ~~is~~ a key characteristic of the Town.

To the south of Ocean Ridge is the Town of Briny Breezes, which consists almost entirely of a single mobile home park. South of Briny Breezes is a similar small town to Ocean Ridge, known as Gulf Stream. These old Florida residential municipalities form a string of small residential pearls between the large cities of Boynton Beach and Delray Beach.

Ocean Ridge is a beach-oriented town characterized primarily by single family homes with lush, well maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominium and cooperative multi-family buildings scattered throughout the Town. There are few commercial improvements left in Town.

Although early houses were typically mansions, especially those with frontage on the ocean, today the town is extensively subdivided, with fewer large mansions and more moderate sized, distinguished homes. The majority of the town grew as subdivisions between the Atlantic Ocean and the Intracoastal Waterway. In an effort to maintain a tranquil setting, commercial and industrial uses are not permitted. There are 15 vacant lots that remain throughout the town that are designated for single family housing.

The Town has four Future Land Use designations: Single Family Residential, Multiple Family Residential, Public and Preservation/Conservation. There are no Industrial or Commercial Future Land Use designations within the Town. The Single Family Residential Future Land Use designation has a maximum density of three dwelling units per acre. The Multiple Family Residential Future Land Use designation has a maximum density of 10 dwelling units per acre.

Although there are no designated areas for Industrial or Commercial uses, the Town is located within Palm Beach County's Urban Service Boundary and all dwelling units within the town are within two miles of commercial or industrial uses. Many of the homes are less than one mile from these uses. Sidewalks connect the Town's neighborhoods with the non-residential land uses. This proximity and option for alternative transportation provides for energy conservation and lower greenhouse gas emissions.

There has been little change in Ocean Ridge since the adoption of the original Comprehensive Plan. The stability of the Town is primarily due to its near built-out status, small size and water-

locked location. Since the great majority of the land is built-out, the primary concern for the Town is redevelopment. The permanent resident population estimate per the –2020 census for the Town was 1.830 persons. Housing status, economic and social conditions, the provision of essential utilities and services, and the financial feasibility of accommodating the limited growth potential have incurred minimal change since the 1989 Comprehensive Plan was adopted.

Population projections for the Town Are prepared by the Palom Beach County Planning Division for planning programs throughout the County.

Two planning periods are required by Florida Statutes: 10-years and 20-years. Population growth during the 2025 to 2035 period is projected at 65 residents. Population growth during the 2035 to 2045 period is projected at 14 residents.

Table 1 - Population Projections

	2020	**2025**	**2030**	**2035**	**2040**	**2045**
Population Projection	1,830	1,899	1,932	1,964	1,972	1,978

Source: U.S. Census, Palm Beach County Planning Division 2024.

Future Land Use Element

GOALS, OBJECTIVES, & POLICIES

GOAL: PROTECT AND ENHANCE THE RESIDENTIAL CHARACTER AND NATURAL ENVIRONMENT OF OCEAN RIDGE.

Objective 1: Restrict future development to vacant and upland parcels that have package sewer service or that have soil characteristics capable of supporting septic systems.

Policy 1.1: Single Family Residential, Multiple Family Residential, and Public land uses shall occur on upland parcels, as shown on Map 1 2035 Future Land Use Wetland areas ~~are~~ shall be designated Preservation/Conservation use.

Policy 1.2: Require the demonstration of adequate on-site sewage disposal capabilities prior to issuance of development permits. Capabilities may include: 1) soil conditions suitable for anticipated septic tank loads; and/or 2) package treatment facilities.

Policy 1.3: Permit new development to proceed only when it can be connected to central water service.

Policy 1.4: Require installation of easily-accessible sewer system connections for future use should public sewer facilities become available in Ocean Ridge.

Policy 1.5: The Town shall retain those tracts designated Preservation/Conservation which are now in its ownership.

Policy 1.6: Prohibit the issuance of development orders and permits which would result in a level-of-service for any public facility below the level established in this comprehensive plan.

Objective 2: Achieve the rehabilitation or removal of unsound and poorly maintained structures wherever they occur in Ocean Ridge.

Policy 2.1: Require buildings and structures to be maintained in sound condition or razed.

Policy 2.2: Adopt Town administrative policies which ensure that unsound buildings, should any exist, will be identified and then razed or rehabilitated in accordance with development code regulations enacted pursuant to Policy 2.1.

Objective 3: Eliminate all existing uses which are inconsistent with the character of Ocean Ridge and prevent such uses from being established in the future.

Policy 3.1: Maintain the future land use map so that agriculture, commercial and industrial uses are not permitted in Ocean Ridge. The Town Commission of Ocean Ridge has determined these uses to be incompatible with the Town's existing and desired future residential character.

Policy 3.2: Require, after a period of amortization, the removal of all hotels, motels, or other commercial uses.

Policy 3.3: Development code regulations shall address the location and extent of residential, public, preservation/conservation and park uses in accordance with the future land use map.

Policy 3.4: Prohibit agricultural, commercial, and industrial land uses in accordance with the future land use map. The Town Commission of Ocean Ridge has determined these uses to be incompatible with the Town's existing and desired future residential character.

Objective 4: Perpetually maintain or improve the current quality and extent of existing natural resources as identified in the coastal management and conservation elements of this plan.

Policy 4.1: Land containing flora and fauna that are endangered, threatened, or of special concern designated by federal, state or county agencies shall by identified by the applicant during the development review process.

Policy 4.2: Limit development of areas designated on the future land use map as Preservation/Conservation in accordance with Objectives 5 and 6.

Policy 4.3: Protect potable water well fields and prime aquifer recharge areas, should any be established, from adverse impacts of development.

Policy 4.4: Applications for development permits in V1 through V30 floodplains as designated by the Federal Emergency Management Agency shall be approved only if significant alteration of the functions of the flood plain will not occur and if the proposed development is consistent with the performance standards regulating development.

Policy 4.5: Require on-site runoff management facilities sufficient to ensure that post development runoff rates, volumes and pollutant load will not exceed pre-development conditions.

Policy 4.6: Prohibit extraction of natural resources.

Policy 4.7: Define and require reasonable environmental protections attendant to all development adjacent to water bodies and Preservation/Conservation areas, including an environmental report requirement.

Objective 5: Development in the Town shall be controlled by uses, densities and intensities assigned by the Future Land Use Map and the land development code.

Policy 5.1: Future land use within the Town shall be depicted within four land use categories. These categories are: Single Family Residential, Multiple Family High Density Residential, Multiple Family Medium Density Residential, Public and Preservation/Conservation.

Policy 5.2 The Single Family Residential Future Land Use designation shall have a maximum density of 3 dwelling units per acre. The Multiple Family Medium Density Residential Future Land Use designation shall have a maximum density of 5 dwelling units per acre. The Multiple Family High Density Residential Land Use designation shall have a maximum density of 10 dwelling units per acre.

Policy 5.3: The development code shall include zoning districts and specific standards per Objective 8 necessary to direct development activity in each of the future land use categories.

Objective 6: Allow the maximum amount of development within each of the future land use categories provided that such development is consistent with the goals and ~~other~~ objectives of this plan.

Policy 6.1: Land development regulations shall address residential, recreational, conservation, education and public land uses in accordance with the future land use map including specific types, sizes, densities, and intensities of development.

Policy 6.2: Continue policies that require the Town administrative and building officials to process all applications for development permits and orders in a timely manner, if consistent with this plan and the development code. This policy is intended to facilitate development, but it shall not be interpreted to encourage or permit short cuts in the development review process or to permit or encourage any development or use of land in a manner inconsistent with this plan or the Town's Code or other applicable regulations.

Objective 7: If any new streets are constructed, use the development code to achieve adequate rights-of-way and other easements for the underground installation, where possible, of utility lines including electric, telecommunications, water and sewer lines.

Policy 7.1: Require that rights-of-way on all newly platted streets be adequate to accommodate utility lines.

Policy 7.2: Require that easements be designated within private property when such easements are necessary to the provision of utility lines.

Objective 8: Manage future growth and development through the utilization of innovative development code regulations which implement this plan.

Policy 8.1: Maintain the development code to contain specific and detailed regulations that implement this Comprehensive Plan, and:

- Regulate the development of land in accordance with the arrangement of land use categories articulated on the future land use map;

- Regulate the land use categories of this plan in accordance with the sections of this land use element entitles "Future Land Use Categories,"

- Regulate the subdivision of land:

- Regulate signage;

- Regulate development of areas subject to seasonal or periodic flooding and require provision of drainage and stormwater management;

- Specifically, prohibit the issuance of development orders and permits which would result in a level of service for any public facility below the level adopted in this *Comprehensive Plan*;

- Require on-site runoff management facilities sufficient to ensure that post-development runoff rater, volumes and pollutant loads will not exceed pre-development conditions;

- Require the provision of on-site open space and on-site buffering where different types of development are adjacent;

- Require the provision of on-site facilities which ensure safe and convenient traffic flow and vehicle parking needs;

- Protect potable water wellfields and aquifer recharge areas, should any ever be established, from adverse impacts of development; and

- Protect environmentally sensitive land (particularly conservation areas) from the adverse impacts of development.

Policy 8.2: Any proposed development within an environmentally sensitive area, as defined in the Conservation Element, shall include an environmental assessment report as part of the development review process.

Objective 9: Achieve a future development and redevelopment pattern that is consistent with sound planning principles; the goals, objectives and policies of this plan, and the residential character desired for Ocean Ridge.

Policy 9.1: Development shall be directed to upland parcels within the Town. Wetlands, as designated by the U.S. Army Corps of Engineers, shall be preserved and not developed, unless

expressly permitted by the U.S. Army Corps of Engineers and the South Florida Water Management District and consistent with the Town's Policies.

Policy 9.2: Consider the enactment of flexible development code regulations including, but not necessarily limited to, planned unit developments and cluster zoning provisions.

Policy 9.3: Local streets and individual lots shall have access to higher level streets including, but not limited to, State Road A1A.

Policy 9.4.: With any requested Future Land Use Plan amendment that would increase the intensity and density of the parcel, the applicant shall provide a justification statement to the satisfaction of the Town indicating that the increased density meets all aspects of this Comprehensive Plan and the Town's Concurrency Management program.

Policy 9.5.: Any new development or redevelopment conducted by the Town on public facilities shall incorporate, when feasible, energy-efficient design and construction techniques.

Policy 9.6: The Town shall regulate development and redevelopment efforts in the Town to maximize aesthetic, environmental, recreational and economic resources while enhancing resilience to sea level rise impacts.

Policy 9.7: Any new streets proposed as part of a planned development, subdivision, or redevelopment effort shall conform to the Town Code with regards to the rights-of-way and pavement widths. Proposed new streets and other infrastructure shall provide evidence that facility design reflects its resiliency to the effects of sea level rise and other flooding impacts.

MAP 1 – 2035 Future Land Use

Town of
Ocean Ridge
Florida
Map 1 - 2025 - 2045 Future Land Use Map



LEGEND

- SF - SINGLE FAMILY RESIDENTIAL - up to 3 du/ac
- P - PUBLIC
- PC - PRESERVATION/CONSERVATION
- MFMD - MULTIPLE FAMILY MEDIUM DENSITY - up to 5 du/ac
- MFHD - MULTIPLE FAMILY HIGH DENSITY - up to 10 du/ac

Transportation Element
Data and Analysis Update

There is only one main arterial roadway through the Town; State Road A1A, which bisects the Town in a north-south direction. As identified on Palm Beach Transportation Planning Agency (TPA) and Palm Beach County maps, State Road A1A is a constrained roadway, limited by existing conditions, including physical, environmental or policy constraints, to a maximum of two lanes. This constrained roadway is also identified as a shared facility, and marked with appropriate signage, for vehicular and bicycle use.

There are two arterial roadways within the Town's jurisdiction; the eastern terminus of East Woolbright Road and the eastern terminus of Ocean Avenue. Both are two-lane facilities and are classified as urban minor arterial roadways. State Road A1A and Ocean Avenue are maintained by the State while East Woolbright Road is maintained by Palm Beach County. All three of the roadways have an adopted level of service of "D," which is incorporated within the Town's Comprehensive Plan. These roadways are generally operating below the adopted level of service, illustrated by traffic count data for 2020, 2021 and 2023 presented in Table 2.

Table 2 - Traffic Counts (Daily Trips) on Arterial Roadways

Roadway	Location	2020	2021 (1)	2023	Level of Service "D" ADT/ 2-Way /Peak
Ocean Ave.	At the bridge	11,400	16,700	13,200	15,200/1,480
State A1A	South of Ocean Ave.	6,100	9,300	6,600	15,200/1,480
State A1A	North of Woolbright	4,800	8,600	5,900	15,200/1,480
East Woolbright	At the bridge	6,700	10,100	7,500	15,200/1,480

(1) According to FDOT District 4 staff, a principal cause of the traffic count spike in 2021 was a response to the COVID 19 virus.

Source: Florida Department of Transportation Florida Traffic Online 2024

Local roadways under the control of the Town are operating within its adopted level of service standard of "C", per Section 63-17(a)(1) of the Land Development Code. Developments that influence overcapacity on Town roads are responsible for either mitigating their impact or demonstrating that impacts are not created. Ample opportunities exist for developers to mitigate their impacts through the Palm Beach County Concurrency regulations.

It is projected that all future land uses and associated trips can be accommodated by the existing traffic circulation network. In conclusion, the roadways within the Town's jurisdiction are

satisfactory with only typical maintenance planned. Planned capital improvement projects that would incur the expenditure of Town funds for either the 5 or 10 year planning periods will be addressed as part of the annual budget approval process.

The Town of Ocean Ridge has a pedestrian pathway located along the west side of State Road A1A, south side of East Woolbright Road and along both sides of Ocean Boulevard. This pathway is popular with Town residents and provides an alternative means of transportation within the community. The pathway connects the Town to various parks, adjacent municipalities and commercial areas. The use of the pathway aids in the state-mandated reduction of greenhouse gas emissions within the State.

Currently, no public transportation routes and facilities exist or are planned for the Town by the local public transportation provider, PalmTran. No public transit routes or facilities have been identified for the Town within the 2030 Palm Beach County Transportation Planning Agency (TPA) transit map.

Transportation Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO MAINTAIN A TRANSPORTATION SYSTEM THAT MEETS THE CIRCULATION NEEDS OF OCEAN RIDGE IN A SAFE AND EFFICIENT MANNER, BUT DOES NOT ADVERSELY IMPACT RESIDENTIAL, PUBLIC OR PRESERVATION/CONSERVATION USES.

Objective 1.1: Retain without substantial modification, the existing adequate circulation system, as depicted on Map 2 – 2035-2045 Transportation Map.

Policy 1.1.1: Utilize level of service "D" as the peak hour standard for all arterial roadways and "C" for all local roadways.

Policy 1.1.2: Continue to use the development plan review process to control roadway access points and on-site traffic flow.

Objective 1.2: By maintaining land use intensities, the Town shall avoid the need for any new roadways or widenings.

Policy 1.2.1: Retain the existing circulation system, avoiding the widening of roadways and bridges leading into the Town.

Policy 1.2.2: Retain the pedestrian path along State Route A1A.

Policy 1.2.3: New development or redevelopment is encouraged to provide a pedestrian connection to the State Route A1A pathway.

Policy 1.2.4: The Town shall continue to work with the Florida Department of Transportation to secure and retain the pedestrian crosswalks and crosswalk signage across State Route A1A within the municipality.

Policy 1.2.5: The Town shall promote pedestrian and bicycle safety within the Town and within the State Route A1A pathway. This may include public safety programs and information on the Town's website and/or newsletter.

Objective 1.3: Coordinate Town transportation planning with regional and State agencies in order to retain the current roadway system characteristics.

Policy 1.3.1: The Town Commission shall continue to coordinate with the TPA, FDOT and regional transportation planning agencies to seek viable alternatives to roadway widening or bridge relocation, as necessary.

Policy 1.3.2: Resist through litigation, if necessary, all attempts by, and others to force roadway or bridge widening and bridge relocation.

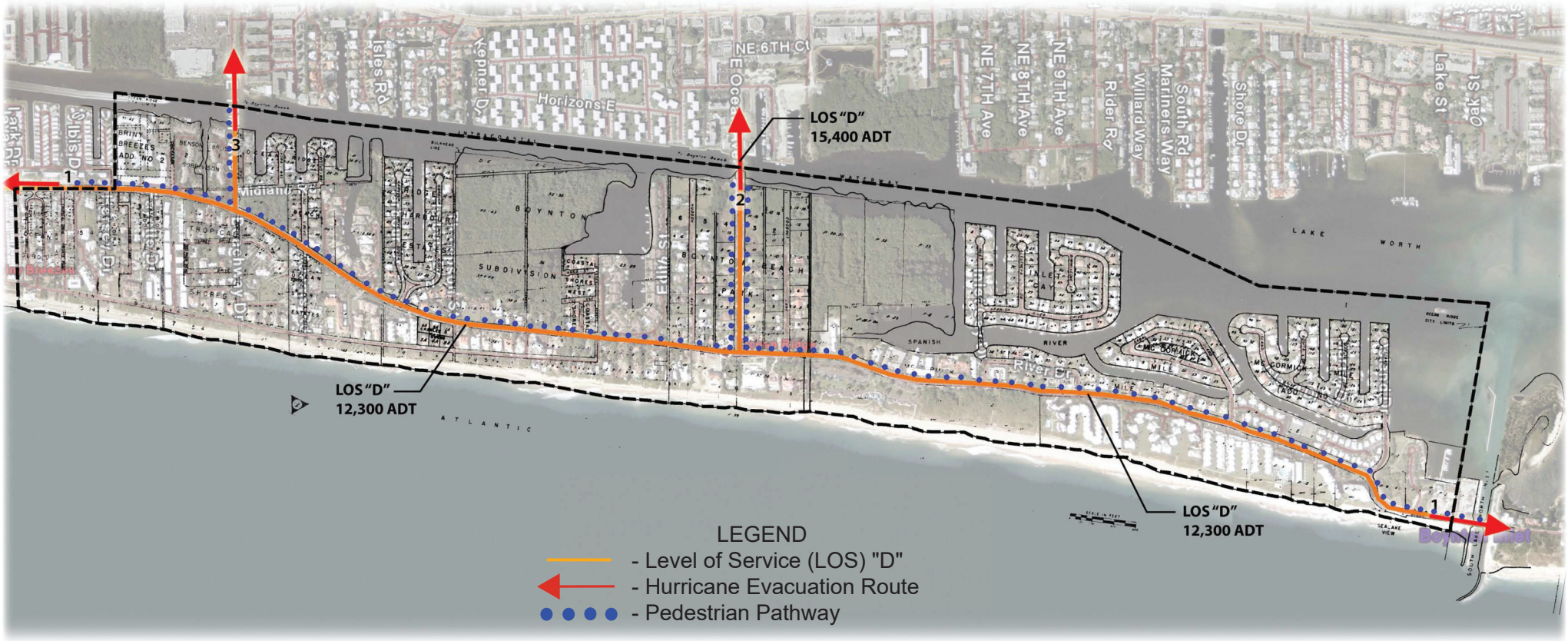
Policy 1.3.3: The Town shall continue to coordinate with TPA, Palm Beach County, Palm Tran and surrounding communities to identify any potential alternative transportation opportunities within the area.

Objective 1.4: Use the development code to protect existing street rights-of-way for which the Town Commission determines there exists a present or potential future need.

Policy 1.4.1: Use the development review process to protect the existing major street rights-of-way. No additional rights-of-way are needed or desired.

MAP 2 - 2035 Transportation Map

Town of
Ocean Ridge
Florida
Map 2 - 2025 - 2045 Transportation Map



1. State Road A1A - 2 Lanes - Undivided
2. Ocean Avenue - 3 Lanes - Two Way
3. East Woolbright Road - 2 Lanes - Undivided

Housing Element

Data and Analysis Update

The Town of Ocean Ridge is a small residential community located in the southern portion of Palm Beach County. It is approximately 635.6 acres in size and located entirely on the barrier island, bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west.

Ocean Ridge is a beach-oriented town characterized primarily by single family homes with lush, well-maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominiums and a few cooperative multi-family buildings scattered throughout the Town. There are very little commercial improvements left in Town.

Although early houses were typically mansions, especially those with frontage on the ocean, today the Town is extensively subdivided, with fewer large mansions and more moderate sized, distinguished homes. The majority of the Town grew as subdivisions between the Atlantic Ocean and the Intracoastal Waterway. In an effort to maintain a tranquil setting, commercial and industrial uses have been prohibited. The approximately 15 vacant lots that remain throughout the town are designated for single family housing.

The stability of the Town is primarily due to its near built-out status, small size and water-locked location. Future Town population projections~~,~~ presented in Table 1, used the methodology and studies undertaken by the Palm Beach County Planning Division (2024) Population growth during the 20-year 2025 to 2045 period is projected at 79 residents per Table 1 in the Future Land Use Element. Growth during the 20-year period can be accommodated by a combination of factors, including new residential construction, an increase in the average household size, and an increase in the percentage of resident-occupied households.

A comparison of Town demographic characteristics with those of Palm Beach County and the State of Florida is presented in Table 3. An understanding of the Town's demographic characteristics, coupled with population projections is essential to the formulation of housing policies.

Table 3 - 2022 Demographic Characteristics Analysis

Characteristic	Ocean Ridge	Palm Beach County	Florida
Population			
Population	1,712	1,494,805	21,634,529
Median Age	60	45	42
Persons 65 +	687	365,029	4,520,647
Housing			
Housing Units	1,638	708,303	9,915,957
Single-Family Units	830	420,982	6,894,224
Multiple-Family Units (2+)	808	287,321	3,021,733
Renter-occupied housing	152	179,619	2,767,517
Median value of owner-occupied homes	$ 1,055,100	$ 368,300	$ 292,200
Median rent of renter-occupied homes	$ 1,957	$ 1,700	$ 1,444
Households			
Households	891	589,594	8,353,441
Average Household Size	1.92	2.49	2.53
Average family size	2.45	3.13	3.11
Owner-Occupied Households	739	409,975	5,585,924
Householder 65+	522	250,108	3,107,758
Renter-Occupied Households	152	179,619	2,767,517
Income			
Median Household Income	$ 107,813	$ 76,066	$ 67,917
Median Family income	$ 224,674	$ 93,221	$ 81,514

Source: 2022 ACS 5-Year Estimates Data Profiles

According to the 2022 Census estimates, the median age for the Town is 60 years, while that of Palm Beach County is 45 years and the State of Florida is 42 years. The number of persons over 65 years in the Town was 687 residents, or 40.1% of the total. In comparison, the percentage of population over 65 years in Palm Beach County is 24.4% and that of the State of Florida was 20.9%. The Town has a significantly higher population aged 65 years older than both Palm Beach County and the State of Florida.

The average household size for the Town is 1.92 persons and an average family size of 2.45 persons. The total number of households for the Town is 891 with 522 or 58.6% of the households having individuals over 65 years of age. Palm Beach County has an average household size of 2.49 persons, and an average family size of 3.13 persons. The total number of households for the County is 589,594 with 42.4% of the households having individuals over 65 years of age. This is further indication of the older retirement status of the Town in comparison with the County.

The total number of housing units for the Town is 1,638, with occupied housing units being 891 or 54.3%. The Town's median household income in 2022 was $107,813 while the median family income was $224,674.

Within the original 1989 Comprehensive Plan, two potential historical structures were identified. Since the Comprehensive Plan was adopted, the structures have been redeveloped.. There are no historic structures identified within the Town

When compared to Palm Beach County, the Town's median household income in 2022 of $107,813, and median family income of $224, were significantly higher. The median income per household for the County was $76,066 and ~~a~~ median income per family was $93,221

The median value of an owner-occupied home in Ocean Ridge in 2022 was $1,055,100 as compared to the County median of $368,300. The 2024 median home value in the County per Zillow Real Estate estimates is $486,715

These statistics clearly indicate households in Ocean Ridge are typically older, in a higher income bracket and own a higher value home than the typical Palm Beach County resident.

Housing Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO ASSURE THE AVAILABILITY OF A MIX OF HOUSING TYPES IN SOUND CONDITION.

Objective 1.1: Assist the private sector in providing the "in-fill" housing that Ocean Ridge can accommodate. "In-fill" housing is new housing on scattered vacant lots in neighborhoods which are largely developed.

Policy 1.1.1: Utilize the Future Land Use Plan and zoning map as the criteria to achieve a diversity of housing types consistent with the established character and scale of the Town of Ocean Ridge.

Policy 1.1.2: Continue a municipal development application review process that minimizes delay yet assures quality control.

Objective 1.2: Continue to maintain a housing stock with no structurally substandard units.

Policy 1.2.1: The building inspector shall enforce the Town ordinance on "unsafe buildings" to prevent substandard housing; this also provides demolition program techniques and the basis for rehabilitation.

Policy 1.2.2: The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 1.2.3: New housing within the Town is encouraged to incorporate energy and resource efficient fixtures into its construction, such as low flow shower heads.

Objective 1.3: Achieve quality multifamily development that is affordable to families with moderate incomes and authorize modular housing, if required by State law, in the land development regulations.

Policy 1.3.1: The Town staff shall make a special effort to provide timely and technically helpful development reviews of plans submitted by any developer that intends to provide quality multifamily units at densities consistent with the future land use element of this plan in order to facilitate moderate income housing. This includes any developer using public authority financing or other subsidies, although given the Town's lack of vacant medium density parcels and high land costs, both private sector and governmental housing do not appear feasible. Low- and moderate-income housing is available in nearby areas.

Policy 1.3.2: Retain the multifamily land use designation in southern Ocean Ridge.

Objective 1.4: Accommodate community residential homes subject to state requirements and modular housing concepts subject to compliance with the Town's land development regulations.

Policy 1.4.1: The Town shall work with Palm Beach County and State regulatory agencies to permit community residential homes, per F.S. 419, of 6 residents or less in all residential districts if State-and Town site plan review standards are met.

Policy 1.4.2: Modular housing prototypes shall be reviewed for consistency with the Town's character and land development regulations prior to accepting land development and building permit applications.

Wastewater, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Data and Analysis Update

Infrastructure Level of Service Analysis

Table 4 presents projections of the Town's principal infrastructure service demands for the 20-year planning period.

Table 4 – Infrastructure Needs Projections

LOS/Year	2020	2025	2030	2035	2045
Population Projection	1,830	1,899	1,932	1,964	1,978
Average Finished Potable Water 175 gallons per capita per day	239,730 gal/day	248,769 gal/day	253,092 gal/day	343,700 gal/day	345,625 gal/day
Sanitary Sewer, 115 per gallons per capita per day(1)	210,450 gal/day	218,385 gal/day	222,180 gal/day	225,860 gal/day	227,470 gal/day
Solid Waste, 9.54 pounds per capita per day	17,092 lbs/day	18,116 lbs/day	18,431 lbs/day	18,737 lbs/day	18,870 lbs/day
Drainage, 24 hour, 3 year storm event and rainfall of one inch in one hour	**Requirement placed on all development and redevelopment in the Town.**				

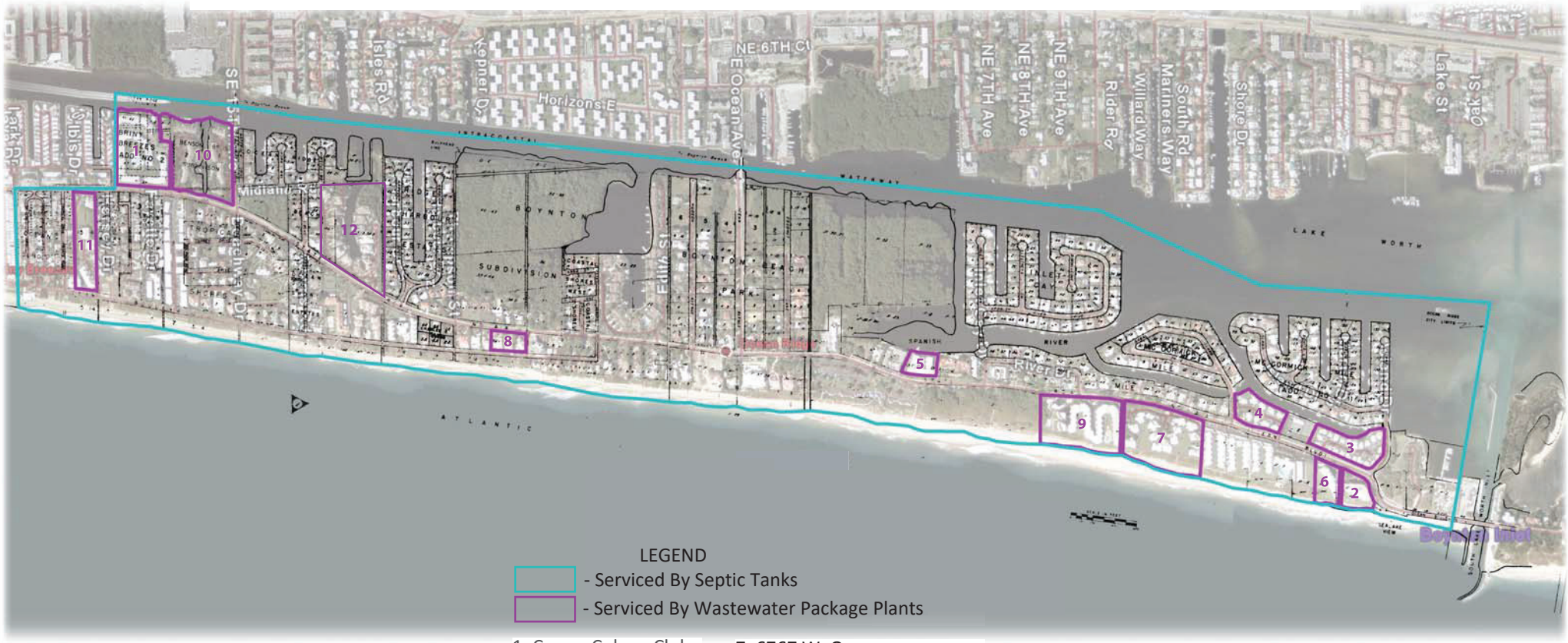
(1) Sanitary Sewer service in the Town is provided through private septic systems and package plants. The LOS analysis applies to all systems.

Sanitary Sewer Analysis

The Town is not currently serviced by a central wastewater treatment facility. However, approximately 49% of the Town's dwelling units, within 12 multifamily projects, illustrated on Map 3, receive wastewater treatment services from individual package plants while the remainder utilize septic tanks. The package plants are regulated by the Palm Beach County Health Department for consistency with all applicable state and local regulations. Based upon existing Future Land Use designations and the analysis regarding the existing vacant land within the Town, it is estimated that the Town will be able to build out with the potential for 26 multifamily homes in a single community and15 single family homes.

MAP 3 Package Treatment Plant Service Areas

Town of
Ocean Ridge
Florida
Map 3 - Private Package Wastewater Plant Service Areas



LEGEND

- Serviced By Septic Tanks
- Serviced By Wastewater Package Plants

1. Crown Colony Club
2. Inlet Plaza
3. Maisonettes North
4. Maisonettes South
5. Wellington Arms
6. Ocean House North
7. 6767 W. Ocean
8. Villas of Ocean Ridge
9. Dunes of Ocean Ridge
10. Ocean Ridge Yacht Club
11. Turtle Beach
12. Ocean Harbor Estates

The single family homes would use septic systems, ~~the~~ similar to existing homes in the Town. Acceptable soil conditions within the Town allow for septic systems to be provided.

The septic systems and small private sewer systems in place are able to provide adequate wastewater service at this time. Since the remaining developable land is minimal and consists primarily of single family lots, septic systems would handle any new development as well. Developers are responsible for the cost of wastewater improvements necessary for their project.

The Town and County Health Department will continue to evaluate the current conditions of the existing sanitary sewer facilities and explore ways to improve the existing services through technological advancements or upgrades to the existing system.

Water Supply Facilities Work Plan Update

Per the Florida Department of Economic Opportunity Division of Community Development Bureau of Community Planning document entitled: "A Guide to the Preparation of the Water Supply Facilities Work Plan", local governments with no water supply responsibility need only compile the following data and analysis:

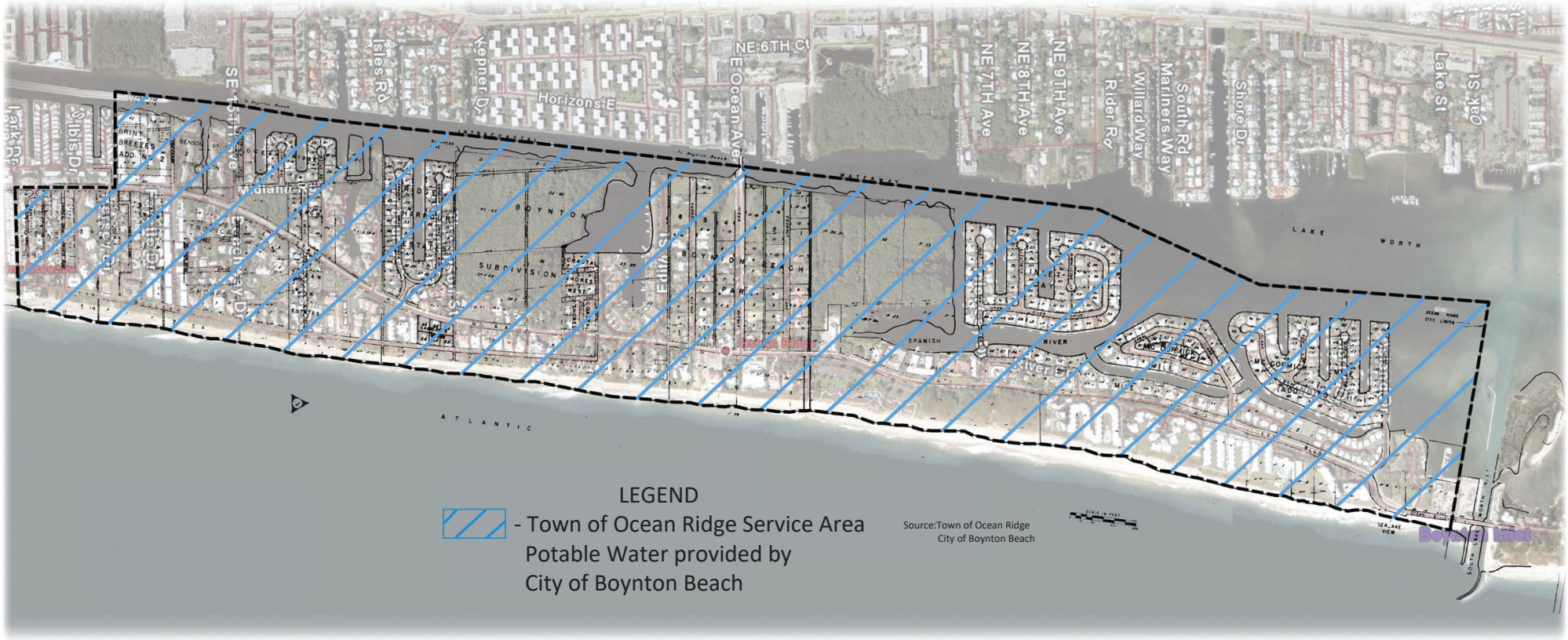
> "Population and Water Demand Projections for at least a 10-year period, and a discussion of reuse and conservation methods to reduce demand during the projection period".

The Town is a part of the City of Boynton Beach potable water service area. The Town purchases water from the City of Boynton Beach but owns and maintains the water lines and finances improvements to these water lines. The Town Potable Water Service Area is illustrated on Map 4. The City of Boynton Beach bills individual residents based on their water consumption. The agreement with Boynton Beach was signed in 1990 for a 30 year timeframe. The agreement will continue until it is terminated by the agreement of both parties or extended through an amended agreement. The Town will continue to work closely with the City for the provision of potable water to the Town's residents.

According to the City of Boynton Beach's current 10-Year Water Supply Facilities Work Plan Update Report (August 2020) the City's Utilities Department is projected to provide potable water services for 121,542 people in 2025 within Boynton Beach, Ocean Ridge, the Town of Briny Breezes, and portions of the unincorporated areas of Palm Beach County. Using population data prepared by the Palm Beach County Planning Division, and the Boynton Beach finished water demand rate of 175 gallons of potable water per day the Town is projected to use 343,700 gallons per day in 2035 and 345,625 gallons per day in 2045.

MAP 4 – Potable Water Service Area

Town of
Ocean Ridge
Florida
Map 4 - Potable Water Service Area



Policy 1.2.3: In cooperation with Boynton Beach, the Town's water distribution system shall provide Town population an average of 175 gallons of finished water per person per day. Prior to the issuance of a building permit, the Town shall confirm with the City of Boynton Beach that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the certificate of occupancy. The finished water rate shall be reevaluated at the time of each Boynton Beach update of its 10-Year Water Supply Facilities Plan update.

Solid Waste Analysis

The Solid Waste Authority (SWA) of Palm Beach County accepts all waste generated in the County. All SWA facilities are located outside of the Town and operated by SWA. The County, including the Town of Ocean Ridge, meets the requirements of CH. 403 F.S. through the Integrated Solid Waste Management Plan (ISWMP).

The Town contracts with Waste Management Inc. to provide pick-up and disposal of all solid waste. All Town residents are required to use this service. All waste collected is transported to the South County Transfer Station located in the City of Delray Beach.

The Town's long range planning for this sub-element is addressed within the County's adoption of the ISWMP. The Town will have adequate solid waste collection capacity for new development. The service is funded on a cost recovery basis by the users. Regional solid waste disposal and recovery facilities serve the Town. There are no capital improvement projects that would incur the expenditure of Town funds projected for either the 5 or 10 year planning periods.

Drainage Analysis

The drainage system for the Town has developed during the past 80 years and continues to be an area for continued maintenance and improvement. The Town adopted a Level of Service Standard of 24 hour/3-year return storm water event and has adopted a storm water retention level of service standard for new development and major redevelopment which requires the retainment of the first one inch of runoff on the development site per hour.

The existing drainage facilities within the Town are swales and exfiltration trench design. The Town has undergone and continues to make significant improvements to its stormwater facilities. Stormwater/Drainage Infrastructure maintenance and capital projects are included in the Town's annual budget.

Wastewater, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

GOALS, OBJECTIVES, & POLICIES

GOAL: TO PROVIDE AND MAINTAIN THE PUBLIC INFRASTRUCTURE IN A MANNER THAT WILL ENSURE PUBLIC HEALTH, SAFETY, AND QUALITY OF LIFE.

Objective 1.1: Monitor and continue to upgrade the Town's existing potable water system through a program of facility replacement.

Policy 1.1.1: Continue the program of monitoring and assessing the Town's water lines in order identify areas for functional upgrades and reduce consumption rates.

Objective 1.2: The Town shall provide an adequate level of service during the planning period including new facilities (as needed) concurrent with new development.

Policy 1.2.1: Drainage: Drainage facilities for new development and redevelopment shall accommodate a 24 hour, 3 year storm event and rainfall of one inch in one hour.

Policy 1.2.2: Sewage: Septic systems shall be the level of service except in case of package treatment plants where the level of service shall be at least 115 gallons per person per day.

Policy 1.2.3: Potable Water. In cooperation with Boynton Beach, the Town's water distribution system shall provide the Town's population an average of 175 gallons of finished water per person per day. Prior to the issuance of a building permit, the Town shall confirm with the City of Boynton Beach that adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.2.4: Solid Waste: Provide collection capacity of 9.54 pounds of solid waste per person per day, consistent with Solid Waste Authority waste generation rate estimates.

Policy 1.2.5: Coordinate activities with the Solid Waste Authority to maximize recycling efforts and provide public information to the Town's residents regarding the disposal of hazardous household waste.

Objective 1.3: The Town shall encourage water conservation through the installation of water-saving plumbing fixtures on new development and redevelopment.

Policy 1.3.1: The Town shall investigate, evaluate and adopt any necessary building code plumbing provisions to achieve water conservation practices.

Policy 1.3.2: In its capital budgets, the Town shall evaluate and implement, when feasible, water conserving techniques within its facilities. These techniques may include drought-tolerant landscaping, rain sensors on irrigation systems and low-use plumbing devices.

Policy 1.3.3: In compliance with Chapter 163, Part II, F.S., the Town shall continue to participate in the preparation of the Water Supply Facilities Work Plan by the City of Boynton Beach.

Policy 1.3.4: The Town's population and water demand projections and conservation policies shall be updated within 18 months after South Florida Water Management Districts updates its Lower East Coast Regional Water Supply Plan.

Policy 1.3.5: The Town shall annually advise potable water users, during the dry season, to reduce usage for landscaping irrigation and to properly time irrigation activities.

Policy 1.3.6: The Town shall enforce all water use restrictions consistent with water shortage or water shortage emergency declarations in accordance with a South Florida Water Management Shortage Plan.

Objective 1.4: Protect the adjacent natural drainage feature (Intracoastal Waterway) and groundwater recharge by reviewing the development code provisions and revising as necessary.

Policy 1.4.1: Through land development code techniques, 1) protect the natural drainage feature (Intracoastal Waterway) by supplementing the Corps of Engineers controls with setback and vegetation retention provisions and 2) assure adequate pervious or recharge areas in conjunction with new development.

Objective 1.5: The Town shall continue to assess the status of the sanitary sewer system and its infrastructure.

Policy 1.5.1: The Town shall consider innovations in technology, including hoot systems, when developing maintenance programs for the sanitary sewer system.

The following sections are deleted from the 2025 Ocean Ridge Comprehensive Plan:

1. Town of Ocean Ridge, Florida Water Supply Facilities Plan (March 2009)
2. City of Boynton Beach 10- Year Water Supply Facilities Work Plan (April 2008)

Coastal Management Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO CONSERVE, MANAGE AND SENSITIVELY USE THE ENVIRONMENTAL ASSETS OF OCEAN RIDGE'S COASTAL ZONE LOCATION.

Objective 1.1: Retain mangroves, and all of the hardwood hammock and beach dunes resulting in no net loss of public open space vegetative cover and an enhancement of marine resources.

Policy 1.1.1: Continue to review development applications to assure adequate on-site drainage retention and vegetative cover preservation (particularly mangroves).

Policy 1.1.2: Coordinate with Palm Beach County officials to protect the coastal hardwood hammock from park or other facility intrusion.

Policy 1.1.3: Preserve the publicly owned mangrove and hammock areas in a manner that enhances their wildlife habitat and marine nursery functions.

Policy 1.1.4: Monitor and preserve the beach dune vegetation in Ocean Ridge by plantings as necessary. The Town will require the public and private sector landscaping firms to be knowledgeable regarding the property maintenance for dune vegetation.

Policy 1.1.5: The Town will continue to encourage boat users to reduce speeds in the Town's waterways to protect manatees and reduce erosion and related impacts to canal banks and seawalls from excessive wake.

Objective 1.2: Maintain the current estuarine protection policies by permitting no new private direct drainage outfalls into the Intracoastal Waterway.

Policy 1.2.1: Since the entire Intracoastal Waterway frontage is either residentially developed or under a public natural resource protection policy, continue to enforce development code provisions that protect vegetation, control run-off and marina sewage practices.

Policy 1.2.2: Cooperate with County and State agencies in their efforts to address the water quality of the Intracoastal Waterway by monitoring the private development permit requirements of their agencies.

Objective 1.3: Continue the current pattern of shoreline uses, all of which are water-related, dependent or otherwise which utilize their waterfront location.

Policy 1.3.1: Maintain the zoning and conservation policies whereby all shoreline use is in mangroves (or other environmentally important vegetation), beach, park or residential with boat dock capability

Policy 1.3.2: Use the mechanisms outlined in the Intergovernmental Element to coordinate Intracoastal estuary policies with the City of Boynton Beach, Palm Beach County and the Town of Manalapan.

Objective 1.4: Achieve more adequate renourishment of beaches to the south of the South Lake Worth Inlet through coordination with the applicable agencies; otherwise continue to protect the beach and dune system by development code setback requirements.

Policy 1.4.1: Continue to urge County, State and Inlet District officials to implement the Corps of Engineers plan for increased sand pumping capability at the sand transfer pumping station.

Policy 1.4.2: Continue to use land use controls to prevent construction that impacts the dune and its vegetation system. Development applications for oceanfront properties shall provide a vegetative analysis, during the land development review process, of the existing dune and its vegetation.

Policy 1.4.3: The Town shall coordinate with local and state agencies to continue beach restoration and renourishment activities within the Town.

Policy 1.4.4: The Town shall coordinate with Palm Beach County to examine the possible impacts of shore protection structures, such as groins, revetments or seawalls on the Town's beaches.

Objective 1.5: Preserve both resident and general public access to the beach.

Policy 1.5.1: Coordinate with the City of Boynton Beach and the County to maintain general public parking and access via the two parks.

Policy 1.5.2: Maintain access points at the end of the street rights-of-way for local pedestrian and bicycle access.

Policy 1.5.3: The Town shall seek additional beach access for Town residents during the development review process for the redevelopment of multifamily projects.

GOAL 2: TO MINIMIZE DAMAGES TO HUMANS LIFE AND PROPERTY FROM THE IMPACT OF CLIMATE CHANGE, INCLUDING SEA LEVEL RISE, CHANGES IN RAINFALL PATTERNS, AND EXTREME WEATHER EVENTS.

Objective 2.1: Continue the current Town policy of avoiding an increase in infrastructure capacity unless public safety so requires in order to direct future population concentrations away from "vulnerability" and in particular, the coastal "high hazard" areas, illustrated on Map 5, and east of the Coastal Construction Control Line, illustrated on Map 6, and thus maintain hurricane evacuation times.

Policy 2.1.1: The Town shall not program any infrastructure capacity increase that would induce and subsidize development or increases in residential density. This shall not preclude the Town from 1) upgrading its waterlines, 2) installing sanitary sewers if deemed necessary for sanitary/environmental reasons and 3) replacing direct storm sewer outfalls with filtration structures.

Policy 2.1.2: Maintain the current basic density controls so that the Town will experience only minor new residential development and thereby not jeopardize hurricane evacuation times.

Policy 2.1.3: The Town shall maintain its building code, flood plain controls and coastal setback regulations to assure maximum protection of new development from hurricane damage. This shall be done in coordination with similar efforts by the County and the County Comprehensive Emergency Management Plan.

Policy 2.1.4; The Town shall work with the multifamily complex managers and all residents to identify those elderly or infirm individuals that may need special assistance early in the hurricane evacuation process in order to facilitate evacuation time.

Policy 2.1.5: The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model. Under the latest storm surge model, much of the Town is located in a coastal high-hazard area.

Policy 2.1.6: Continue to examine community-wide strategies to increase the resiliency of the Town to address future effects of coastal storms and climate change on the community.

Policy 2.1.7: Participate with local and regional governments in studies which will assist in evaluating the Town's vulnerabilities to the effects of sea level rise. The studies should assist the Town in examining the following:

a. Areas of the Town which experience periodic flooding;
b. Identification of natural areas impacted by sea level change;
c. Identification of infrastructure impacted by sea level change, including drainage systems within the Town.
d. Evaluate the option to establish Adaptation Action Area(s) pursuant to Chapter 163.3164, Florida Statutes;
e. Identify policies and land development regulations to be modified to address sea level change;
f. Identify funding sources for infrastructure to address the impacts of sea level change;
g. Identify seawall locations, lengths and heights; and
h. Identify the Coastal Construction Control line and the structures impacted.

Objective 2.2: The Town shall continue to coordinate with adjacent local governments, Palm Beach County, Treasure Coast Regional Planning Council, the State of Florida and the Federal Emergency Management Agency in preparing post-disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 2.2.1: Actively participate with Palm Beach County in the scheduled updates of the Local Mitigation Strategy, Community Emergency Management Plan, and Post Disaster Redevelopment Program. Incorporate appropriate recommendations from the updates within the Comprehensive Plan or other Town programs, as necessary.

Policy 2.2.2: The Town shall collaborate with Palm Beach County to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 2.2.3: Participate with the Treasure Coast Regional Planning Council and the Palm Beach County Public Safety Department and Division of Emergency Management to maintain an updated plan for emergency evacuation related to potential hurricane impact.

Policy 2.2.4: In the event of a disaster, provide for repair, relocation, or structural modification of damaged infrastructure and services, consistent with federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services.

Policy 2.2.5: Maintain and update a Flood Hazard and Property Protection Information page on the Town's website to keep residents and property owners informed regarding flood hazards, flood insurance, flood safety, property protection, and drainage system maintenance issues.

Objective 2.3: The Town shall adopt and implement policies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 2.3.1: The Town will require that the impact of sea level rise be addressed in all applications for Future Land Use Map amendments, rezonings and publicly funded construction projects.

Policy 2.3.2: The Town shall continue to utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

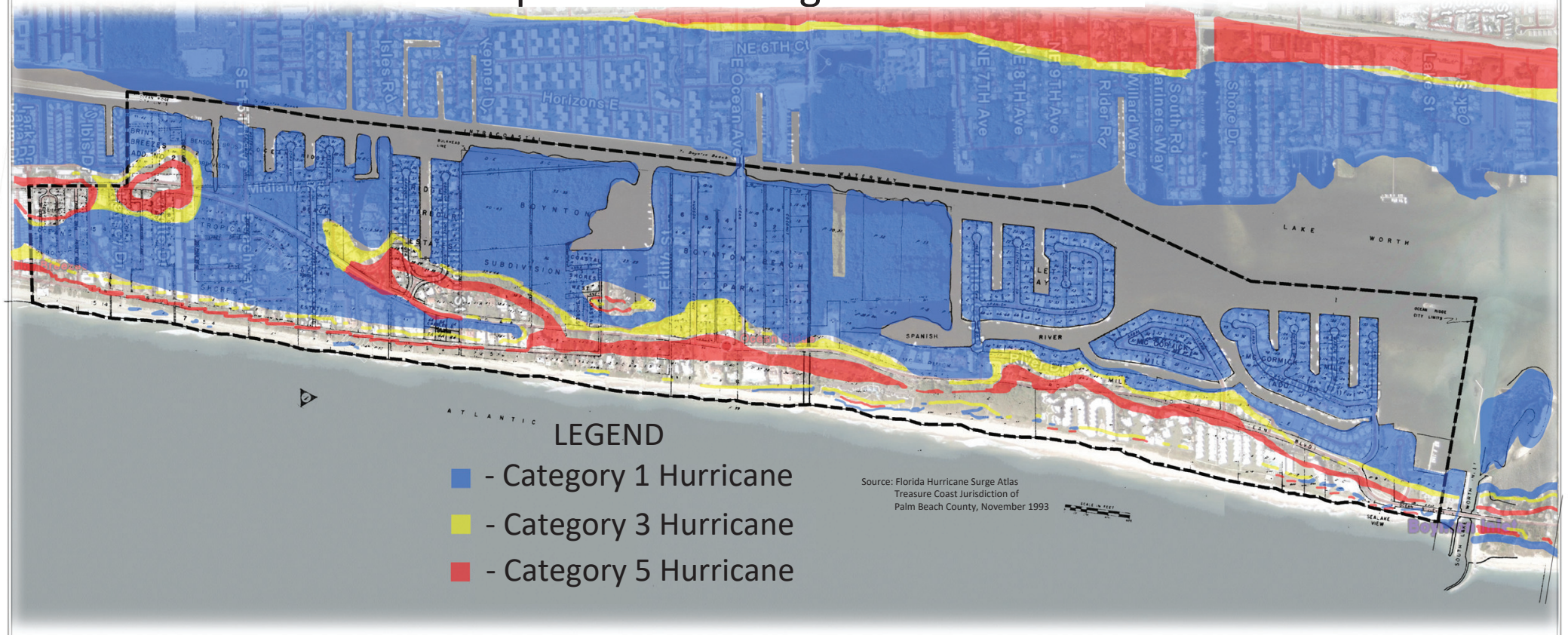
Policy 2.3.3: The Town will continue to participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current CRS rating

Policy 2.3.4: The Town shall regulate development and redevelopment efforts in the Town to maximize aesthetic, environmental, recreational and economic resources while enhancing resilience to sea level rise impacts.

Policy 2.3.5: The Town will continue to enforce its building code, Town Code of Ordinances, and drainage requirements. The Town's drainage requirements shall be consistent with, or more stringent than, the flood-resistance construction requirements in the Florida Building Code and applicable federal flood plain management regulations. The Town will coordinate with, and will rely on, the Florida Department of Environmental Protection to enforce building requirements seaward of the Coastal Construction Control Line consistent with applicable Florida Statutes."

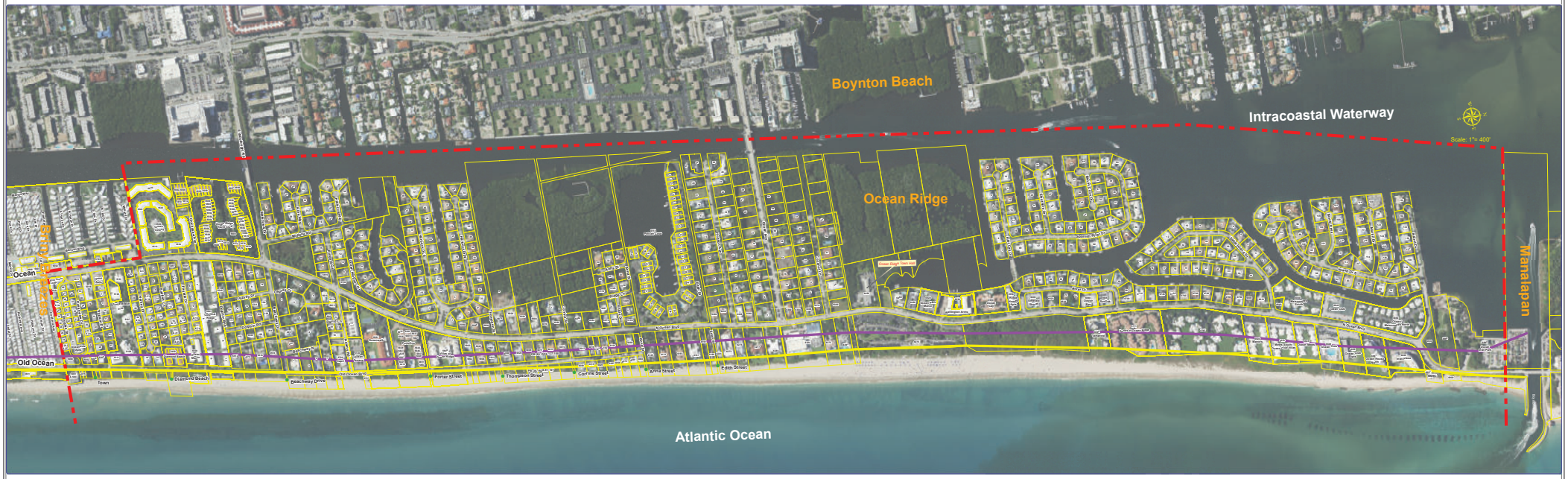
Map 5 – Coastal High Hazard Areas

Town of
Ocean Ridge
Florida
Map 5 - Coastal High Hazard Areas



Map 6 – Coastal Construction Control Line

Town of
Ocean Ridge
Florida
Map 6 - Coastal Construction Control Lines



engenuity group inc.

A Higher Standard of Excellence

0 210 420 840 1,260 1,680 Feet

NOTES:

Property lines provided from the Palm Beach County Property Appraiser's (PAPA) Office at the time that this map was created/updated.

All linework and locations shown are an approximation for illustrative purposes only and shall not be construed as a legal document.

- Coastal Construction Control Line of 1979 Plat Book 36 Pgs. 91-107
- Coastal Construction Control Line of 1997 Plat Book 80 Pgs. 137-155
- Municipal Boundary
- Beach Cross Overs

Conservation Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO PRESERVE AND ENHANCE THE SIGNIFICANT NATURAL FEATURES IN OCEAN RIDGE.

Objective 1.1: Maintain the "good" air quality rating 97 percent of the time, based on County Pollution Standards Index.

Policy 1.1.1: Continue to require landscaping as a part of new private development, adding single family residential to the code requirements, and to landscape public areas.

Policy 1.1.2: The Town shall continue to seek and develop opportunities to implement sustainability practices regarding, but not limited to, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, reduction of greenhouse gas emissions, greater operational efficiency, pollution prevention and environmental improvements.

Objective 1.2: Review and revise as needed, the development code to assure drainage practices and programs that minimize ground and surface water pollution.

Policy 1.2.1: Continue to review development plans in order to require on-site detention of stormwater runoff, particularly near the Intracoastal Waterway.

Policy 1.2.2: Review the existing emergency water conservation program based upon the South Florida Water Management District model.

Policy 1.2.3: Review and revise as needed, the flood plain provisions.

Policy 1.2.4: Supplement the code provisions with an in-depth look at both sanitary sewer installation and storm sewer direct outfall elimination.

Policy 1.2.5. The Town shall require all new automatic irrigation systems to be equipped with a water sensing device which will automatically discontinue irrigation during periods of rainfall.

Objective 1.3: Continue to protect existing vegetative and wildlife communities, experiencing no net loss in public open space vegetation.

Policy 1.3.1: Continue to review all development applications in the context of the pervious cover and landscaping provisions of the development code; be particularly diligent in a) the review of any development in the vicinity of mangrove areas where some selective clearance is considered appropriate (with mitigation) but in general, is to be avoided and b) the removal of exotic vegetation.

Policy 1.3.2: Coordinate with County officials to 1) assure that any public open space improvements are sensitive to the hardwood hammock and other vegetative/wildlife/marine habitats, and 2) through the Town police, inform County marine patrols of boat speed violations that may threaten manatees.

Policy 1.3.3: Preserve the hardwood hammock, mangroves and dune vegetation now under public (Town and County) regulation in order to help preserve many of the threatened and endangered species.

Objective 1.4.: The Town shall adopt land development regulations to protect environmentally-sensitive areas from the adverse impacts of development.

Policy 1.4.1: At a minimum, environmentally-sensitive areas shall contain one or more of the following natural resources:

a. Rare, threatened and endangered wildlife and vegetation; A complete list is defined by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, Palm Beach County Environmental Resources Management (ERM), Treasure Coast Regional Planning Council, Florida Endangered Plant Advisory Council, and the Florida Department of Environmental Protection (DEP);
b. Wetlands, including coastal wetlands, and deepwater habitats;
c. Tropical hammocks;
d. Areas of archaeological or historic significance.

Policy 1.4.2: Any proposed development in an environmentally sensitive area, as defined herein, shall include an environmental assessment report as part of the development review process. The environmental assessment report shall include, at a minimum, the following:

a. An inventory of existing vegetation and wildlife based on a field survey;
b. An identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off-site species and wildlife use;
c. An assessment of the land identifying the location of all environmentally sensitive habitat or vegetation;
d. An analysis of the functional viability and quality of the various habitats;
e. A discussion of the impacts, both positive and adverse, on the resources;
f. A mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of land development; and
g. A maintenance and management plan for all environmentally sensitive areas proposed for land development.

Policy 1.4.3: The Town shall require the review of all proposed wetlands development with the Florida Department of Environmental Protection (DEP), the South Florida Water Management District, Palm Beach County Environmental Resources Management (ERM), the Treasure Coast Regional Planning Council, and the U.S. Army Corps of Engineers to ensure compliance with all applicable agency regulations and standards.

Recreation and Open Space Element

Data and Analysis Update

The Town has approximately 80 acres of public recreation and passive open space within the community. The vast majority of the public lands are owned by other governmental entities, specifically Palm Beach County and the City of Boynton Beach. The locations of public recreation facilities and passive open space areas located within the Town illustrated on Map 7 and listed in Table 5.

Palm Beach County owns 19.93 acres of active and passive recreation facilities within the Town including Ocean Inlet Park and Ocean Ridge Hammock Park.

The 11.39 acre Ocean Inlet Park, including approximately 2.2 acres located in the unincorporated area, is a popular, active beach park located on both sides of the Boynton Inlet which features guarded beach frontage, a marina, rental boat slips, picnic shelters, snack bar, pavilions, a jetty and ocean overlook.

Ocean Ridge Hammock Park, ~~is~~ consisting of 8.54 acres, is a resource-based, passive park, which features saltwater fishing, an unguarded beach, limited parking and an outdoor shower.

The 6.37 acre Boynton Beach Oceanfront Park, located at 6415 N. Ocean Boulevard, is owned by the City of Boynton Beach and is one of the more popular beach parks in Palm Beach County. The park features guarded beaches, rental pavilions, playground, boardwalk and sand volleyball courts. The City also charges for parking at Oceanfront Park.

The sole Town owned recreation facility a 0.27 acre passive park fronting Inlet Cay Drive and facing the Spanish River.

The Town does feature 10 public beach access points. These 10 points are through the three oceanfront parks listed above and seven points located at the end of public streets, including Sailfish Lane, Beachway Drive, Porter Street, Thompson Street, Corrine Street, Anna Street and Edith Street.

In June 2001, a lease agreement with the Town of Ocean Ridge was approved for Palm Beach County to restore mangrove wetlands, create recreational amenities, and provide for the long term management of 12.35 acres owned by the Town along the Intracoastal Waterway. This parcel, the Ocean Ridge Natural Area, is connected to a 12.5 acre mangrove mitigation project. Both parcels comprise a 24.85-acre nature preserve located just south of the Ocean Avenue bridge.

The North Ocean Ridge Mangrove Natural Area, within a Town-owned 12.1 acre parcel located north of the Ocean Avenue bridge, consists of 5 acres of enhanced existing mangroves~~,~~ including open water habitat~~,~~ and maritime hammock uplands~~;~~ and public

access facilities. The site has a concrete access path from Ocean Blvd (A1A) to a boardwalk through existing mangrove wetlands to the created upland hammock area where a concrete nature trail leads to a two story observation tower, a kiosk, and a boat docking facility. An adjoining 14.15 acre parcel owned by Palm Beach County is included within the project area.

Table 5 – Recreation and Conservation Facilities

Map No.	Name	Type	Owner	Acres
1	Ocean Inlet Park	Active Recreation and Beachfront	Palm Beach County	11.39
2	Ocean Ridge Hammock Park	Passive Recreation and Beachfront	Palm Beach County	8.54
3	Boynton Beach Oceanfront Park	Passive Recreation and Beachfront	City of Boynton Beach	6.37
4	North Ocean Ridge Mangrove Natural Area	Conservation	Ocean Ridge and Palm Beach County	26.25
5	Ocean Ridge Natural Area	Conservation/Passive Recreation	Ocean Ridge and Palm Beach County	24.85
6	Dorothy Whitney Park	Conservation	Ocean Ridge	2.37
7	Inlet Cay Drive	Passive Recreation	Ocean Ridge	0.27
Total Acres				**80.04**

The adopted Level of Service for Recreation and Open Space within the Town is 1 acre per 5,000 residents.

Table 6 – Recreation Level of Service Analysis

LOS/Year	2020	2025	2030	2035	2045
Population Projection	1,830	1,899	1,932	1,964	1,978
Recreation and Open Space. 1 acre per 5,000 residents.	0.366 acres	0.380 acres	0.386 acres	0.393 acres	0.396 acres

The existing recreation facilities found in the Town meet the demands of current residents and services residents from neighboring communities. There are no capital improvement projects that would incur the expenditure of Town funds projected for either the 5 or 10 year planning periods.

Map 7 – Town Serving Recreation and Conservation Facilities

Town of
Ocean Ridge
Florida
Map 7 - Town Serving Recreation and Conservation Parcels



LEGEND

- Bridges
- Municipal Boundary
- Beach Cross Overs

List of Parcels

1 - Ocean Inlet Park
2 - Ocean Ridge Hammock
3 - Boynton Beach Ocean Front Park
4 - North Ocean Ridge Mangrove Natural Area
5 - Ocean Ridge Natural Area
6 - Dorothy Whitney Park
7 - Inlet Cay Drive

engenuity group inc.

0 210 420 840 1,260 1,680 Feet

NOTES:

Property lines provided from the Palm Beach County Property Appraiser's (PAPA) Office at the time that this map was created/updated.

All linework and locations shown are an approximation for illustrative purposes only and shall not be construed as a legal document.

Recreation and Open Space Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO PROVIDE RECREATION AND OPEN SPACE FACILITIES WHICH ARE RESPONSIVE TO THE LEISURE TIME AND ECOLOGICAL DESIRES OF COMMUNITY RESIDENTS.

Objective 1.1: Preserve existing access to the Intracoastal Waterway (including Lake Worth) and the ocean i.e. no reduction in the 2,500 lineal feet of public access.

Policy 1.1.1: Work with the Palm Beach County and the City of Boynton Beach to assure retention of their two park areas as a means of preserving shoreline access for the public.

Policy 1.1.2: Preserve the Town-serving active and passive recreation facilities illustrated on Map 7.

Policy 1.1.3: Preserve the seven public beach access points at the end of the streets.

Objective 1.2: Continue the current mix of private facilities that supplement the public inventory as evidenced by an annual inventory.

Policy 1.2.1: The Town Commission shall monitor private recreational facilities and programs to make certain that they continue to meet a major portion of resident needs.

Policy 1.2.2: The Town shall seek land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.

Objective 1.3: Retain the existing recreation facilities, experiencing no net loss of public areas.

Policy 1.3.1: Retain the existing municipal and County public recreation and open space facilities thereby providing a Level of Service standard of at least 1 acre per 5,000 population.

Policy 1.3.2: The Town shall continue to work with the City of Boynton Beach and Palm Beach County to minimize adverse impacts from their regional parks on the Town. Otherwise, there are no "deficiencies."

Policy 1.3.3: The Town shall amend its land development regulations to require a parks and recreation dedication for all new planned developments and subdivisions. At a minimum, residential planned developments and subdivisions shall set aside 600 square feet per new dwelling unit for public parks and recreation purposes. Money in lieu of land dedication may be provided, subject to Town Commission approval, where suitable land is not available within the planned development or subdivision for public park purposes.

Objective 1.4: Ensure the preservation of public and private open space.

Policy 1.4.1: The Town shall maintain its land development regulations to assure adequate private open space requirements, definitions and standards.

Policy 1.4.2: The Town shall continue to coordinate with Palm Beach County to assure preservation of the hardwood hammock in its natural state.

Policy 1.4.3: The Town shall work in tandem with the State to preserve the 75 acres of prime mangrove area.

Intergovernmental Coordination Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO MAINTAIN OR ESTABLISH PROCESSES TO ASSURE COORDINATION WITH OTHER GOVERNMENTAL ENTITIES WHERE NECESSARY TO IMPLEMENT THIS PLAN.

Objective 1.1: Achieve formal coordination mechanisms with regional, municipal, County and State agencies that assure implementation of this plan.

Policy 1.1.1: The Town, in conjunction with the Palm Beach Countywide Intergovernmental Plan Amendment Review Committee (IPARC) shall be responsible for ensuring an effective intergovernmental coordination program.

Policy 1.1.2: The Manager shall work through the Transportation Planning Agency (TPA) to achieve coordination of such planning issues as the Town's opposition to the widening of State Road A1A and the Ocean Avenue bridge.

Policy 1.1.3: The Town shall use the Treasure Coast Regional Planning Council or IPARC mediation process should any conflicts arise such as street widenings.

Objective 1.2: Coordinate the impact of the Town's comprehensive plan and development applications upon adjacent areas by maintaining direct liaison with adjacent municipal managers/planners as well as participation in the Palm Beach County-wide Intergovernmental Plan Amendment Review Committee.

Policy 1.2.1: Town officials shall maintain liaison with the adjacent municipalities relative to any land use or major development impacts along the common boundaries (recognizing that the Town is surrounded on three sides by water); IPARC is also critical to this task.

Policy 1.2.2: The Manager or his/her designee shall review the comprehensive plans (and plan amendments) of Palm Beach County, Manalapan, Boynton Beach and Briny Breezes to assure mutual compatibility through participation in the IPARC review process, particularly in the areas of land use and roadways.

Policy 1.2.3: Coordinate with the IPARC to provide formal written notification to adjacent municipalities and the county announcing the review of proposed Comprehensive Plan amendments.

Policy 1.2.4: The Town shall work with Boynton Beach, Manalapan, the County and the Corps. of Engineers on joint policies relative to the beach renourishment project, the mangrove hammocks and other estuarine/marine issues.

Policy 1.2.5: The Town shall provide formal written notification to adjacent municipalities and the county announcing the review of proposed Zoning Map amendments if the subject site is within one mile or within the annexation area of a municipality.

Policy 1.2.6: The Town Manager or his designee shall annually meet with a representative from the City of Boynton Beach on water supply planning issues. This discussion should address the water planning issues such as:

a) Coordinating information on water supply needs;
b) Water conservation methods;
c) Coordination on revising the potable water level of service standard; and
d) Required updates of the Town's Water Supply Facilities Work Plan.

Objective 1.3: Assure level of service standards coordination with other governmental entities by formal agreements with the County and the City of Boynton Beach.

Policy 1.3.1: In particular, Town officials shall work with County MPO officials to agree upon acceptable roadway level of service standards, and the County and City of Boynton Beach relative to parks, the City of Boynton Beach relative to water and the County Solid Waste Authority for solid waste.

Policy: 1.3.2 The Town will work with the School District on population projections and school sitting in accordance with Section 163.3177(6)(h)(2) of the Florida Statutes.

Policy 1.3.3: The Town shall abide by, and participate in, the "Interlocal Agreement between the School Board of Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", adopted by the Palm Beach County Board of County Commissioners through Resolution 2015-1864.

Capital Improvement Element

Data and Analysis Update

Ocean Ridge is a beach-oriented town characterized primarily by single family subdivisions with lush, well-maintained landscaping and extensive outdoor recreational opportunities. There are also Intracoastal and beachfront condominiums and cooperatives buildings throughout the Town. There are few commercial improvements left in Town.

There has been little change in Ocean Ridge since the adoption of the original Comprehensive Plan. The stability of the Town is primarily due to its near built-out status, small size and water-locked location. Since the great majority of the land is built-out, the primary concern for the Town is redevelopment. The permanent population estimate per the 2020 Census was 1,830 persons. The population is projected to increase to 1,899 residents in 2025; an increase of 69 residents during the 2020 to 2025 period. Housing status, economic and social conditions, the provision of essential utilities and services, and the financial feasibility of accommodating the limited growth potential has incurred minimal change since the 1989 Comprehensive Plan was adopted.

The future population projections for the Town used the methodology and studies undertaken by the Palm Beach County Planning Division (2024) The projections and level of service analysis are provided below. As indicated in the analysis, there are minimal projected impacts to the Town's levels of service. As~~,~~ a result, the Town's Capital Improvement budget for the next five years does not introduce any new capital improvements, but does provide for the continued maintenance of the Town's facilities.

Table 6 – Levels-of-Service Projections Summary

LOS/Year	**2020**	**2025**	**2030**	**2035**	**2045**
Population Projection	1,830	1,899	1,932	1,964	1,978
175 gallons per capita per day	294,175 gal/day	332,325 gal/day	338,100 gal/day	343,700 gal/day	345,625 gal/day
Sanitary Sewer, 115 per gallons per capita per day*	210,450 gal/day	218,385 gal/day	222,180 gal/day	225,860 gal/day	227,470 gal/day
Solid Waste, 9.54 pounds per capita per day	17,092 lbs/day	18,116 lbs/day	18,431 lbs/day	18,737 lbs/day	18,870 lbs/day
Drainage, 24 hour, 3 year storm event and rainfall of one inch in one hour	Requirement placed on all development and redevelopment in the Town.				

Recreation and Open Space. 1 acre per 5,000 residents.	0.366 acres	0.380 acres	0.386 acres	0.393 acres	0.396 acres
Transportation, Level of Service "D"	State Road A1A, which bisects the Town, is a constrained roadway and is limited by the existing conditions to a maximum of two lanes. All roadways meet the adopted Level of Service of "D" and are not projected to exceed that amount during the planning timeframes.				

* Sanitary Sewer service in the Town is provided through private septic systems and package plants. The LOS analysis applies to all systems.

Capital Improvement Element

GOALS, OBJECTIVES, & POLICIES

GOAL 1: TO UNDERTAKE CAPITAL IMPROVEMENTS WHEN NECESSARY TO KEEP ITS PRESENT PUBLIC FACILITIES IN GOOD CONDITION AND TO ACCOMMODATE ANY MAJOR NEW DEVELOPMENT, WITHIN SOUND FISCAL PRACTICES.

Objective 1.1: Achieve compliance with public facility standards through use of the capital improvement programming and budgeting mechanisms.

Policy 1.1.1: The operating budget shall continue to fund annual systematic replacements.

Policy 1.1.2: Staff and engineering studies shall form the basis for the annual preparation of a five year and ten year capital improvement program. The capital improvement program preparation shall be incorporated within the Town's annual budget process. Systematic renovation/replacement criteria shall be used in this process.

Policy 1.1.3: Overall priority for fiscal planning shall be those projects that enhance residential neighborhoods, upgrade infrastructure and minimize traffic volumes, as per other plan elements.

Policy 1.1.4: In setting priorities, the following kinds or criteria will be used:

1. Public safety implications: a project to address a threat to public safety will receive first priority.

2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated Level of Service.

3. Ability to finance: A third criteria is the budgetary impact; will it exceed budget projections?

4. State and regional plans: the Town will devote resources to support those projects with which it agrees (e.g. sand transfer) but not those harmful to the Town (e.g. Ocean Avenue Bridge).

5. Quality of life projects: lowest priority would be those projects not in categories 1 or 2 but that would enhance the quality of life.

Policy 1.1.5: Continue to pursue a prudent policy in terms of borrowing for major capital improvements; in no case borrow more than one percent of the total assessed value in any one bond issue.

Policy 1.1.6: The Town shall create a Capital Improvements Fund (by amending the Town Charter) to facilitate capital expenditures by using this fund to carry over funds from one fiscal year to another.

Policy 1.1.7.: The Town shall undertake a comprehensive study of municipal services, including Police and Fire Protection services, to ensure that services are being provided in the most efficient, economical and desired manner.

Objective 1.2: Use both the Future Land Use Plan and financial analysis of the kind contained herein as a basis for reviewing development applications, in order to maintain an adequate facility level of service.

Policy 1.2.1: The potable water Level of Service Standard shall be 200 gallons per person per day and 175 gallons per person per day by 2013 in cooperation with the City of Boynton Beach.

Policy 1.2.2: The sewage disposal level of service shall be septic systems except in the case of package treatment plants where the level of service shall be at least 115 gallons per person per day.

Policy 1.2.3: The drainage Level of Service Standard shall accommodate a 24 hour, 3 year storm event and to adequately detain runoff from one inch of rain in one hour.

Policy 1.2.4: The municipal recreation and open space Level of Service Standard in the Recreation Element (1 acre per 5,000 population) shall form the basis for assessing park improvement needs keeping in mind the role of the Boynton Beach and County parks plus public access beach all within Ocean Ridge.

Policy 1.2.5: The roadway Level of Service Standards of "D" shall be used in reviewing land use and development proposals.

Policy 1.2.6: The solid waste Level of Service shall be the ability to collect 9.54 pounds of solid waste per capita per day, consistent with Solid Waste Authority waste generation rate estimates.

Objective 1.3: Major future development projects shall pay their fair share of the public improvement needs they generate.

Policy 1.3.1: The building permit review process shall continue to require on-site detention and drainage structures acceptable to regional environmental agencies and all applicable municipal codes.

Policy 1.3.2: The development code review shall include the consideration of impact fees for new housing construction.

Objective 1.4: Public facility requirements generated by new development shall be adequately funded in a timely manner, including a concurrency management system to assure compliance.

Policy 1.4.1: A development permit shall not be issued unless assurance is given that the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts of the development.

Objective 1.5: Avoid any new public infrastructure construction that would induce any new development in the high hazard area.

Policy 1.5.1: Plan all water, sewer and street improvements with capacities to serve existing development intensities (including vacant lots) but not development intensity increases or new development in the FEMA flood map V8 zone (Ref: Map 8).

Objective 1.6: The Town shall adopt a Capital Improvements Program covering at least 5 fiscal years and shall adopt a Capital Budget on an annual basis as part of the Town's budgeting process.

Policy 1.6.1.: The Town shall include in the Five-Year and Ten-Year Schedule of Capital Improvements all publicly funded projects which are over $50,000.00 necessary to ensure that adopted level-of-service standards are achieved and maintained. Improvements may include developer-funded for which the Town has no fiscal responsibility. For capital improvements that will be privately funded by the developer, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement, interlocal agreement, performance bond, or other enforceable agreement.

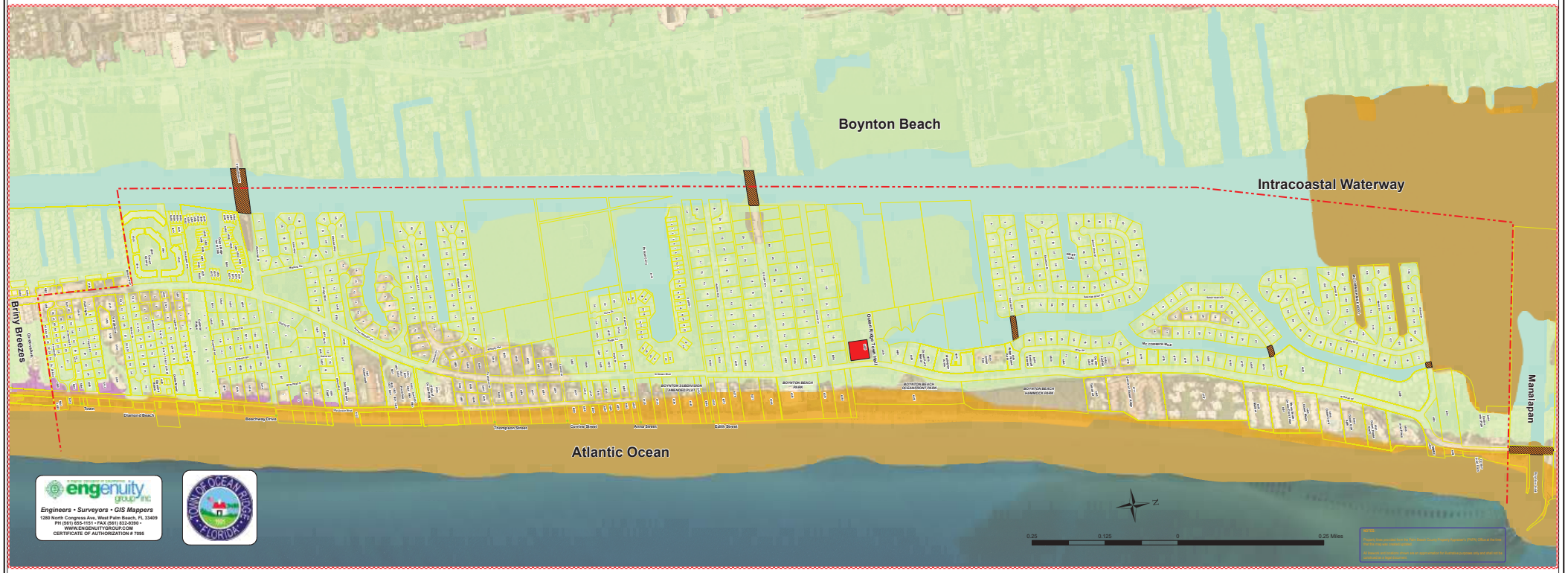
Policy 1.6.2.: Funding for Maintenance activities is generated from the Town's General Operating Revenue. Projected funding for capital projects are estimates be updated annually to reflect the planning, ~~and~~ available funding sources and costs of such activities.

Policy 1.6.3.: This element and the Five-Year Schedule of Capital Improvements shall be reviewed each year during preparation of the Annual Capital Budget. The review shall include an analysis of the Town's financial condition and an updated projection of revenues which takes into account any changes in potential revenue sources that had been anticipated to fund scheduled improvements. In addition, it will incorporate any new capital improvement needs that have arisen since the last update and shall include a discussion of any change in the prioritization of the proposed improvements

Policy 1.6.4.: Prior to the adoption of the Annual Capital Budget, the Town will review all existing and potential revenue sources and take the necessary actions to balance the budget.

MAP 8 – FEMA Flood Map

Town of
Ocean Ridge
Florida
Map 8 - FEMA Flood Map



9 - 7

PROPERTY RIGHTS ELEMENT

INTRODUCTION

Under current law, local governments create and adopt local comprehensive plans to control and direct land use and development within a county or municipality. First adopted in 1975 and extensively expanded in 1985. Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (Act) of Chapter 163, Florida Statutes. The Act directs how local governments create and adopt their local comprehensive plans.

In 2021, the Florida Legislature passed HB 59 and Governor DeSantis signed the bill into law (Chapter 2021-195, Laws of Florida), which amended the statutory provisions of Chapter 163, Florida Statutes, related to comprehensive plans to require each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and ensure private property rights are considered in local decision-making. The new law adds Section 163.3177(6)(i), Florida Statutes (effective July 1, 2021), which requires each local government to adopt a Property Rights Element by the earlier or: (1) the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or (2) the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.

GOALS, OBJECTIVES, & POLICIES

GOAL 1: ACKNOWLEDGE THE FLORIDA CONSTITUTION AND ITS PROTECTION OF PRIVATE PROPERTY RIGHTS AND ENSURE THAT PRIVATE PROPERTY RIGHTS ARE CONSIDERED IN LOCAL DECISION MAKING.

Objective 1: The Town shall ensure that private property rights are considered in local decision-making.

Policy 1.1: The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to Florida Statutes and the Town of Ocean Ridge Code of Ordinances including, without limitations, the Town's Land Development Code.

3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift.

Policy 1.2: All development applications, including comprehensive plan amendments, shall be made available for public review and an affected person/party shall be provided equal opportunity for participation in all associated hearings.