

**PLANNING AND ZONING BOARD**  
**Regular Meeting**  
**February 28, 2024**  
**6:30 P.M.**  
**247 Edwards Lane / Palm Beach Shores, FL 33404**

**Chairman TBD**  
**Vice Chairman Kevin Banks**

Member Tony Lembo  
Member Weston Gracida  
Member (Open Seat)  
Alternate Member Janet Kortenhaus  
Alternate Member Anastasia Stogiannis-Karloutsos

Town Attorney, Dylan Brandenburg  
Josh Nichols, Zoning Official  
Rob Rennebaum, Engineer  
Town Clerk, Jude M. Goudreau

**PUBLIC PARTICIPATION MAY OCCUR REMOTELY**

**Meeting link:**

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=mb79047a050ab4a2c0ca9fdb90f34718> Meeting number: 2632 141 3350 Password: 0228

Join by phone +1-408-418-9388 United States Toll Access code: 263 214 13350

**AGENDA**

**1. CALL TO ORDER:**

- a. Pledge of Allegiance
- b. Roll Call

**2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)**

**3. APPROVAL OF CONSENT AGENDA:**

- a. Approve January 24, 2024, P&Z Meeting Minutes.
- b. Approve, January 24, 2024, Oversight Committee Meeting Minutes.

**4. ACTION ITEMS:**

- a. **SPR24/01-AAR24-01:** Eric and Abigail Woolworth, owners of 222 Claremont requests Site Plan Review and Architectural & Aesthetic Review Approval to install a new pool, spa, sand set paver deck and electric heater.
- b. **SPR24-03/AAR24-03** Larry and Ellen Waltz, owners of 126 Tacoma Lane, requests Site Plan Review and Architectural & Aesthetic Review Approval to enclose the currently open pool deck.
- c. **SPR24-04/AAR24-04** Barbara Dawson, owner of 221 Linda Lane, requests Site Plan Review and Architectural Review & Aesthetic Review approval to add an extension on to the garage.

**4. PUBLIC COMMENT:**

**5. DISCUSSION ITEMS:**

- a. Building Department Development Project Update (*Orlando Rodriguez, Building Department Clerk*)

**6. ADJOURNMENT:**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.



**PLANNING AND ZONING BOARD  
REGULAR MEETING  
MINUTES  
January 24, 2024**

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Vice Chairman Kevin Banks. The meeting was held in the Commission Chambers of Town Hall at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude Goudreau called the roll, and those present were Vice Chairman Kevin Banks, Members Tony Lembo and Weston Gracida, and Alternate Members Janet Kortenhaus and Anastasia Stogiannis-Karloutsos. Also present were the Town Attorney Dylan Brandenburg, Zoning Official Josh Nichols, Jamie Parrish, and the Engineer.

**APPROVAL OF MEETING AGENDA:** (Additions, substitutions, deletions)

**MOTION:** Tony Lembo made a motion to approve the meeting, adding Ordinance O-7-23 for discussion.

**SECOND AND VOTE:** Weston Gracida seconded the motion, which passed unanimously by those present.

**CONSENT AGENDA:**

Approve the Planning & Zoning Board Meeting Minutes of November 29, 2023

Approve the LPA Minutes of November 29, 2023.

**MOTION:** Member Tony Lembo made a motion to approve the consent agenda.

**SECOND AND VOTE:** Weston Gracida seconded the motion, which passed unanimously by those present.

**ACTION ITEMS:**

**SPR24/01-AAR24-01:** Eric and Abigail Woodworth, owners of 222 Claremont, request a Site Plan Review and Architectural and aesthetic Review Approval to install a new pool, spa, sand set paver deck, and electric heater.

Member Tony Lembo made a motion to carry this item to the next meeting since the Owner or Rep was absent to answer questions. The Webex audio was not working, and it is possible we could not hear the applicant. Member Weston Gracida seconded the motion. Motion passed unanimously by those present.

**PUBLIC COMMENT:** No Public Comments

**DISCUSSION ITEMS:**

Building Department Update. The Board discussed the Building Department Update provided by Orlando Rodriguez.

There was a discussion amongst the Board regarding Ordinance O-7-23: Commissioner DeReuil was present and relayed to the Board the Commission's thoughts on the Ordinance. Staff was directed to change the language and prepare the Ordinance for the February 12, 2024, Commission Workshop. Member Kortenhaus will attend the Commission Workshop to convey the Board's changes.

**ADJOURNMENT:**

**MOTION, SECOND, AND VOTE:** Member Tony Lembo moved to adjourn the meeting, with Member Janet Kortenhaus seconding the motion, which passed unanimously. The meeting was adjourned at 7:22 p.m.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Jude Marie Goudreau, Town Clerk

\_\_\_\_\_  
Kevin Banks, Vice-Chairman

(Seal)

**PLANNING AND ZONING BOARD**  
**Sitting as the**  
**Town Infrastructure Surtax Citizen Oversight Committee**  
**247 Edwards Lane / Palm Beach Shores, FL 33404**

**MINUTES**  
**January 24, 2024**

**1. CALL TO ORDER**

The meeting was called to order at 7:22 p.m., immediately following the Planning and Zoning Meeting by Vice-Chairman Kevin Banks. The meeting was held in the Commission Chambers of Town Hall at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude Goudreau called the roll, and those present were Vice Chairman Kevin Banks, Members Tony Lembo and Weston Gracida, and Alternate Members Janet Kortenhaus and Anastasia Stogiannis-Karloutsos. Also present were the Town Attorney, Dylan Brandenburg, Zoning Official Josh Nichols, Jamie Parrish, and the Engineer.

**2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)**

**MOTION:** Janet Kortenhaus made a motion to approve the meeting agenda as written.

**SECOND AND VOTE:** Anastasia Stogiannis-Karloutsos seconded the motion, which passed unanimously by those present.

**3. MISCELLANEOUS BUSINESS:**

Discussion of the 2022-2023 Town Infrastructure Surtax Expenditure Report

**Discussion:** Attorney Brandenburg briefly explained the report to the Board. There were no expenses for the Fiscal Year 2022-2023.

**MOTION:** Member Tony Lembo made a motion to approve the 2022-2023 Town Infrastructure Surtax Expenditure Report as drafted.

**SECOND AND VOTE:** Member Janet Kortenhaus seconded the motion, which passed unanimously by those present.

**4. PUBLIC COMMENT: None**

**5. ADJOURNMENT:**

**MOTION, SECOND, AND VOTE:** Member Janet Kortenhaus moved to adjourn the meeting, with Member Anastasia Stogiannis-Karloutsos seconding the motion, which passed unanimously. The meeting was adjourned at 7:28 p.m.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Jude Marie Goudreau, Town Clerk

\_\_\_\_\_  
Kevin Banks, Vice Chairman

(Seal)

**PLANNING AND ZONING BOARD**  
**Sitting as the**  
**Local Planning Agency**  
**Regular Meeting**  
**February 28, 2024**  
**Immediately following the Planning & Zoning Board Meeting**  
**247 Edwards Lane / Palm Beach Shores, FL 33404**

**Chairman TBD**  
**Vice Chairman Kevin Banks**

Member Tony Lembo  
Member Weston Gracida  
Member (Open Seat)  
Alternate Member Janet Kortenhaus  
Alternate Member Anastasia Stogiannis-Karloutsos

Town Attorney Dylan Brandenburg  
Josh Nichols, Zoning Official  
Rob Rennebaum, Engineer  
Town Clerk Jude M. Goudreau

---

**PUBLIC PARTICIPATION MAY OCCUR REMOTELY**

**Meeting link:**

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=mb79047a050ab4a2c0ca9fdb90f34718> Meeting number: 2632 141 3350 Password: 0228

Join by phone +1-408-418-9388 United States Toll Access code: 263 214 13350

---

**1. CALL TO ORDER:**

- a. Pledge of Allegiance
- b. Roll call

**2. APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)**

**3. DISCUSSION:**

- **ORDINANCE NO. O-5-23**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT EVALUATION AND APPRAISAL ("EAR") BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR AN EVALUATION AND FOR PLAN AMENDMENTS DETERMINED TO BE NECESSARY PURSUANT TO THE REQUIREMENTS OF SECTION 163.3191, FLORIDA STATUTES; BY ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT AND BY AMENDING THE COASTAL MANAGEMENT ELEMENT TO ADDRESS PERILS OF FLOOD, ALL PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184 FLORIDA STATUTES AND THE ADDITION OF CLIMATE CHANGE MITIGATION ELEMENT WHICH PROVIDES STRATEGIES TO REDUCE GREENHOUSE GAS EMISSIONS THAT LEAD TO MORE EXTREME WEATHER PATTERNS AND SEA LEVEL RISE PURSUANT TO THE REQUIREMENTS OF SECTION 163.3177(1)(A), FLORIDA STATUTES, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- **ORDINANCE NO. O-7-23**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING APPENDIX A – ZONING ORDINANCE., SECTION IX – WALLS, FENCES AND HEDGES. AT PF. 9.2. – LIMITATIONS. TO ESTABLISH A MAXIMUM RETAINING WALL HEIGHT AND REVISE THE POINT OF MEASUREMENT FOR MEASURING FENCES WHERE UNEVEN GRADES EXIST AT THE COMMON PROPERTY LINE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**4. PUBLIC COMMENT:**

**5. ADJOURNMENT:**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.

## **ORDINANCE NO. O-7-23**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING APPENDIX A – ZONING ORDINANCE., SECTION IX – WALLS, FENCES AND HEDGES. AT PF. 9.2. – LIMITATIONS. TO ESTABLISH A MAXIMUM RETAINING WALL HEIGHT AND REVISE THE POINT OF MEASUREMENT FOR MEASURING FENCES WHERE UNEVEN GRADES EXIST AT THE COMMON PROPERTY LINE; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Town Code does not adequately contemplate recent updates to the Federal Emergency Management Agency’s (“FEMA’s”) requirements for finished floor elevations and how this impacts the grade elevation of a property in relation to the adjacent parcels; and

**WHEREAS**, this increase in required grade elevation and finished floor elevation of a structure, particularly on those parcels located in the AE Flood Zone, creates the potential for mismatched grades at the common property line between parcels within the Town; and

**WHEREAS**, the Town Commission of the Town of Palm Beach Shores believes these amendments to the Town’s Code are in the best interest of the health, safety and welfare of the Town, its citizens, and all those doing business with the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, THAT:**

**Section 1:** Appendix A. – Zoning Ordinance of the Code of Ordinances of the Town of Palm Beach Shores is hereby amended at Section IX. Walls, Fences and Hedges., Pf. 9.2. Limitations. to establish a maximum retaining wall height and revise the point of measurement for measuring fences where uneven grades exist at the common property line; providing that Pf. 9.2. shall hereafter read as follows:

## **Pf. 9.2. – Limitations**

(a) *Generally*. Unless otherwise provided herein, walls, fences and hedges shall conform to the following general requirements.

1. Walls and fences may be placed on private property as near the lot lines of the property as can be reasonably accommodated.

a. When located behind the front building line (also known as the front setback), walls and fences may be a maximum of six (6) feet in height measured from the grade.

[Subsections (b) through (d) to remain in full force as adopted.]

[Subsection (2) to remain in full force as adopted.]

3. *Inconsistent grades*. If the grade elevation at the lot line of the abutting lot ~~is~~ does not a reasonable match to the grade elevation at which the wall, fence or hedge is to be placed, the height of the wall, fence or hedge shall be measured from the higher ~~lower~~ of the conflicting grade elevations. If a retaining wall is installed at the adjoining lot line it shall be a maximum of three (3) feet in height measured from the lower of the conflicting grade elevations and placed to the rear of the front setback line. Fences or fencing affixed to or atop of or immediately abutting a retaining wall shall be a maximum of six (6) feet in height. If a retaining wall is installed at the adjoining property line, drainage shall be accommodated on-site and shall not discharge to adjacent properties.

**Section 2:** Each and every other Section of Appendix A. – Zoning Ordinance. shall remain in full force and effect as previously adopted.

**Section 3:** All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

**Section 4:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 5:** Specific authority is hereby granted to codify this Ordinance.

**Section 6:** This Ordinance shall take effect immediately upon passage.



**FIRST READING** this \_\_\_\_ day of March, 2024.

**SECOND AND FINAL READING** this \_\_\_\_ day of April, 2024.

**TOWN OF PALM BEACH SHORES**

\_\_\_\_\_  
Alan Fiers, Mayor

ATTEST:

\_\_\_\_\_  
Jude Goudreau, Town Clerk

(Seal)

Approved as to form and legal sufficiency.

\_\_\_\_\_  
Keith Davis, Town Attorney

**ORDINANCE NO. O-5-23**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT EVALUATION AND APPRAISAL (“EAR”) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR AN EVALUATION AND FOR PLAN AMENDMENTS DETERMINED TO BE NECESSARY PURSUANT TO THE REQUIREMENTS OF SECTION 163.3191, FLORIDA STATUTES; BY ADOPTING A PRIVATE PROPERTY RIGHTS ELEMENT AND BY AMENDING THE COASTAL MANAGEMENT ELEMENT TO ADDRESS PERILS OF FLOOD, ALL PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184 FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

**WHEREAS**, the State Legislature of the State of Florida has also mandated that all municipalities evaluate their comprehensive plan at least once every seven (7) years; and

**WHEREAS**, Section 163.3191, Florida Statutes, requires that local governments review the adopted comprehensive plan, in part, to respond to changes in local, state and regional policies along with an analysis of the major issues necessary to further the community’s goals consistent with statewide minimum standards; and

**WHEREAS**, the Town Commission adopted the final version of the required “Evaluation and Appraisal Report” by Resolution R-13-06 on November 20, 2006 and that report was deemed sufficient by the then Florida Department of Community Affairs on January 26, 2007; and

**WHEREAS**, the State Legislature of the State of Florida has also mandated that all municipalities shall include in their Comprehensive Development Plans a Property Rights Element to ensure that private property rights are considered in local decision-making; and

**WHEREAS**, the State Legislature of the State of Florida has also mandated that all municipalities abutting the Atlantic Ocean shall include in their Comprehensive Development Plans a Coastal Management Element that addresses the perils of flood; and

**WHEREAS**, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

**WHEREAS**, the Town of Palm Beach Shores, Florida, has carefully prepared an amendment to its Comprehensive Development Plan to add a Property Rights Element and update the Coastal Management Element pursuant to Sec.163.3191, Florida Statutes, in order to provide text and map amendments or revisions in conformance with the adopted Evaluation and Appraisal report; and

**WHEREAS**, the Town of Palm Beach Shores has held all duly required public hearings; both prior to submission of the proposed amendments of the plan to the Florida Department of Commerce and after the proposed amendments of the plan were returned to the Town of Palm Beach Shores, in accordance with Chapter 163.3184, Florida Statutes; and

**WHEREAS**, the Town Commission desires to adopt the amendments to the current comprehensive development plan to guide and control the future development of the Town, and to preserve, promote and protect the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, THAT:**

**Section 1:** The Town of Palm Beach Shores Comprehensive Plan is hereby amended by adopting this amendment to its current Comprehensive Plan; which amendment is attached hereto as Exhibit “A” and made a part hereof and of the current Comprehensive Plan. This amendment specifically provides comprehensive amendments to the Coastal Management Element, and the newly created Private Property Rights Element of the Comprehensive Plan in conformance with the adopted Evaluation and Appraisal Review described therein which affects the pagination of certain elements; all as specifically set forth on Exhibit “A”. The text and maps adopted in Exhibit “A” shall be substituted for and replace in total the previously adopted text and maps in the amended elements.

**Section 2:** A copy of the Comprehensive Development Plan, as amended, is on file in the office of the Town Clerk, Town of Palm Beach Shores, Florida.

**Section 3:** The Town Clerk is hereby directed to transmit within ten (10) working days after adoption one (1) paper copy and two (2) electronic PDF format copies of the amendment to the current Comprehensive Development Plan to the State Land Planning Agency, along with one copy to any other agency or unit of local government that timely provided comments in accordance with Section 163.3184(3)(c)2, Florida Statutes.

**Section 4:** Each and every other section and subsection of the Town of Palm Beach Shores Comprehensive Development Plan shall remain in full force and effect as previously adopted.

**Section 5:** All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

**Section 6:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 7:** The effective date of this plan amendment shall be the date a final order is issued by the Florida Department of Commerce or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184(4)(e)5., Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by

the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to Florida Department of Commerce, Division of Community Planning, Plan Processing Team.

**FIRST READING** this \_\_\_\_ day of March, 2024.

**SECOND AND FINAL READING** this \_\_\_\_ day of April, 2024.

**TOWN OF PALM BEACH SHORES**

\_\_\_\_\_  
Alan Fiers, Mayor

ATTEST:

\_\_\_\_\_  
Jude Goudreau, Town Clerk

(Seal)

Approved as to form and legal sufficiency.

\_\_\_\_\_  
Keith Davis, Town Attorney

January 17, 2024

**To:** Alan Fiers, Town Mayor

**From:** Josh Nichols, LEED AP

**RE:** Palm Beach Shores EAR – Comprehensive Plan Amendments

The purpose of this memo is to review the changes proposed to the Town's Comprehensive Plan in accordance with the Evaluations and Appraisals Report from the Florida Department of Economic Opportunity.

The principal amendments necessary to reflect updated state comprehensive planning requirements are:

1. The addition of a Private Property Rights Element pursuant to Section 163.3177(6)(i)(1), F.S., Required and Optional Elements of Comprehensive Plan; which requires each local government to include in its comprehensive plan a Property Rights Element to ensure that private property rights are considered in local decision making. The statute also provides a statement of rights local governments may adopt in order to meet these requirements;
2. Amendment to the Coastal Management Element to address the perils of flood as required by Section 163.3178, F.S. to address the effects of future sea level rise and to plan for mitigation strategies consistent with those of Palm Beach County.
3. The FLU map was revised to indicate the property at 123 Ocean Ave (PCN #: 54-43-42-27-04-000-6160) is Multifamily Residential & Motel/Hotel 30 units/net acre
4. Removal of Objective 01.08.04.00 and policies 01.08.01.02 and 01.08.04.03
5. Revision to goal 2.01.00.00, and policies 02.01.01.03 and 02.01.01.05, removing references to greenhouse gas emissions
6. Revision to housing element goal 03.01.00.00
7. Removal of objective 03.01.11.00 and all associated policies related to smart growth.
8. Removal of Police 06.01.01.05 related to the adoption of a climate change mitigation program
9. Removal of Greenhouse Gas Emissions section on pages 111-113

The current conditions of the Town have not seen significant changes since the last update of the Comprehensive Plan and therefore do not constitute any additional changes to the Plan as such.

Best Regards,

Josh Nichols, LEED AP

### **PRIVATE PROPERTY RIGHTS ELEMENT**

<b>Goal</b>	<b>11.01.00.00</b>	<b>PRIVATE PROPERTY RIGHTS IN DECISION-MAKING</b> Ensure private property rights are considered in local decision-making to respect judicially acknowledged and constitutionally protected private property rights and with respect for people's rights to participate in decisions that affect their lives and property.
<b>Objective</b>	<b>11.01.01.00</b>	Private property rights shall be considered in local decision-making based upon the following policies.
<b>Policies</b>	<b>11.01.01.01</b>	<b>Physically Possess and Control Property</b> Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.
	<b>11.01.01.02</b>	<b>Personal Use</b> Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state law and local ordinances.
	<b>11.01.01.03</b>	<b>Privacy</b> Property owners shall have the right to privacy and to exclude others from the property to protect the owner's possessions and property.
	<b>11.01.01.04</b>	<b>Disposition of Property</b> Property owners shall have the right to dispose of their property through sale or gift.

- Objective 11.02.02.00 Decision-making will be transparent, reliable, and predictable so that all people may participate in decisions that affect their lives and property.
- Policies 11.02.02.01 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 of in all associated hearings.

## **COASTAL MANAGEMENT**

- Goal 05.05.00.00 To address the perils of flooding that occur from sea level rise.
- Objective 05.05.01.00 Promote reduction of flood risk resulting from high-tide events, storm surge, flash floods, stormwater runoff, and intensifying sea level rise, in coastal areas, as well as areas connected to or influenced by coastal waters, through development and redevelopment principles, and strategic planning.
- Policies 05.05.01.01 Palm Beach Shores shall continue to use projections regarding rainfall, sea level rise, and storm surge, as well as the Palm Beach County Sea Level Rise Map to plan and develop strategies that reduce flood risk to development and facilities.
- 05.05.01.02 Palm Beach Shores shall utilize best practices to ensure development and redevelopment projects are designed to ensure adequate surface water management that provides for water quality and flood protection, by applying the provisions of various plans and codes including, but not limited to the Palm Beach County Comprehensive Plan, Florida Building Code, and Federal Emergency Management Agency (FEMA) flood elevation maps and standards.
- 05.05.01.03 Palm Beach Shores shall address the impacts of flooding on the built environment through adaptive planning and shall collaborate with local, state and regional partners to secure funding for adaptation projects.
- 05.05.01.04 Palm Beach Shores shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise.



- 05.05.01.05 Palm Beach Shores shall support the operation, management and enhancement of drainage infrastructure to manage floods consistent with the Climate Change and Water Management Elements.
- 05.05.01.06 Palm Beach Shores shall support the operation, management and enhancement of drainage infrastructure to manage floods consistent with the Climate Change and Infrastructure Elements.
- 05.05.01.07 Palm Beach Shores shall limit capital investment in high-risk flood areas except for the following:
  - Maintenance and enhancement of natural areas and resources;
  - Investments in regional infrastructure and facilities; and
  - Investments in the Municipal Services District that protect public infrastructure and facilities.
- 05.05.01.08 Palm Beach Shores shall consider the potential impacts of floods when planning public infrastructure improvements.
- 05.05.01.00 Palm Beach Shores shall utilize the 2022 Vulnerability Assessment to plan for potential flood impacts that may result from intensifying hurricanes, rainfall patterns, and sea level rise upon public infrastructure, facilities, and utilities, and plan and implement mitigation strategies such as raising base finish floor standards and developing additional site design and stormwater management standards.
- 05.05.01.10 Palm Beach Shores shall assist state agencies, as requested, in the enforcement and monitoring of compliance with the Department of Environmental Protection Coastal Construction Control Line regulations in accordance with Florida Statutes.
- 05.05.01.11 Palm Beach Shores shall continue to support the reduction of flood insurance premiums for Town residents through the following actions:
  - Participating in the National Flood Insurance Program's Community Rating System (CRS) administered by FEMA to reduce flood losses;
  - Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;

Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;  
Coordinating with relevant stakeholders to secure access to technical assistance and support for the County and municipalities;  
Supporting municipalities in their development of resiliency policies and implementation of prioritized hazard mitigation projects; and  
Maintaining the enhanced Local Mitigation Strategy and local mitigation project lists.

- 05.05.01.12 Development or redevelopment in the coastal areas shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R part 60 and redevelopment shall require that any construction activities seaward of the coastal construction control lines established pursuant to s, 161.053 be consistent with chapter 161, Florida Statutes.



Town of Palm Beach Shores,  
Florida

# Comprehensive Plan

**January 2024**

Prepared by:





## Town of Palm Beach Shores, Florida

### **TOWN OFFICIALS**

Alan Fiers – Mayor

Tracy Larcher – Vice Mayor

Steven Smith – Commissioner

Roby DeReuil - Commissioner

Vacant - Commissioner

### **TOWN ADMINISTRATION**

Darlene Hopper  
Town Treasurer

Jude Goudreau  
Town Clerk

Orlando Rodriguez  
Building Department / Code Officer

Sandi Lue  
Office Manager | Community Center Coordinator

## **I. INTRODUCTION**

### **Intent of This Document**

In 1990, the Town adopted a Comprehensive Plan in conformance with the State Growth Management Act. In 2001, an amendment was adopted to incorporate a Public School Facilities Element based upon the Palm Beach County document. The Capital Improvement Element was updated through a 2003 amendment.

Chapter 163, F.S. (the State Growth Management Act) requires that local governments periodically prepare an Evaluation and Appraisal Report (EAR). In the case of Palm Beach Shores, this report must be submitted to the State Department of Community Affairs (now Department of Commerce) by September 1, 2006. The Town's EAR was adopted in August 29, 2006. The Town's EAR was subsequently found sufficient by the Florida Department of Community Affairs (now Department of Commerce).

Except for the recent amendments, the Town's Comprehensive Plan is almost twenty (20) years old and was typewritten and not in a digital format. The Town was not required to prepare an EAR until 2006. For this reason, the text, tables, figures and maps of the plan are somewhat outdated. Adequate funding was not available to fully update the entire Comprehensive Plan document at this time. In order to adopt the EAR Based Amendments and to include the Water Supply Facility Work Plan a 2009 Comprehensive Plan Addendum has been prepared.

This 2024 Comprehensive Plan Addendum is in digital format and includes the Goals, Objectives and Policies, limited data and analysis from the Town's EAR and the Water Supply Facility Work Plan. The Addendum will be adopted by the Town. The older Comprehensive Plan document will be retained as a Support Document until the all the data and analysis items are subsequently updated.

## **Plan Content and Format**

This Comprehensive Plan Addendum contains all the required Plan Elements specified by the Department of Commerce (formerly Florida Department of Community Affairs). Within the adopted Plan, the following material is provided:

Goals, Objectives and Policies of Each Required Element

Updated Data and Analysis

Map Series

Capital Improvements Implementation

Requirements for Monitoring and Reporting

In addition to this adopted Plan, a separate document of supporting information is available. This supporting documentation provides the framework for the Goals, Objectives and Policies. It further provides the data inventory and analysis requirements of the various Plan Elements.

## **II. GOALS, OBJECTIVES AND POLICIES**

The Local Government Comprehensive Planning and Land Development Regulation Act require the Town to establish general goals for the Comprehensive Plan. The Act further requires a listing of specific measurable objectives to assist and ensure that the Town will make positive efforts towards the adopted goals. Policies provide the basis for acting on the Plan's objectives and goals.

The Town's Comprehensive Plan combines all goal statements, objectives and implementation policies from each element into one section. The major reason for this grouping was to ensure that the following statements are internally consistent, and clearly identify the long-range wishes and desires of the Town.

The following pages include statements relative to each required Plan Element. For example, on a specific page, the Land Use Goal is presented. This goal is then followed by several objectives. Each objective is provided with a set of policies. This process is repeated for each of the Town's required Plan Elements.

Unless otherwise noted in the following pages, all goals, objectives and policies are to be implemented by the Town Commission.

## **FUTURE LAND USE**

- |           |             |   |
|-----------|-------------|---|
| Goal      | 01.05.00.00 | To preserve and enhance the Town's community character as a high quality, low density residential community and resort residential center.  |
|           |             |   |
| Objective | 01.05.01.00 | To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.  |
|           |             |   |
| Policies  | 01.05.01.01 | The Future Land Use Plan <u>shall</u> be interpreted as the exact intent of the Palm Beach Shores Planning and Zoning Board and Town Commission.  |
|           |             |   |
|           | 01.05.01.02 | Land use modules as shown on the Future Land Use Plan map shall be delineated along logical demarcation lines.  |
|           |             |   |
|           | 01.05.01.03 | Zoning map designations and zoning ordinance text shall be consistent with the Future Land Use Plan. Zoning map or text amendments inconsistent with this Future Land Use Plan should be reviewed as comprehensive plan amendments. |
|           |             |   |
|           | 01.05.01.04 | Elimination or reduction of existing plan non-conforming land uses shall be accomplished with proper respect for the vested rights of property owners. This Objective should not be accomplished through amortization of land uses. |
|           |             |   |
|           | 01.05.01.05 | Expansion of plan non-conforming land uses shall be prohibited.   |



- 01.05.01.06 The Town shall conduct or require environmental assessments for any land use decision or policy change where there are implications that adverse impacts on the environment may result from such decisions.
- Objective 01.05.02.00 To achieve a simple land use pattern with a high degree of use compatibility within each land use module.
- Policies 01.05.02.01 Zoning regulations shall protect single-family residential development from the encroachment of incompatible land uses.
- 01.05.02.02 Zoning regulations shall protect low-density multiple-family residential development from the encroachment of incompatible land uses.
- 01.05.02.03 Multiple-family residential and transient lodging development should be kept out of areas designated single-family residential.
- 01.05.02.04 Commercial land uses accessory to transient lodging development shall be located so they do not intermingle with residential uses. The occurrence of high traffic generating commercial uses shall be limited to locations where they will not impede traffic flow, exacerbate traffic safety problems and/or have a substantial negative impact on nearby residential uses.
- 01.05.02.05 The establishment of permitted accessory non-residential uses within single-family, low density and medium density multi-family residential land use modules should be subject to a special land use review to ensure they will not have a negative impact on nearby

residential uses.

- 01.05.02.06 The establishment of non-residential uses accessory to transient lodging establishments, such as restaurants and lounges shall be prohibited within low density multiple-family residential land use modules because of their potential negative impacts on low-density residential uses.
- 01.05.02.07 Revise the Zoning Regulations to exclude motel (transient) uses from District “B” permitted uses. Allow existing transient uses to be grandfathered.
- Objective 01.05.03.00 To adopt and vigorously enforce innovative land development regulations that implement this Comprehensive Plan.
- Policies 01.05.03.01 Consistent land development regulations shall be adopted for the purpose of plan implementation. At a minimum, such land development regulations shall regulate the following:
1. Zoning of properties in accordance with the land use designations as delineated on the Future Land Use Plan map, and zoning text in accordance with the Land Use Plan explanatory text, including establishment of densities and intensities of use for each land use category;
  2. The number, size and placement of signs;

3. The development of land within areas subject to seasonal or periodic flooding;
  4. Drainage and stormwater management;
  5. Provision of adequate open space on developed properties;
  6. Maintenance of safe and convenient on-site traffic flow; and
  7. Provision of adequate parking space on developed properties.
- Development regulations governing the subdivision of land shall not be required, provided that municipal regulations prohibit further subdivision of platted lots within the Town.

01.05.03.02 Zoning regulations should provide for mixed land use designations as set forth elsewhere in this plan, including:

1. A mixed use category intended to provide for hotel development, with accessory uses, and medium-density multiple-family residential development; and
2. A mixed use category intended to provide for hotel development, with accessory uses, and high-density multiple-family development.

01.05.03.03 Code enforcement should be vigorously pursued.

- Objective 01.05.04.00 To promote the rehabilitation and restoration of older structures.
- Policies 01.05.04.01 Structures needing rehabilitation and restoration shall be identified.
- 01.05.04.02 Redevelopment opportunities should be maximized through use of mixed land use designations that permit a flexible mix of multiple-family residential and resort hotel uses.
- Objective 01.05.05.00 To coordinate future land uses with availability of facilities and services.
- Policies 01.05.05.01 The level of service standards adopted elsewhere in this Comprehensive Plan for facilities shall be applied at the time of application for development approval. The level of service established shall be available concurrent with the impacts from that development. A concurrency management plan shall be adopted as a part to the revised land development regulations.
- 01.05.05.02 Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should pay for such impacts or provide their own facilities constructed to town specifications.
- 01.05.05.03 Coordinate future land use amendments with the City of Riviera Beach to ensure the availability of water supply and water supply facilities.
- Objective 01.05.06.00 To encourage the availability of suitable land for utility facilities necessary to support proposed development:

- Policies 01.05.06.01 Suitable land shall be dedicated or reserved by the developers or reserved by the Town for utility facilities necessary to support proposed development.
- Goal 01.07.00.00 To plan for, and where appropriate, restrict development, which would damage or destroy natural or historic resources.
- Objective 01.07.01.00 To protect, conserve or enhance wetlands.
- Policies 01.07.01.01 Marine and estuarine wetlands shall be protected from dredge and fill activities associated with development through standards that meet or exceed existing federal, state and county regulation of these activities.
- 01.07.01.02 Future disruptions or degradations of wetlands shall be accompanied by mitigation measures to insure no net loss in wetland acreage.
- Objective 01.07.02.00 To protect, conserve or enhance living marine resources and wildlife habitats.
- Policies 01.07.02.01 New point-sources of pollution discharging directly into the Lake Worth lagoon, or into drainage structures leading to the lagoon, shall be restricted.
- 01.07.02.02 Development shall be designed to accommodate stormwater on-site in accordance with applicable regulations.

- 01.07.02.03 In order to reduce non-point source pollutant loadings, and improve the Town's drainage system, dumping of debris of any kind into stormwater control structures shall be prohibited.
- Objective 01.07.03.00 To coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.
- Policy 01.07.03.01 The Town shall adopt specific policies and land development regulations when necessary in order to coordinate with any approved resource planning and management plan affecting the Town's resources. The Town should keep itself informed about the preparation of such plans.
- Objective 01.07.04.00 To coordinate future land uses with appropriate topography and soil conditions.
- Policy 01.07.04.01 This objective is met if future land uses and development intensities are consistent with the Future Land Use Map and in compliance with other relevant land development regulations adopted by the Town.
- Objective 01.07.05.00 To provide for the protection, preservation or sensitive reuse of historic or archaeological resources.
- Policies 01.07.05.01 The Town shall enact regulations to provide for protection, preservation or sensitive reuse of designated historic or archaeological sites listed on the National Register or Florida Master Site File.

- 01.07.05.02 The Town shall identify any undesignated sites of historic, cultural or archaeological significance that may be eligible for listing on the National Register or Florida Master Site File.
- 01.07.05.03 The Town shall identify any sites that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.
- 01.07.05.04 Rehabilitation or restoration of structures that are listed or eligible for listing on the National Register or Florida Master Site File shall be planned and undertaken so as to ensure protection, preservation or sensitive reuse of the structure.
- 01.07.05.05 The Town shall enact regulations to provide as far as possible for preservation intact, mitigation or excavation of known archaeological resources listed on National Register or Florida Master Site File when threatened by development.
- 01.07.05.06 The Town shall enact regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological resources discovered during ground-disturbing activities undertaken by private or public entities.
- 01.07.05.07 The Town should establish waivers for non-safety related site development regulations in order to accommodate the preservation of historic or archaeological sites within proposed developments. Such sites should be incorporated into required setbacks, buffers or open spaces to the maximum extent of requirements.

	01.07.05.08	The Town should accept donations of historic or archaeological sites.
Goal	01.08.00.00	To protect human life and limit public expenditures subsidizing private development in areas subject to destruction by natural disaster.
Objective	01.08.01.00	To coordinate coastal area population densities with the Lower Southeast Florida Regional and Palm Beach County Hurricane Evacuation Plans.
Policies	01.08.01.01	Deficiencies in the Town's local hurricane evacuation plan shall be identified and remedied.
	01.08.01.02	The Town shall continue to cooperate with regional and county evacuation plans. Specific procedures for integration into these plans should be adopted.
Objective	01.08.02.00	To direct population concentrations away from known or predicted coastal high-hazard areas.
Policies	01.08.02.01	The coastal high-hazard area shall be included in the Future Land Use Map.



Objective 01.08.03.00 To limit public expenditures that subsidize development permitted in coastal high-hazard areas, except for restoration or enhancement of natural resources.

Policy 01.08.03.01 Town-funded public facilities shall not be built in the coastal high-hazard area, except for purposes of public access or resource restoration.

Objective 01.08.04.00 The Town will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policies 01.08.04.01 The Town will encourage re-development which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

01.08.04.02 The Town will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

01.08.04.03 The Town will encourage and implement energy conservation and the reduction of greenhouse gasses by encouraging land developers and builders to implement the Florida Green Building Coalition, US Green Building Council Leadership in Energy and

Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; and, innovative irrigation or drought tolerant plants;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air- conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; and/or use of wind/solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and,
- Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

## **TRANSPORTATION ELEMENT**

- |           |             |   |
|-----------|-------------|---|
| Goal      | 02.01.00.00 | To provide for safe, energy efficient, and cost-effective multimodal movement through the Town of Palm Beach Shores that promotes the reduction of greenhouse gas emissions.  |
| Objective | 02.01.01.00 | To provide for safe, energy efficient and cost-effective multimodal transportation system within the Town.  |
| Policies  | 02.01.01.01 | To maintain a vehicular traffic level of service (LOS) C at peak season peak hours on all of the Town's streets.  |
|           | 02.01.01.02 | The Town shall require developers to provide all roadway improvement projects necessary to maintain the adopted levels of service for traffic circulation concurrent with new development.  |
|           | 02.01.01.03 | The Town shall review all proposed development and land uses for consistency with transportation planning goals, objectives and policies and for impacts upon adopted level of service standards that promotes the reduction of greenhouse gas emissions. |
|           | 02.01.01.04 | Require to comply with the impact fee ordinance adopted by the Town.  |

- 02.01.01.05 The Town shall modify the Land Development Regulations to encourage multimodal transportation, such as bicycles, walking, and transit use promoting the reduction of greenhouse gas emissions.
- 02.01.01.06 The Town shall modify the Land Development Regulations to provide safe and convenient on-site traffic flow considering motorized and non-motorized parking.
- Objective 02.01.02.00 To provide for safe vehicular and pedestrian circulation on Ocean Avenue and Lake Drive.
- 
- Policies 02.01.02.01 Impact fees shall be collected from any future Developments.
- 02.01.02.02 The Town shall provide funding in its Capital Improvements Element to maintain and resurface both Lake Drive and Ocean Avenue when needed.
- 02.01.02.03 Provide funding in the annual budget to maintain and repair existing sidewalks.
- Objective 02.01.03.00 To protect the quality and durability of the east-west collector or local streets.

- Policy 02.01.03.01 The Town shall provide funding for the maintenance and resurfacing on all east-west streets (from Ocean Avenue to Lake Drive to Lake Drive) at regular intervals.
- Objective 02.01.04.00 To ensure the protection of existing and future right-of-way from building encroachment.
- Policies 02.01.04.01 The Town's right-of-way protection plan, as shown on the Right-of-Way Protection Map, shall be consistent with the Palm Beach County Thoroughfare Right-of-Way Protection Map and should be adopted as part of the Comprehensive Plan.
- 02.01.04.02 The Town shall implement a program for mandatory dedications or fees in lieu of dedications as a condition of development approval to insure acquisition and preservation of the rights-of-way as shown on the adopted Right-of-Way Protection Map.
- Objective 02.01.05.00 To ensure safe traffic circulation on the Town's roadways through regulation of connections and access points of driveways and roads to roadways, and onsite traffic flow for each new development project.
- Policy 02.01.05.01 The Town shall implement this objective through careful review of the ingress/egress motorized and non-motorized vehicle parking, and for safe connection to accessways.

- Objective 02.01.06.00 Continue to regulate the provision of adequate bicycle and pedestrian ways in the Land Development Regulations.
- Policies 02.01.06.01 In reference to Major Issue #2 in the Town's EAR, the Town shall seek and or provide funding to prepare a bicycle and pedestrian study for the Town's east –west local roads. Said study should determine what type of pedestrian – bicycle needs are needed and at what locations.
- 02.01.06.02 Dependent on the results of the bicycle pedestrian study of east – west roads, the Town's Capital Improvement Program shall be revised accordingly.
- Objective 02.01.07.00 To coordinate the transportation system with the plans and programs of the Palm Beach Metropolitan Planning Organization (MPO), Palm Tran, the South Florida Regional Transportation Authority, the Florida Transportation Plan and the Florida Department of Transportation Five-Year Transportation Plan.

- Policy 02.01.07.01 Continue to participate and coordinate with the Palm Beach MPO, Palm Tran, the FDOT and the SFRTA relative to areawide transportation efforts.
- Objective 02.01.08.00 To improve the access to the Town via Park Avenue in order to reduce the projected impacts on Lake Drive.
- Policy 02.01.08.01 Continue to request the cooperation of the City of Riviera Beach in improving the access via Park Avenue.
- Objective 02.01.09.00 To coordinate the transportation system with future land uses as shown on the existing and future land use map of this comprehensive plan and ensure population densities, housing and employment patterns are consistent with the transportation services available.
- Policy 02.01.09.01 Modify the Land Development Regulations to require a Traffic Study for all Land Use Plan Amendments that generate more than 500 trips per day and for development projects that generate more than 1,000 vehicle trips per day.
- Objective 02.01.10.00 Work with Palm Tran to provide efficient public transit services based on existing and proposed major generators, safe and convenient public transit terminals, land uses and the special needs of the transportation disadvantaged.

- Policy 02.01.10.01 Monitor Palm Tran operations and coordinate needed route and frequency revisions with Palm Tran to provide improved transit services for Town residents and transportation disadvantaged population riders.
- Objective 02.01.11.00 Coordinate with the Port of Palm Beach, Palm Beach County and the Florida Department of Transportation, United States Army Corp of Engineers, on any expansion to the Port of Palm Beach relative to the Town's Future Land Use, Coastal Management and Conservation Plan Elements.
- Policy 02.01.11.01 Monitor and coordinate Town policy positions with respect to expansion of the Port of Palm Beach.



## **HOUSING ELEMENT**

- |           |             |   |
|-----------|-------------|---|
| Goal      | 03.01.00.00 | To provide safe, decent and sanitary housing at a range of costs and types necessary to meet the needs of the present and future population of Palm Beach Shores that utilize energy efficient design and construction principles and renewable energy resources. |
| Objective | 03.01.01.00 | To insure adequate community infrastructure and essential services to meet the need of new housing units.   |
| Policy    | 03.01.01.01 | The Town shall examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the comprehensive plan, for needed improvements to serve new housing units.   |
| Objective | 03.01.02.00 | To formulate new housing implementation programs as necessary to meet the goals of the Housing Element.   |
| Policy    | 03.01.02.01 | The efficiency of regulatory and permitting processes shall be evaluated annually and any improvements deemed necessary should be implemented in the following year.  |
| Objective | 03.01.03.00 | To facilitate production of affordable housing to meet the needs of low and moderate income families and first time home buyers.  |
| Policies  | 03.01.03.01 | The Town's building codes shall be examined to insure that the latest lower-cost building techniques, building materials and cost-efficient energy conservation methods are allowed in order to facilitate affordable housing.                                    |
|           | 03.01.03.02 | The Town shall participate in and contribute its population to the Palm Beach County Community Block Grant Program, in  |

order to increase available funding for neighborhood rehabilitation and affordable housing projects.

- 03.01.03.03    The Town's land development regulations, to be adopted within a year of the scheduled submission of this Comprehensive Plan, should be amended to permit group homes and foster care facilities licensed by the HRS in all residential districts subject to the non-discriminatory density regulations applicable to each district.
- Objective    03.01.04.00    To facilitate the countywide production of adequate and affordable housing for the existing population and anticipated population growth.
- Policy        03.01.04.01    Utilize strategies identified in the Five-Year Consolidated Plan for Palm Beach County to participate in meeting the housing needs for very low, low and moderate income households in Palm Beach County.
- 03.01.04.02    Coordinate with the Palm Beach County Department of Housing and Community Development to improve Countywide Affordable Housing opportunities.
- 03.01.04.03    Investigate and execute an interlocal agreement with an adjacent governmental jurisdiction to address local and regional affordable housing issues within 2 years of Plan adoption.

- Objective 03.01.05.00 To provide for manufactured housing on the future land use plan of the Town.
- Policy 03.01.05.01 By 2011, modify the land development regulations, to assure that the code does not discriminate against manufactured housing following Florida Statutes.
- Objective 03.01.06.00 To insure that new housing in Palm Beach Shores will be compatible with the community character.
- Policies 03.01.06.01 The Town shall work with developers from the inception of a project to insure it is compatible with the residential community character.
- 03.01.06.02 The Town shall carefully examine new housing proposals to insure compatibility with existing natural resources and avoid conflicts with the environmentally sensitive coastal zone.
- 03.01.06.03 The Town shall analyze the costs and benefits of new housing proposals in order to avoid any undue impact on the Town's tax base.
- Objective 03.01.07.00 To encourage production of safe and decent housing to meet the needs of the non-ambulatory elderly and handicapped.
- Policy 03.01.07.01 The Town's land development codes shall be examined for the possibility of locating group homes or adult congregate living facilities where no negative impact on existing residential units

would be created.

Objective 03.01.08.00 To continue the maintenance of standard housing for all segments of the population and correct any substandard conditions where they are found.

Policies 03.01.08.01 The Town shall continue its strict enforcement of building codes and consider adoption of further ordinances such as housing codes, community appearance codes, etc., to insure proper maintenance of properties in the future.

03.01.08.02 Any housing units or neighborhood areas determined to be in need of residential conservation, rehabilitation or demolition based on the definitions established in the housing data and analysis document shall be identified and targeted for the appropriate activity.

Objective 03.01.09.00 To monitor the Town's houses and neighborhoods periodically throughout the long-term planning period for the purpose of maintaining their integrity and high quality through residential conservation, rehabilitation and demolition activities and the identification of historically significant housing within the Town.

Policies 03.01.09.01 Any housing units or neighborhood areas determined to be historically significant should be identified and targeted for historic preservation activities. Determination of historic significance should be based on a property's listing or eligibility for listing on the National Register of Historic Places or the Florida Master Site File, consistent with the definitions set forth in the housing data and analysis support document.

03.01.09.02 Determination of the need for residential conservation, rehabilitation or demolition shall be based on the definitions of standard and substandard housing established in the housing data and analysis document. The following principles should guide conservation, rehabilitation or demolition activities:

1. Conservation: Sound, standard housing units and neighborhoods should be inspected regularly to insure continued compliance with all zoning, building and housing codes.
2. Rehabilitation: Substandard, deteriorated housing units suitable for rehabilitation or neighborhood areas showing signs of blight should be specifically targeted for increased inspection and enforcement efforts. Violations of zoning, building or housing codes should be cited and reasonable penalties imposed.
3. Demolition: Substandard, dilapidated housing units not suitable for rehabilitation should be removed.

Objective 03.01.10.00 To provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55, Florida Statutes, should the need for relocation occur in the future.

Policy 03.01.10.01 The Town shall assure that reasonably located, standard housing is available to persons displaced through public action, prior to their displacement.

Objective 03.01.11.00 The Town will promote “Smart Growth” type initiatives providing for energy efficient design and construction in the creation of housing, including the use of renewable energy resources to reduce greenhouse gasses.

Policies 03.01.11.01 The Town shall use incentives and educational efforts to promote new housing which contain compact building design principles, mixed use, medium to medium high densities, promote pedestrian activity and support multi-modal transportation options.

03.01.11.02 The Town shall use incentives and educational efforts to promote housing which use renewable energy resources in construction, reduce public infrastructure costs and reduce the impacts on natural resources.

03.01.11.03 The Town shall use incentives and educational efforts to promote new housing which contain compact building design principles, mixed use, medium to high densities, promote pedestrian activity and support multi-modal transportation options.

03.01.11.04 The Town will encourage developers and builders to comply with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; and, innovative irrigation or drought tolerant plants;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air- conditioners; use of ceiling

fans; energy efficient appliances and indoor lighting; and/or use of wind/solar/natural gas energy;

- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and,
- Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

03.01.11.05 The Town shall coordinate with County, State and other agencies to provide educational programs on the benefits of Smart Growth.

## INFRASTRUCTURE ELEMENT

Goal        04.01.00.00    To provide the needed public facilities and services in a manner which protects investments in existing facilities and promotes orderly compact urban growth, and to protect environmental resources, such as Lake Worth, from point and non-point sources of pollution.

Objective   04.01.01.00    To ensure adequate facilities and services are available at the time any development permit is issued, or will be available when needed to serve the development.

Policies    04.01.01.01    The Town shall adopt the following level of service standards for public facilities and services as the basis for determining the availability of facility capacity and the demand generated by a development:

---

### Facility/Service Level of Service Standard

---

Sanitary Sewer	Average sewage generation rate of 135 gallons per capita per day
Solid Waste	Average solid waste generation rate of 7.10 pounds per capita per day
Stormwater Drainage*	Design storm of three-year frequency, 24-hour duration
Potable Water	1) Maintain high water quality at or exceeding regulatory standards;  2) Average water consumption rate of 177 gallons per capita per day, including irrigation  3) Residual pressure of 40 psig and static pressure of 55 psig

---

\* Stormwater drainage levels of service are to be implemented through appropriate land development regulations.



- 04.01.01.02 All improvements for replacement, expansion or increase in the capacity of facilities shall be compatible with the adopted level of service standards for the facilities.
- 04.01.01.03 Facility demand and capacity information based on development and population growth shall be updated on an annual basis and submitted to the responsible agency.
- 04.01.01.04 The Town shall coordinate with all local governments within designated water supply and sanitary sewer service areas to ensure that levels of service are compatible.
- 04.01.01.05 In order to assist Palm Beach County in reducing county-wide solid waste disposal demand, the Town shall participate in any solid waste recycling program developed by the County for that purpose.
- 04.01.01.06 The land development regulations shall be revised within one year from the date of submittal of the proposed plan to DCA to include provisions which would protect drainage features.
- 04.01.01.07 Require private developers to purchase capacity from Riviera Beach and to provide the facilities to connect to the City of Riviera Beach system.

Objective 04.01.03.00 To maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the capital Improvements Element of this plan.

Policies 04.01.03.01 The Town shall develop an annual Capital Improvements Program for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

04.01.03.02 Proposed capital improvement projects for public facilities shall be evaluated and ranked according to annual priorities.

Some considerations are:

1. The proposed project is required to protect the safety, health of the public or fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
2. The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes in-fill development.

Objective 04.01.04.00 To achieve a reduction in the water consumption rate.

Policy 04.01.04.01 The Town's LDRs shall be revised within one year of the date of the adoption of the Water Supply Facility Work Plan to provide a water conservation ordinance consistent with the Lower East Coast Water Supply Plan guidelines.

Objective 04.01.06.00 In reference to Major Issue #1 of the Town's EAR, seek funding to prepare a study of the Town's drainage system to verify it's condition relative to heavy construction traffic and age.

The study shall address the following: current demand on the capacity of each drainage facility; level of service provided by each drainage facility; existing and projected drainage facility needs; and the general performance of existing drainage facilities.

The Study shall also investigate the potential for jointly burying the overhead utilities currently located at the rear residential property lines and upgrade of the water distribution system. This Study may also be considered in conjunction with the bicycle and pedestrian needs of east-west local roadways.

- Policies      04.01.06.01    Develop a scope of service for the drainage system study and funding needs.
- 04.01.06.02    Seek funding options and or provide local funds for initiating said study.
- 04.01.06.03    Dependent of the results of the drainage infrastructure study, amend the Town's Capital Improvement Program accordingly.
- Objective    04.01.07.00    Ensure potable water is available and adequate to meet the needs of Town residents as provided for in the Water Supply Facility Work Plan consistent with the Lower East Coast Water Supply Plan.
- Policies      04.01.07.01    Adopt the City of Riviera Beach's Level of Service Standard of 177 gallons per day per capita for the City's water service area. Work with the City of Riviera Beach to verify the appropriate LOS for Potable water for the Town that is consistent with the City's Water Supply Facility Work Plan.
- 04.01.07.02    Coordinate with the City of Riviera Beach to share and update information needed to meet on-going water supply needs.
- 04.01.07.03    Support the Town's water service provider in implementing alternative water supply projects, reuse applications, aquifer protection and conservation efforts.
- 04.01.07.04    Work with the City of Riviera Beach to identify water distribution system deficiencies that need to be incorporated into the City's Capital Improvement Program.

- 04.01.07.05 Maintain the Water Supply Facility Work Plan LOS Standard through perpetuation of the existing and or future interlocal agreement for retail water service with the City of Riviera Beach.
- 04.01.07.06 The Town shall establish a concurrency monitoring system for water supply to insure that the level of service is satisfied at the building permit stage by verifying water supply availability and capacities with the Utility District of the City of Riviera Beach to serve the new development.
- 04.01.07.07 The Town shall coordinate and participate in the City of Riviera Beach's WSFWP.
- 04.01.07.08 The Town shall analyze and revise the Town WSFWP, LOS and appropriate Comprehensive Plan elements when the City of Riviera Beach's WSFWP is adopted and found satisfactory by the South Florida Water Management District and the Department of Community Affairs. The Riviera Beach WSFWP will be incorporated by reference into the Town's Plan once the City's WSFWP is found in compliance.
- 04.01.07.09 The Town shall update its WSFWP and amend its plan accordingly within 18 months after the Lower East Coast Regional Water Supply Plan Update is adopted by the South Florida Water Management District.

## COASTAL MANAGEMENT ELEMENT

- Goal      05.01.00.00    To plan for, and where appropriate, restrict development, which would damage or destroy the natural or historic resources of the coastal area.
- Objective    05.01.01.00    To protect, conserve or enhance wetlands in the coastal area.
- Policies      05.01.01.01    Marine and estuarine wetlands shall be protected from dredge and fill activities associated with development through standards that meet or exceed existing federal, state and county regulation of these activities.
- 05.01.01.02    Future disruptions or degradations of wetlands shall be accompanied by mitigation measures to insure no net loss in wetland acreage.
- Objective    05.01.02.00    To protect, conserve or enhance living marine resources and wildlife habitats in the coastal area.
- Policies      05.01.02.01    Any future improvements of the Palm Beach Shores municipal beach shall be implemented in a manner that does not further damage or destroy beach wildlife habitats.
- 05.01.02.02    Beach activities, including recreation, beach cleaning and lighting of beach structures shall be regulated in a manner that protects sea turtle nesting areas from disturbance.

- Objective    05.01.03.00    To protect, conserve or enhance estuarine habitats in the coastal area.
- Policies      05.01.03.01    Estuarine fauna, including the Florida manatee, shall be protected from damage or destruction by establishment of boating speed limits in any designated manatee habitats, in waters four feet deep or less, and in waters containing seagrass beds.
- 05.01.03.02    Estuarine fauna shall be protected from the cumulative impact of continued development by restriction of the use of pesticides and fertilizers that could contaminate the waters of the lagoon and adversely impact estuarine habitats.
- 05.01.03.03    The Town shall cooperate with existing and future resource protection plans, such as resource planning and management plans, aquatic preserve management plans, and estuarine sanctuary plans developed for the Lake Worth lagoon.    The Town shall encourage compliance with the manatee sanctuary speed restrictions by providing information about the sanctuary to the general public and by insuring that boaters utilizing the marinas in the Town are informed about the restrictions.
- Objective    05.01.04.00    To maintain or improve estuarine environmental quality.
- Policies      05.01.04.01    The water quality of the Lake Worth Lagoon shall be improved from its current designation as "Fair" to a designation as "Good", through cooperation between the Town of Palm Beach Shores and other local governments having jurisdiction over the lagoon and its shores.

- 05.01.04.02 New point-sources of pollution discharging directly into the Lake Worth lagoon, or into canals leading to the lagoon, shall be prohibited. This policy should be implemented through stormwater management and storm sewer regulations.
- 05.01.04.03 Within the limits of the Town, the use of pesticides and fertilizers that pollute water shall be restricted.
- 05.01.04.04 Future development on any unfortified areas of the Lake Worth shoreline that lack wetland vegetation shall be planted with native vegetation in order to stabilize the shoreline, limit stormwater runoff and soil erosion, and trap sediments and other non-point source pollutants. Hardening of the shoreline, in the event plantings fail to achieve the purpose, shall be sloping structures of rip-rap or pervious materials combined with vegetation instead of bulkheads or seawalls.
- 05.01.04.05 Development shall be designed to accommodate stormwater on-site in accordance with applicable regulations.
- 05.01.04.06 In order to reduce non-point source pollutant loadings, and improve the Town's drainage system, dumping of debris of any kind into stormwater control structures shall be prohibited.
- 05.01.04.07 Marinas and other multi-slip docking facilities shall utilize docks extending out to water no less than four feet deep at mean low tide, and dredging for such facilities shall be restricted to limited channels for launching boats.



- 05.01.04.08 Structures that impede circulation patterns in the lagoon shall be prohibited.
- Objective 05.01.05.00 To establish, within one year of the scheduled submission date of this comprehensive plan, a dune preservation zone and construction standards for structures erected within that zone, including dune walkovers.
- Policies 05.01.05.01 The Town shall participate in beach nourishment or renourishment projects aimed at restoring or maintaining beaches south of the Lake Worth Inlet, including upgrading of the sand transfer plant located on the north side of the Lake Worth Inlet, within the Town's municipal limits.
- 05.01.05.02 Future improvements of the Palm Beach Shores municipal beach shall be implemented in a manner that protects the natural functions of the coastal barrier, including nourished or renourished beaches, dunes, or berms.
- 05.01.05.03 Future improvements of the Palm Beach Shores municipal beach shall be implemented so as to preserve existing dune vegetation.
- 05.01.05.04 Removal of natural existing dune vegetation shall be prohibited.
- 05.01.05.05 Vehicular traffic on the beach and in primary dunes shall be prohibited.

05.01.05.06 Erection of artificial coastal or shore protection structures such as groins or jetties that would disrupt the natural littoral drift of sand along the shore shall be prohibited.

05.01.05.07 No construction, except for recreational uses approved in accordance with the Town's land development regulations, shall be permitted seaward of the Palm Beach County Construction Control Line, which defines the western boundary the coastal high-hazard area. Replacement of damaged seawalls seaward of the setback line shall be undertaken only in exceptional circumstances or for public access or resource restoration.

05.01.05.08 As new development and redevelopment occur in accordance with the Town's Future Land Use Map and Future Land Use Plan, natural resources, including beaches, dunes, wetlands and drainage systems that have suffered degradation should be restored and enhanced. Standards for restoration of these natural resources shall be established as part of the Town's integrated land development regulations to be adopted within one year of the scheduled submission date of the Comprehensive Plan. Programs for the mitigation of any future disruptions or degradations should also be established as part of the Town's land development regulations.

Objective 05.01.06.00 To provide for the protection, preservation or sensitive reuse of historic resources in the coastal area.

- Policies
- 05.01.06.01 The Town shall enact regulations to provide for protection, preservation or sensitive reuse of designated historic sites listed on the National Register or Florida Master Site File.
  - 05.01.06.02 Restoration of historic structures shall be planned and undertaken so as to provide for protection, preservation or sensitive reuse.
  - 05.01.06.03 The Town shall identify any undesignated sites of historic, cultural or archaeological significance in the coastal area that may be eligible for listing on the National Register or Florida Master Site File.
  - 05.01.06.04 The Town shall identify any sites that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.
  - 05.01.06.05 The Town shall enact regulations to provide as far as possible for preservation intact, mitigation or excavation of known archaeological resources listed on National Register or Florida Master Site File when threatened by development.
  - 05.01.06.06 The Town shall enact regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological resources discovered during ground-disturbing activities undertaken by private or public entities.
  - 05.01.06.07 The Town shall establish waivers for non-safety related site development regulations in order to accommodate the preservation of historic or archaeological sites within proposed developments.

Such sites should be incorporated into required setbacks, buffers or open spaces to the maximum extent of requirements.

05.01.06.08 The Town shall accept donations of historic or archaeological sites.

Objective 05.01.07.00 To provide, within one year of the scheduled submission date of this comprehensive plan, criteria or standards for prioritizing shoreline uses along the three shoreline areas of the Town, giving priority to land uses with related water-dependent recreation uses.

Policies 05.01.07.01 Priority should be given for development of water-dependent and water-related land uses along the three shorelines of the Town in accordance with the following rankings:

Ocean Shoreline:

1. Hotel with water-oriented recreation; and
2. High density residential with water-oriented recreation uses.

Inlet Shoreline:

1. Medium density residential with water-oriented recreation uses; and
2. Hotel with water-oriented recreation.

Lake Worth Shoreline:

1. Public use marinas;
2. Medium density residential with marinas or other water-oriented recreation uses.

In order to encourage the preferred uses, land development regulations should restrict permitted uses along the shoreline to those listed above. In any case, stormwater should be retained on-site and bulkheads should be limited to the minimum necessary to conduct the water-dependent function.

05.01.07.02 Water-related uses shall be built on uplands and dredging or filling of open waters or wetlands should not be permitted.

05.01.07.03 New marinas and multi-slip docking facilities shall conform to the following performance and development standards:

1. Marinas and multi-slip docking facilities shall provide vehicular parking and sewage pumpout facilities.
2. All parking and non-water-dependent facilities shall be built on upland areas.
3. Marinas and multi-slip docking facilities shall provide hurricane evacuation plans indicating measures to be taken to minimize damage to marina sites, adjacent properties, and the environment.

4. Fueling facilities for marinas shall be designed to contain spills from on-land equipment and spills in the water.

Goal	05.02.00.00	To provide adequate physical public access facilities to beaches and shores.
Objective	05.02.01.00	To increase the amount of public access to the Town's beaches and shorelines consistent with estimated public need within the first five-year planning period after adoption of this comprehensive plan.
Policies	05.02.01.01	The Town's local hurricane evacuation plan shall be reviewed annually prior to the beginning of the hurricane season for the purpose of identifying any deficiencies that may arise due to population growth or other changes in the community that could affect hurricane evacuation procedures. Any deficiencies shall be remedied and new procedures established in time for implementation during the upcoming hurricane season.
	05.02.01.02	Existing public access to beaches shall be maintained by new development or redevelopment.
	05.02.01.03	Public access to beaches nourished and/or renourished at public expense shall be enforced.
	05.02.01.04	All new facilities for public access to beaches and shores shall provide parking facilities and access to a public street.

- 05.02.01.05 The Town shall accept donations of shoreline properties suitable for use as public access facilities.
- 05.02.01.06 The estimated public need for access to the Town's beaches and shorelines shall be determined by a beach and shoreline management and access study to be undertaken following the adoption of the comprehensive plan. Based on the findings of the study, the Town shall either provide posted pedestrian access from the public street to the Town's beach or provide public access to a percentage of the public parking spaces in the beach parking area now open to Town residents, guests, and non residents at a nominal fee.
- Objective 05.02.02.00 To establish level of service standards and phasing of infrastructure improvements in the coastal area.
- Policies 05.02.02.01 The level of service standards adopted elsewhere in this Comprehensive Plan for facilities shall be applied to all applications for development approval.
- 05.02.02.02 Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, shall pay for such impacts or provide their own facilities constructed to Town specifications.
- Goal 05.03.00.00 To protect human life and limit public expenditures subsidizing private development in areas subject to destruction by natural disaster.

Objective 05.03.01.00 To maintain or reduce hurricane evacuation times.

Policies 05.03.01.01 Adopt the Palm Beach County Comprehensive Emergency Management Plan as the Town's local hurricane evacuation plan.

05.03.01.02 In order to avoid unnecessary evacuation of populations not at risk and thus causing traffic congestion and crowding of shelters, the Town shall undertake prior to hurricane season to notify the public of the need to evacuate at various threat levels.

05.03.01.03 The Town shall coordinate with Palm Beach County Emergency Management personnel to help insure that required traffic control points along the Town's evacuation routes are properly manned during evacuation.

05.03.01.04 All future improvements to roadways along local evacuation routes shall include remedies for any existing flooding problems and any other hazard or transportation constraints.

05.03.01.05 The Town shall continue to cooperate with the Palm Beach County Hurricane Evacuation Plans. The Town should update its hurricane evacuation procedures whenever necessary to incorporate applicable provisions of the Palm Beach County Plan. The Town shall maintain continuing contact with the Palm Beach County Emergency Management Division and take appropriate steps to integrate its procedures into county and regional hurricane evacuation plans.



- 05.03.01.06 The Town adopts the hurricane evacuation routes and times as stated in the Palm Beach County Comprehensive Emergency Management Plan. The Town also incorporates its own Emergency Management Plan for a category 5 hurricane which includes state-mandated evacuation times of 16 hours out of the county and 12 hours to shelter including a description of routes for potential evacuees.
- Objective 05.03.02.00 To direct population concentrations away from known or predicted coastal high-hazard areas.
- Policies 05.03.02.01 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 Hurricanes (SLOSH) computerized storm surge model.
- 05.03.02.02 The coastal high-hazard area shall be included on the Future Land Use Map.
- 05.03.02.03 The Town shall ensure through land development regulations that building and development activities, floodplains, stormwater management, sanitary sewer and septic tanks, and land use are regulated and carried out in such a way that the danger to life and property from hurricanes is minimized.
- Objective 05.03.03.00 To limit public expenditures that subsidize development permitted in coastal high-hazard areas, except for restoration or enhancement of natural resources.
- Policies 05.03.03.01 Town-funded public facilities shall not be built in the coastal high-hazard area, except for purposes of public access or resource restoration.

- Objective    05.03.04.00    To prepare post-disaster redevelopment plans that will reduce or eliminate the exposure of human life and public and private property to natural hazards.
- Policies      05.03.04.01    The Town shall provide immediate response to post-hurricane situations.
- 05.03.04.02    The Town's emergency operations manual shall outline specific steps to be taken to institute post-disaster recovery operations.
- 05.03.04.03    After a hurricane, but prior to reentry of evacuees into any damaged areas, the Town Commission should meet to hear reports of damage and shall appoint a Recovery Task Force to conduct post-disaster recovery operations, including the following:
1.    Review of emergency building permits;
  2.    Coordination with higher government officials to prepare disaster assistance applications; and
  3.    To prepare a redevelopment plan and recommend to the Town Commission on hazard mitigation options, including relocation or reconstruction in place of damaged public facilities.
- 05.03.04.04    If rebuilt, structures suffering damage in excess of 50 percent of their appraised value should be rebuilt to meet all current building code standards, including those enacted since the structure was built.
- 05.03.04.05    The Town shall maintain a contingency fund in the coastal high-hazard area in order to cover requirements for local government matching funds for disaster assistance grants.

- 05.03.04.06 Immediate repair and cleanup actions needed to protect public health and safety shall be distinguished from long-term repair and redevelopment activities. Immediate repair and cleanup actions include repairs to potable water, wastewater and power facilities; removal of debris; stabilization or removal of structures in immediate danger of collapsing; and minimal repairs required to make dwelling habitable. These actions should receive first priority in permitting decisions. Long term redevelopment activities should be postponed until the Recovery Task Force completes its work.
- Goal      05.04.00.00 To coordinate and cooperate with other local governments in coastal resource protection and management efforts.
- Objective   05.04.01.00 To establish a formal intergovernmental coordination mechanism with adjacent local governments, consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan, for areawide conservation of coastal resources.
- Policies    05.04.01.01 The Town shall develop joint coastal management programs with adjacent municipalities and with Palm Beach County in the areas of beach renourishment and public access, hurricane evacuation, infrastructure improvements, and stormwater and wastewater management.
- 05.04.01.02 The Town shall review comprehensive plans of adjacent municipalities and Palm Beach County to determine whether or not coastal resources are being managed in a consistent manner.
- 05.04.01.03 The Town shall coordinate its resource protection and management efforts with the comprehensive plans and land development regulations of other local governments to ensure adequate sites for water-dependent uses, prevent estuarine pollution,

control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access.

Goal 05.05.00.00 To address the perils of flooding that occur from sea level rise.

Objective 05.05.01.00 Promote reduction of flood risk resulting from high-tide events, storm surge, flash floods, stormwater runoff, and intensifying sea level rise, in coastal areas, as well as areas connected to or influenced by coastal waters, through development and redevelopment principles, and strategic planning.

Policies 05.05.01.01 Palm Beach Shores shall continue to use projections regarding rainfall, sea level rise, and storm surge, as well as the Palm Beach County Sea Level Rise Map to plan and develop strategies that reduce flood risk to development and facilities.

05.05.01.02 Palm Beach Shores shall utilize best practices to ensure development and redevelopment projects are designed to ensure adequate surface water management that provides for water quality and flood protection, by applying the provisions of various plans and codes including, but not limited to the Palm Beach County Comprehensive Plan, Florida Building Code, and Federal Emergency Management Agency (FEMA) flood elevation maps and standards.

05.05.01.03 Palm Beach Shores shall address the impacts of flooding on the built environment through adaptive planning and shall collaborate with local, state and regional partners to secure funding for adaptation projects.

05.05.01.04 Palm Beach Shores shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital

Improvements Element, including the impacts of potential intensifying floods and sea level rise.

05.05.01.05 Palm Beach Shores shall support the operation, management and enhancement of drainage infrastructure to manage floods consistent with the Climate Change and Water Management Elements.

05.05.01.06 Palm Beach Shores shall support the operation, management and enhancement of drainage infrastructure to manage floods consistent with the Climate Change and Infrastructure Elements.

05.05.01.07 Palm Beach Shores shall limit capital investment in high-risk flood areas except for the following:

1. Maintenance and enhancement of natural areas and resources;
2. Investments in regional infrastructure and facilities; and
3. Investments in the Municipal Services District that protect public infrastructure and facilities.

05.05.01.08 Palm Beach Shores shall consider the potential impacts of floods when planning public infrastructure improvements.

05.05.01.00 Palm Beach Shores shall utilize the 2023 Vulnerability Assessment to plan for potential flood impacts that may result from intensifying hurricanes, rainfall patterns, and sea level rise upon public infrastructure, facilities, and utilities, and plan and implement mitigation strategies such as raising base finish floor standards and developing additional site design and stormwater management standards.

05.05.01.10 Palm Beach Shores shall assist state agencies, as requested, in the enforcement and monitoring of compliance with the Department of

Environmental Protection Coastal Construction Control Line regulations in accordance with Florida Statutes.

05.05.01.11 Palm Beach Shores shall continue to support the reduction of flood insurance premiums for Town residents through the following actions:

1. Participating in the National Flood Insurance Program's Community Rating System (CRS) administered by FEMA to reduce flood losses;
2. Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;
3. Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;
4. Coordinating with relevant stakeholders to secure access to technical assistance and support for the County and municipalities;
5. Supporting municipalities in their development of resiliency policies and implementation of prioritized hazard mitigation projects; and
6. Maintaining the enhanced Local Mitigation Strategy and local mitigation project lists.

05.05.01.12 Development or redevelopment in the coastal areas shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R part 60 and redevelopment shall require that any construction activities seaward of the coastal construction control lines established pursuant to s, 161.053 be consistent with chapter 161, Florida Statutes.

## CONSERVATION ELEMENT

Goal        06.01.00.00    To conserve, protect and appropriately manage the natural resources of Palm Beach Shores to ensure the highest possible environmental quality including factors that effect energy conservation.

Objective   06.01.01.00    The Town should meet or exceed the minimum air quality levels established by the Florida Department of Environmental Regulation.

Policies    06.01.01.01    The Town shall cooperate with the State and/or Palm Beach County in monitoring air quality.

06.01.01.02    The Town shall continue to prohibit the establishment of industrial uses, which have an adverse impact on air quality.

06.01.01.03    The Town shall reduce the potential for auto emissions by continuing to require vegetative buffers between public streets and residential development.

06.01.01.04    The Town shall promote alternative transportation modes such as car-pooling, public transit and bicycle and pedestrian paths.

06.01.01.05    The Town shall implement a Climate Change Program that supports mitigation and sensitivity to the impacts of climate change in coordination with other municipalities, Palm Beach County, private businesses, other governmental agencies and the State of Florida. This program will focus on mitigating the causes and consequences of greenhouse gas emissions in a

cost-effective and efficient manner that preserves the Town's overall values and quality of life.

- Objective 06.01.02.00 To protect the quality of surface waters and the natural functioning of floodplains through improved stormwater management levels of service.
- Policies 06.01.02.01 New point-sources of pollution discharging directly into the Lake-Worth lagoon shall be prohibited. This policy should be implemented through stormwater management and storm sewer regulations.
- 06.01.02.02 The Town shall coordinate with appropriate government agencies to ensure that regional policies to improve stormwater quality in the Town and in eastern Palm Beach County are implemented.
- Objective 06.01.03.00 To conserve and protect estuarine and marine wetlands from physical and hydrologic alterations.
- 06.01.03.01 The Town shall cooperate with all regulatory agencies with jurisdiction over wetlands to improve compliance with the state dredge and fill permitting process.
- 06.01.03.02 The Town shall consider designating its ocean beaches and dunes and estuarine shorelines as environmentally



sensitive lands in need of special protective measures as set forth in this comprehensive plan and in the Town's land development regulations.

Objective    06.01.04.00    To conserve the potable water resources of the Town.

Policies      06.01.04.01    The Town shall promote water conservation practices by residents of the Town and encourage the use of water-conserving appliances.

06.01.04.02    The Town shall cooperate with Palm Beach County, Riviera Beach and the South Florida Water Management District to conduct water conservation programs.

06.01.04.03    The Town shall prepare and adopt an emergency water management conservation plan.

06.01.04.04    The Town shall modify the Land Development Regulations to require water conserving fixtures in all new development approvals and building permits.

06.01.04.05    The Town shall modify the Land Development Regulations to increase the amount of native landscaping and the use of “xeriscape” landscaping techniques on Town property.

06.01.04.06    The Town shall adopt a Water Conservation Ordinance providing for implementation of various water conservation efforts within one (1) year of Plan adoption.

- Objective    06.01.05.00    To protect and conserve the lenses of fresh groundwater under the Town as a valuable, cost effective source of irrigation water.
- Policy        06.01.05.01    The Town shall implement, as a part of its integrated land development code, a permitting requirement for all irrigation wells in order to monitor the quality of the resource and regulate the amount of well draw-down in times of drought.
- Objective    06.01.06.00    To conserve the soils and minerals of the Town.
- Policies      06.01.06.01    Soil erosion shall be minimized by consideration of topographic, hydrologic and vegetative coverage in review of site development plans.
- 06.01.06.02    The Town shall assist the US Soil Conservation Service in any activities or programs directed at minimizing soil erosion.
06. 01.06.03    The Town shall continue to conserve potential mineral resources by prohibiting mining and excavation activities.
- Objective    06.01.07.00    To properly manage and protect vegetative communities.
- Policies      06.01.07.01    The Parkway and the Lake Worth Inlet Promenade and their landscaping elements shall be maintained throughout the planning period.

- 06.01.07.02 Dune vegetation at the Palm Beach Shores beach shall be maintained and protected by construction of walkovers providing access to the beaches.
- 06.01.07.03 All Australian pines shall be removed from public lands within the Town and replaced with native species.
- 06.01.07.04 The Town shall monitor future development or redevelopment of Town properties that abut the Town's parkway, municipal beach and the Riviera Beach public beach to insure there are no adverse effects from incompatible land uses to the park areas.
- Objective 06.01.08.00 To protect wildlife habitats and wildlife species, especially endangered and threatened species and species of special concern.
- Policy 06.01.08.01 The Town shall assist in the application of and compliance with all federal and state regulations pertaining to endangered and threatened species and species of special concern.
- Objective 06.01.09.00 To ensure the safe and proper storage, collection, and disposal of hazardous wastes.
- Policies 06.01.09.01 The Town shall continue to prohibit the establishment of commercial uses typically characterized as small and large hazardous waste generators.

06.01.09.02 The Town shall cooperate with the efforts of the Palm Beach County Solid Waste Authority or any other government agency to disseminate information to residents about the proper handling of hazardous wastes.

06.01.09.03 The Town shall develop, in cooperation with the Palm Beach County Solid Waste Authority, a program for collection of hazardous or toxic wastes at the fire station. The public shall be informed of collection schedules on a regular basis.

## **RECREATION AND OPEN SPACE ELEMENT**

- Goal        07.01.00.00    To ensure provision of sufficient parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of citizens and visitors including special groups such as the elderly and handicapped.
- Objective   07.01.01.00    To protect land designated as recreation and open space from incompatible land uses and to insure their maintenance.
- Policies    07.01.01.01    The Town shall adopt, specific open space definitions and standards addressing protection of open space and addressing natural vegetation, and landscaping.
- 07.01.01.02    The Town shall adopt incentives to encourage the provision of private open space and recreation facilities within future developed areas.
- Objective   07.01.02.00    To insure that all public recreation facilities have appropriate access means of access, such as automobile, bicycle and pedestrian; that are designed to protect natural amenities.
- Policies    07.01.02.01    Public park facilities shall be designed and constructed with accessways that are compatible with the character and quality of the natural resources found onsite.
- Objective   07.01.03.00    To improve and coordinate efforts of Town government with the private sector to provide recreational opportunities.
- Policies    07.01.03.01    The Town's land development regulations shall require

the provision of private recreation onsite or the payment of impact fees to maintain a high level of service.

07.01.03.02 Public/private partnerships shall be investigated for their potential to provide additional recreational facilities.

Objective 07.01.04.00 To provide the type of recreation facilities and activities, which are needed by the principal age groups in the Town.

Policies 07.01.04.01 The Town shall provide enhanced recreation amenities for the older adult population that now characterizes the Town's demographic profile.

07.01.04.02 The Town shall regularly monitor the changing population characteristics of the Town at each five-year update of the Comprehensive Plan to ensure that recreation facilities are appropriate to the Town's largest age groups.

07.01.04.03 The Town's planning and expenditure for future recreation shall consider the age and other relevant characteristics of the population. The needs of the senior population as well as those of other groups, including children and young adults should be considered.

07.01.04.04 The Town's adopted levels of service for public recreation facilities as shown in the following table shall maintained throughout the planning period. In addition, the Town shall monitor private development to insure that adequate private recreational opportunities are provided to serve new residents or guests of the development.

#### LEVELS OF SERVICE FOR PUBLIC RESOURCE-BASED FACILITIES

Activity	Resource/Facility	Population Served
Swimming	Mile of sandy beach shoreline	100,000+
Fishing	800 linear feet of pier or jetty	5,000
Open Space	2.75 acres	1,000

Source: National Recreation and Park Association;  
Florida Recreation and Park Association.

## **INTERGOVERNMENTAL COORDINATION ELEMENT**

Goal 08.01.00.00 To extend the best cooperative efforts of all municipal agencies to neighboring municipalities, Palm Beach County, regional planning agencies, special districts, and all State agencies, and the general public, toward the general purpose of effective operation of government in the geographic area of concern.

Objective 08.01.01.00 To coordinate future land use decisions and traffic improvements within the immediate area of the Town.

Policies 08.01.01.01 The Town shall continue to coordinate with the City of Riviera Beach to resolve the issue of residential lots now divided between the two municipalities.

08.01.01.02 The Town shall continue to exchange information about future decisions regarding land use decisions and traffic improvements affecting adjacent areas with the City of Riviera Beach.

08.01.01.03 Coordinate with the City of Riviera Beach and the South Florida Water Management District to provide land use information, population data and other information needed for water supply planning.



Objective 08.01.02.00 To coordinate levels of service for facilities and services for service areas including more than one jurisdiction within the area of concern.

Policies 08.01.02.01 The Town shall continue to coordinate its future population projections and future needs for potable water supply, sanitary sewer service, and solid waste disposal capacity with the responsible agencies to insure that adequate level of service standards are established.

08.01.02.02 The Town shall maintain the agreement between Palm Beach Shores and Riviera Beach for the provision of sewer and water capacity and relative to the adjustment of the north adjustment boundary line of the Town, which bisects lots.

08.01.02.03 Coordinate with the South Florida Water Management District relative to the Lower East Coast Water Supply Plan and prepare updates to the Town's Water Supply Plan within 18 months of LEC approval.

08.01.02.04 Coordinate with the City of Riviera Beach and the South Florida Water Management District to provide land use information, population data and other information needed for water supply planning.

Objective 08.01.03.00 To coordinate natural disaster planning and coastal resource management within the area of concern.

- Policy 08.01.03.01      The Town shall adopt and participate in the Palm Beach County hurricane evacuation plan.
- 08.01.03.02      Prior to execution of any erosion control projects for nearby beaches by the County, State or Federal government, including improvements to the Lake Worth Inlet, the Town shall establish with the Palm Beach County Resource Management Division and the State Department of Natural Resources, Division of Beaches and Shores, mechanisms to insure the Town is kept informed of all plans for such projects or improvements.
- 08.01.03.03      The Town shall continue to cooperate with the Department of Natural Resources in administration of the Coastal Construction Control Line program. The Town's development and building codes shall be revised to comply with State regulations regarding construction in the coastal building zone.
- 08.01.03.04      The Town shall continue to participate in and cooperate with Federal, State and local programs for protection of endangered or threatened species or species of special concern.
- 08.01.03.05      The Town shall utilize the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments when possible.
- Objective      08.01.04.00      To insure compatibility of comprehensive plan goals, objectives and policies within the area of concern.

- Policies 08.01.04.01      The Town's comprehensive plan goals, objectives and policies shall be consistent with the Treasure Coast Regional Policy Plan.
- 08.01.04.02      The Town shall review the comprehensive plans of the City of Riviera Beach and Palm Beach County in order to identify potential interlocal conflicts.
- 08.01.04.03      The Town shall coordinate the development of its right-of-way protection plan, as shown on the Right-of-Way Protection Map adopted as part of the Transportation Element, with the Palm Beach County Thoroughfare Right-of-Way Protection Map. The informal mediation procedures of the Treasure Coast Regional Planning Council shall be utilized to mediate any unresolved conflict between the County and Town right-of-way protection plans.
- 08.01.04.04      The Town shall coordinate with Palm Beach County, the Town of Palm Beach, the City of Riviera Beach and other appropriate agencies to insure the consistent and coordinated management of the portion of the Lake Worth lagoon immediately adjacent to the Town's boundaries.
- Objective 08.01.05.00      To insure the continuing consistency of the Town Comprehensive Plan with the State Comprehensive Plan.

Policy      08.01.05.01    The Town shall continue to coordinate its comprehensive planning with the Florida Department of Community Affairs (DCA) to ensure consistency with the state Comprehensive Plan. The Town should take full advantage of the technical planning assistance offered by the DCA.

Objective    08.01.06.00    To provide for and encourage public participation in the Town's planning process, including the preparation of comprehensive plans, evaluation and appraisal reports and plan amendments.

Policy      08.01.06.01    The public participation program set forth in Appendix 2 of the Comprehensive Plan Data and Analysis Support Document shall be adopted concurrently with the Comprehensive Plan. Comprehensive Plan Data and Analysis Support Document shall be adopted concurrently with the Comprehensive Plan.

## CAPITAL IMPROVEMENT ELEMENT

Goal        09.01.00.00    To undertake capital improvements necessary to keep the Town's present public facilities in good condition and to accommodate new development while following sound fiscal practices.

Objective    09.01.01.00    To utilize the Capital Improvement Element as a means to assess the Town's public facility deficiencies and to achieve an affordable implementation schedule.

Policies     09.01.01.01    The operating budget shall continue to accommodate annual replacements such as police cars, major pieces of equipment and park facility renovations.

09.01.01.02    The Town shall continue the annual preparation and update of a five-year capital improvement program, including a one year capital budget.

09.01.01.03    In setting priorities, the following order shall be used:

- Public safety implications: a project to address immediate threats to public safety will receive first priority.
- Level of service or capacity problems: next in priority would be projects needed to maintain the stated level of service.
- Ability to finance: a third criterion is the budgetary impact: will it exceed budget projections?

- Quality of life projects: priority should next be given to those projects not in categories 1, 2 or 3 but that would enhance the quality of life.

09.01.01.04 The Town shall annually review and update its Capital Improvements Element and 5-Year Schedule of Capital Improvements. The CIE amendments will be submitted to the Department of Community Affairs as a comprehensive plan amendment each year.

Objective 09.01.02.00 To use the Future Land Use Plan and financial analyses of the kind contained herein as a basis for reviewing development applications, in order to maintain adequate levels of service.

Policies 09.01.02.01 The level of service for sewage disposal shall be 135 gallons per day per resident.

09.01.02.02 The level of service standard for drainage shall be adequately accommodating stormwater runoff from a twenty-four hour, 3 year frequency storm.

09.01.02.03 The level of service standard for the water system shall be at least 177 gpcd including irrigation with a residual pressure of at least 40 pounds per square inch and static pressure of 55 psig.

09.01.02.04 The level of service standard for solid waste collection shall be 7.1 pounds per capita per day.

- 09.01.02.05 The level of service standards in the Recreation Element (see Table 7.3 in that element) shall form the basis for assessing parks impacts.
- 09.01.02.06 The level of service standards for roads shall be Level of Service C at peak season peak hour.
- 09.01.02.07 Adopt the Riviera Beach LOS of 177 gpcpd for the Water Service Area. Work with the City to verify the LOS Standard is appropriate for the Town's barrier island location.
- Objective 09.01.03.00 To require major future development projects to pay their fair share of the public improvement needs they generate.
- Policy 09.01.03.01 The development code review shall include appropriate impact fees and developmental contracts as means of collecting fair share contributions.
- Objective 09.01.04.00 To achieve administrative mechanisms whereby public facility requirements generated by new development are adequately funded in a timely manner.
- Policy 09.01.04.01 The development code shall be amended to specify that no development permit shall be issued unless 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 09.01.05.00 To coordinate land use and fiscal decisions with the schedule of capital improvements the Town will annually update the capital improvements element and in that process will review

the implications of land use decisions over the preceding year.

Policy      09.01.05.01    It is the policy of the Town that future development will pay for its pro rata share of needed facility improvements.

Objective    09.01.06.00    The Town will maintain a concurrency monitoring and management system, which will be designed to assure that public facility needs created by previously issued development orders or future development orders will not exceed the ability of the Town to fund or provide the needed capital improvements.

Policies      09.01.06.01    The Town shall not incur debt, which would cause the 10 mill cap to be exceeded.

09.01.06.02    Future spending of the Town for capital improvements shall be guided by the elements of this comprehensive plan or its updates.



## **PUBLIC SCHOOL FACILITIES ELEMENT**

- Goal**      10.02.00.00 **PUBLIC SCHOOL CONCURRENCY** It is a GOAL of the Town of Palm Beach Shores 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**    10.02.01.00 **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.
- Policies**      10.02.01.01 The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The 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.

10.02.01.02 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.

10.02.01.03 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;

10.02.01.04 The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted level of service for all schools of each school type. 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 (School Concurrency Tiered Approach)**

<b>CSA</b>	<b>FACILITY TYPE</b>	<b>2000-01</b>	<b>2001-02</b>	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>
<b>1</b>	Elementary	120	110				
	Middle	130	125	110			
	High	110					
<b>2</b>	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
<b>3</b>	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	
<b>4</b>	Elementary	115	110				
	Middle	130	130	110			
	High	125	125	125	120	110	
<b>5</b>	Elementary	110					
	Middle	130	130	110			
	High	135	135	130	130	110	
<b>6</b>	Elementary	110					
	Middle	130	130	125	120	110	
	High	120	120	125	120	110	
<b>8</b>	Elementary	110					
	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
<b>9</b>	Elementary	125	125	125	125	110	
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
<b>10</b>	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
<b>11</b>	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
<b>12</b>	Elementary	140	130	110			
	Middle	135	135	135	120	110	
	High	140	140	140	120	110	

**Table 1.1-1 (School Concurrency Tiered Approach) continued**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
14	Elementary	125	125	115	110		
	Middle	140	140	140	140	110	
	High	135	130	115	115	110	
15	Elementary	135	135	110			
	Middle	135	135	135	135	110	
	High	135	135	120	120	110	
16	Elementary	130	130	130	130	110	
	Middle	125	125	125	125	110	
	High	150	150	150	150	110	
17	Elementary	130	125	110			
	Middle	135	130	110			
	High	145	120	115	110		
18	Elementary	120	115	125	125	110	
	Middle	140	140	140	140	110	
	High	145	140	140	120	110	
19	Elementary	110					
	Middle	110					
	High	165	130	110	110		
20	Elementary	110					
	Middle	125	110				
	High	165	130	130	130	110	
21	Elementary	115	110				
	Middle	125	125	110			
	High	125	125	110			
22	Elementary	110					
	Middle	110					
	High	110	110	110	120	110	
23	Elementary	110					
	Middle	110					
	High	110					
Countywide	Alternative Schools	110					

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

**Table 1.1-2 (School Concurrency Maximum Utilization)**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
<b>1</b>	Elementary	165	125	130	130	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
<b>2</b>	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	120	120	120
<b>3</b>	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	125	120	120
<b>4</b>	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
<b>5</b>	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
<b>6</b>	Elementary	155	145	125	125	120	120
	Middle	135	135	135	130	120	120
	High	120	120	125	125	120	120
<b>8</b>	Elementary	120	120	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120
<b>9</b>	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
<b>10</b>	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
<b>11</b>	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
<b>12</b>	Elementary	150	150	130	130	120	120
	Middle	145	145	145	130	120	120
	High	145	145	145	120	120	120



**Table 1.1-2 (School Concurrency Maximum Utilization) continued**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
14	Middle	145	145	145	145	120	120
	High	165	120	120	120	120	120
15	Elementary	180	180	145	145	120	120
	Middle	140	140	140	140	120	120
	High	135	135	130	125	120	120
16	Elementary	200	175	175	175	120	120
	Middle	150	150	150	150	120	120
	High	150	150	150	150	120	120
17	Elementary	205	205	155	150	120	120
	Middle	175	175	130	130	120	120
	High	145	135	135	135	120	120
18	Elementary	130	120	135	135	120	120
	Middle	140	140	140	140	120	120
	High	160	145	145	125	120	120
19	Elementary	130	130	130	125	120	120
	Middle	120	120	120	120	120	120
	High	170	145	145	130	120	120
20	Elementary	120	120	120	120	120	120
	Middle	130	120	120	120	120	120
	High	170	145	145	130	120	120
21	Elementary	165	145	135	135	120	120
	Middle	155	155	135	135	120	120
	High	145	145	145	145	120	120
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
Countywide	Alternative Schools	120	120	120	120	120	120

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

10.02.01.05 Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map 10-1 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

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.

- 10.02.01.06 The Town of Palm Beach Shores 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 9.13 (Six Year Capital Improvement Schedule) of the Capital Improvement Element of the Town of Palm Beach Shore's Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.
- 10.02.01.07 The Town of Palm Beach Shores shall amend Table 9.13 (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.
- 10.02.01.08 For purposes of urban infill and in recognition of the entitlement density provisions of the Town of Palm Beach Shores' Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.
- 10.02.01.09 The Town of Palm Beach Shores 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:
  - A. The occurrence of an "Act of God; or
  - B. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
  - C. 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
  - D. 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
  - E. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 10.02.01.08 below.

2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
  - A. 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
  - B. 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
  - C. 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 has been achieved.

5. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the "Palm Beach County 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 County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

Objective 10.02.02.00 Facilities requirements 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.

Policies 10.02.02.01 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.
4. 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.

10.02.02.02 A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

Objective 10.02.03.00 Six-Year Capital Improvement Schedule to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 10.02.03.01 The Town of Palm Beach Shores, in coordination with the School District and other local governments, shall annually amend Table 9.13 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            10.03.00.00 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

It is the GOAL of the Town of Palm Beach Shores 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    10.03.01.00 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.

Policies      10.03.01.01 The Town of Palm Beach Shores 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.

10.03.01.02 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.

10.03.01.03 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.

10.03.01.04 The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

10.03.01.05 The Town of Palm Beach Shores shall encourage the location of schools proximate to urban residential areas by:

- A. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or Town of Palm Beach Shores capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements; and
- B. Providing for the review for all school sites as indicated in Policy 10.03.01.01 above.

NOTE: Since there has been no demonstrated need in the long or short term for a school to be built within the Town of Palm Beach Shores according to the Palm Beach County School District's six (6) year capital improvements schedule or twenty (20) year plan, the Town has designated no land use categories in which schools are a permitted Use. See also letter of exemption/compliance with the

public school locational requirements as set forth at Section 163.3177(6) (a), F.S., dated June 16, 1999 attached to the summary report and transmitted herewith.

10.03.01.06 The Town of Palm Beach Shores 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 10.03.02.00 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.

Policies 10.03.02.01 The Town of Palm Beach Shores shall abide by the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency", which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6) (h) 1. and 2. F.S. and 163.3180 F.S.

10.03.02.02 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 10.03.02.01 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

- A. The Capital Facilities Plan;
- B. The Ten and Twenty Year work programs;
- C. Schools that trigger a School Capacity Study;
- D. Concurrency Service Areas boundaries;
- E. School District Management Reports; and
- F. Operation and effectiveness of the Concurrency Program;
- G. Program Evaluation Reports.

10.03.02.03 The Town of Palm Beach Shores shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

- A. School siting criteria;
- B. Level of service update and maintenance;
- C. Joint approval of the public school capital facilities program;
- D. Concurrency service area criteria and standards; and
- E. School utilization.

10.03.02.04 The Town of Palm Beach Shores 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 Shores shall coordinate

its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps 10-3 and 10-4), to ensure consistency and compatibility with the provisions of this Element.

10.03.02.05 The Town of Palm Beach Shores shall advise the School District of a proposed public school site's consistency with the Town of Palm Beach Shores' Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

10.03.02.06 The Town of Palm Beach Shores 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.

10.03.02.07 The Town of Palm Beach Shores 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 10.03.03.00 Population Projections: To establish a joint process of coordination and collaboration between the Town of Palm Beach Shores, Palm Beach County and the School District in the planning and decision making on population projections.

Policies 10.03.03.01 The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

10.03.03.02 The Town of Palm Beach Shores 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.

## PRIVATE PROPERTY RIGHTS ELEMENT

<u>Goal</u>	<u>11.01.00.00</u>	<u>PRIVATE PROPERTY RIGHTS IN DECISION-MAKING</u>  <u>Ensure private property rights are considered in local decision-making to respect judicially acknowledged and constitutionally protected private property rights and with respect for people's rights to participate in decisions that affect their lives and property.</u>
<u>Objective</u>	<u>11.01.01.00</u>	<u>Private property rights shall be considered in local decision-making based upon the following policies.</u>
<u>Policies</u>	<u>11.01.01.01</u>	<u>Physically Possess and Control Property</u>  <u>Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.</u>
	<u>11.01.01.02</u>	<u>Personal Use</u>  <u>Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state law and local ordinances.</u>
	<u>11.01.01.03</u>	<u>Privacy</u>  <u>Property owners shall have the right to privacy and to exclude others from the property to protect the owner's possessions and property.</u>
	<u>11.01.01.04</u>	<u>Disposition of Property</u>  <u>Property owners shall have the right to dispose of their property through sale or gift.</u>

Objective 11.02.02.00      Decision-making will be transparent, reliable, and predictable so that all people may participate in decisions that affect their lives and property.

Policies 11.02.02.01      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 of in all associated hearings.

## **II. IMPLEMENTATION SECTION**

### **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 Trail, then South along Military Trail to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike
- EAST -** The Atlantic Ocean
- WEST -** Florida's Turnpike

**#4**

- NORTH -** The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-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

## CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#5

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

#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 Trail
- 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 Trail
- 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 Trail
- EAST -** The Atlantic Ocean
- WEST -** Military Trail

#9

- NORTH -** The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trail), 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 Trail
- 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 Trail  
**EAST -** The Atlantic Ocean  
**WEST -** Military Trail

**#12**

- NORTH -** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trail, 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 Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06  
**EAST -** Military Trail  
**WEST -** The West Section Line of Section (using T-R-S) 43-42-19 South of the North Line of the South Half, and State Rd 7

**#14**

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

**#15**

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

**#16**

- NORTH -** Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33  
**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, 44-40-28, 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

### **III. UPDATED DATA AND ANALYSIS**

#### **Profile of the Town**

The Town of Palm Beach Shores is located in Palm Beach County to the north of Palm Beach. More specifically, it is located on the southern tip of Singer Island, most of which is in the City of Riviera Beach. The Port of Palm Beach is located across the Intracoastal Waterway (Lake Worth) to the west in Riviera Beach. To the south, across the Lake Worth Atlantic Ocean Inlet, is the Town of Palm Beach. The Ocean forms the eastern boundary i.e. the Town is on a barrier island. Figure 1 illustrates the Town's location in Palm Beach County and adjacent municipalities.

The Town is approximately 186 acres in size and is totally built out. The development pattern is entirely residential (single family and multi-family) and hotel/motel with the normal accessory uses thereto, including restaurants and marinas. There are about 1,450 dwelling units with a majority of them occupied by permanent residents compared to seasonal occupancy. The principal development project since the 1990 Comprehensive Plan preparation is the 334 unit Marriott time-share complex on the southeastern ocean-front. Town park facilities are located on the ocean beach, the Inlet and the north-south pedestrian "spine". Figure 2, illustrates the Town location and street orientation in detail.

The map displays the geographical layout of Palm Beach County, Florida, with various cities and towns delineated by colored borders. The Town of Palm Beach Shores is highlighted in a light blue color, situated along the eastern coastline. Major roads such as U.S. 1, U.S. 90, and various state and county roads are shown. A legend in the bottom right corner identifies the Town of Palm Beach Shores. An inset map of Florida in the bottom right corner shows the location of Palm Beach County within the state. A scale bar and north arrow are also present.

**Legend**

- TOWN OF PALM BEACH SHORES

**Site Location**

**Palm Beach County**

**Map Labels:**

- INDIAN CREEK BLVD
- FREDERICK SMALL ROAD
- DONALD ROSS RD
- DONALD ROSS ROAD
- HOOD RD
- PROSPERITY FARMS RD
- ELLISON WILSON RD
- SR 785
- SR 710
- NORTH LAKE BLVD
- WEST PALM BEACH
- PALM BEACH GARDENS
- BURNS RD
- HOLLY DRIVE
- RCABLYND
- LIGHTHOUSE DRIVE
- LAKE PARK
- RIVIERA BEACH
- MANGONIA PARK
- SR 704
- WESTGATE AVE
- W SUN CLUB ROAD
- SR 802
- SR 807
- SR 811
- SR 812
- SR 813
- SR 814
- SR 815
- SR 816
- SR 817
- SR 818
- SR 819
- SR 820
- SR 821
- SR 822
- SR 823
- SR 824
- SR 825
- SR 826
- SR 827
- SR 828
- SR 829
- SR 830
- SR 831
- SR 832
- SR 833
- SR 834
- SR 835
- SR 836
- SR 837
- SR 838
- SR 839
- SR 840
- SR 841
- SR 842
- SR 843
- SR 844
- SR 845
- SR 846
- SR 847
- SR 848
- SR 849
- SR 850
- SR 851
- SR 852
- SR 853
- SR 854
- SR 855
- SR 856
- SR 857
- SR 858
- SR 859
- SR 860
- SR 861
- SR 862
- SR 863
- SR 864
- SR 865
- SR 866
- SR 867
- SR 868
- SR 869
- SR 870
- SR 871
- SR 872
- SR 873
- SR 874
- SR 875
- SR 876
- SR 877
- SR 878
- SR 879
- SR 880
- SR 881
- SR 882
- SR 883
- SR 884
- SR 885
- SR 886
- SR 887
- SR 888
- SR 889
- SR 890
- SR 891
- SR 892
- SR 893
- SR 894
- SR 895
- SR 896
- SR 897
- SR 898
- SR 899
- SR 900
- SR 901
- SR 902
- SR 903
- SR 904
- SR 905
- SR 906
- SR 907
- SR 908
- SR 909
- SR 910
- SR 911
- SR 912
- SR 913
- SR 914
- SR 915
- SR 916
- SR 917
- SR 918
- SR 919
- SR 920
- SR 921
- SR 922
- SR 923
- SR 924
- SR 925
- SR 926
- SR 927
- SR 928
- SR 929
- SR 930
- SR 931
- SR 932
- SR 933
- SR 934
- SR 935
- SR 936
- SR 937
- SR 938
- SR 939
- SR 940
- SR 941
- SR 942
- SR 943
- SR 944
- SR 945
- SR 946
- SR 947
- SR 948
- SR 949
- SR 950
- SR 951
- SR 952
- SR 953
- SR 954
- SR 955
- SR 956
- SR 957
- SR 958
- SR 959
- SR 960
- SR 961
- SR 962
- SR 963
- SR 964
- SR 965
- SR 966
- SR 967
- SR 968
- SR 969
- SR 970
- SR 971
- SR 972
- SR 973
- SR 974
- SR 975
- SR 976
- SR 977
- SR 978
- SR 979
- SR 980
- SR 981
- SR 982
- SR 983
- SR 984
- SR 985
- SR 986
- SR 987
- SR 988
- SR 989
- SR 990
- SR 991
- SR 992
- SR 993
- SR 994
- SR 995
- SR 996
- SR 997
- SR 998
- SR 999
- SR 1000

## Existing Land Use

The Town of Palm Beach Shores is built-out with only 1.17 acres of vacant land in 2008. The Town is primarily residential in nature, with a mixture of single family homes, multi-family dwellings and hotel/motel uses. Although built-out, vacant parcels arise as part of redevelopment of single family and multi-family lots. In 2008, five (5) lots were vacant.

Table 1 identifies the existing land uses within the Town.

**Table 1 – 2008 Land Use and Vacant Land**

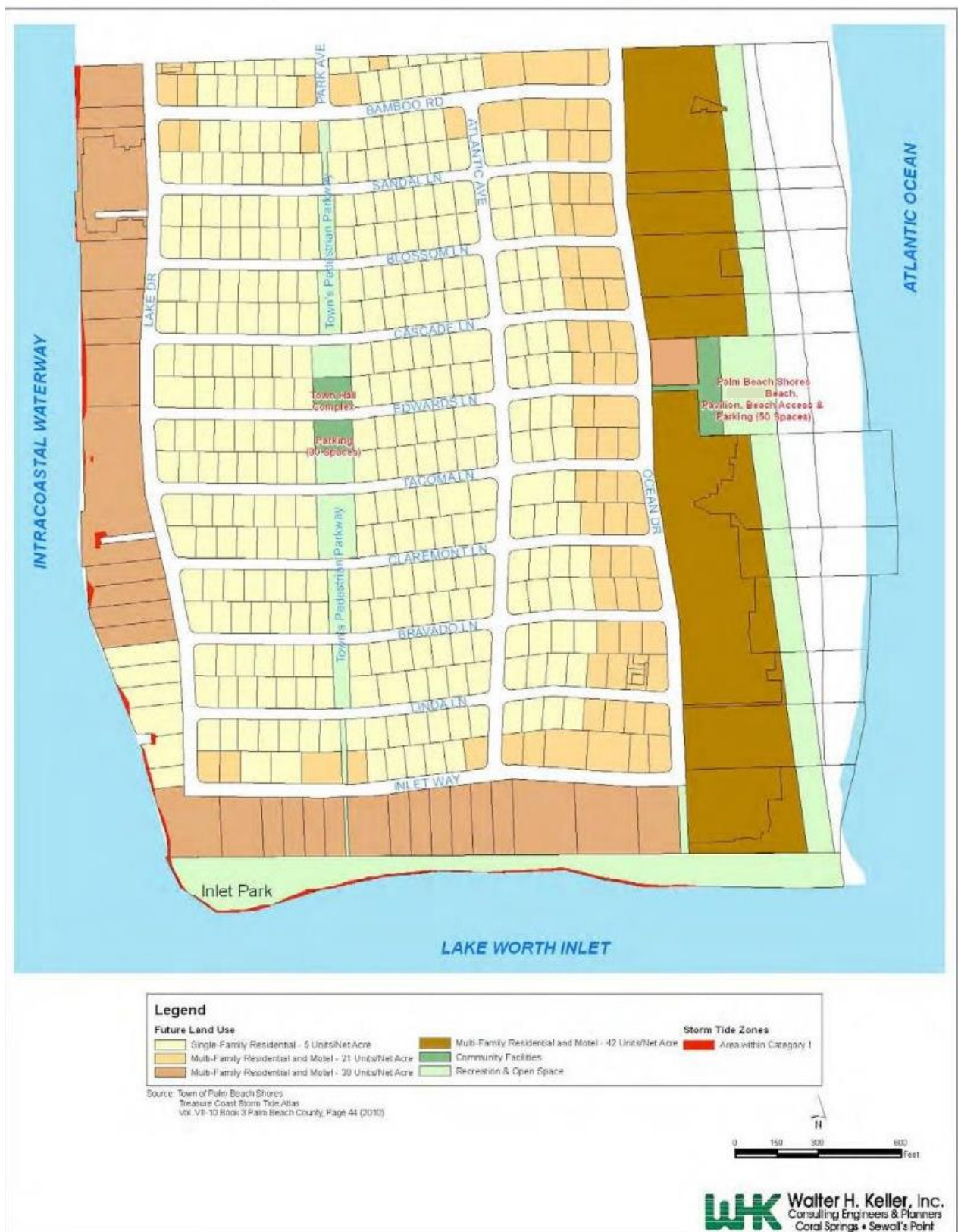
<b>Land Use</b>	<b>Acreage</b>	<b>% of Total</b>
Single Family	67.8	36%
Multi Family, Motel 21 Units/Net Acre	21.5	11%
Multi Family, Motel/Hotel 30 Units/Net Acre	16.2	9%
Multi Family, Motel/Hotel 42 Units/Net Acre	26.8	14%
Vacant Residential	1.2	1%
Municipal & Public Recreation	32.0	17%
Private Recreation & Open Space	24.0	13%
<b>Total</b>	<b>189.5</b>	<b>100.0%</b>

Source: Palm Beach County Property Appraiser Office

Figure 2, illustrates the Town location and street orientation in detail. Note vacant parcels are depicted by the land use category as striped parcels.



**Figure 2 – Existing Land Use and Street Layout**



## **Historic Population and Housing Characteristics**

Historic population and housing characteristics are provided in the following six (6) tables from the U.S. Census. Information on age of population, housing characteristics and monthly homeowner costs are presented in two ways: Town conditions in the 2000 U.S. Census versus prior Census results; and, 2000 Town conditions versus Palm Beach County.

Table 2 provides population age characteristics of the Town. The Table indicates the Town population is getting younger from the 1990 to 2000 Census. Table 3 shows the Town's population is older than Palm Beach County. Table 4 reveals the Town's housing units have become more resident in nature (less seasonal) in the 1980 – 2000 Census results, whereas, the Town is still more seasonal than the County (Table 5).

Homeowner monthly housing costs are shown in Tables 6 and 7. The Tables reveal increasing monthly housing costs and that the Town's housing costs are higher than the County as a whole.

Information from the 2010 U.S. Census will be important in identifying current conditions and trends of the Town versus Palm Beach County.

The data and analysis indicates the Town is built out with limited vacant parcels (see Figure 2). The data also indicates the Town's monthly housing costs are 26-27% higher than the County as a whole. Because of these factors, it is not economically feasible to provide low and very-low income households within the Town. The Town will investigate implementing an interlocal agreement with another governmental jurisdiction to address local and regional affordable housing needs.



**Table 2 – Town Population Age (1990-2000) (New)**

2000 Census Population Category	Town of Palm Beach Shores		Town of Palm Beach Shores	
	1990	% of Total	2000	% of Total
Total Population	1,040		1,269	
< 5 Years	11	1.1%	27	2.1%
5 - 9 Years	16	1.5%	53	4.2%
10 - 14 Years	11	1.1%	49	3.9%
15 - 19 Years	14	1.3%	28	2.2%
<b>Subtotal</b>	<b>52</b>	<b>5.0%</b>	<b>157</b>	<b>12.4%</b>
20 - 24 Years	27	2.6%	28	2.2%
25 - 34 Years	98	9.4%	125	9.9%
35 - 44 Years	96	9.2%	176	13.9%
<b>Subtotal</b>	<b>221</b>	<b>21.3%</b>	<b>329</b>	<b>25.9%</b>
45 - 54 Years	99	9.5%	196	15.4%
55 - 64 Years	175	16.8%	159	12.5%
65 - 74 Years	271	26.1%	180	14.2%
75 Years and Older	222	21.3%	248	19.5%
<b>Subtotal</b>	<b>767</b>	<b>73.8%</b>	<b>783</b>	<b>61.7%</b>
<b>Median Age</b>			<b>52</b>	
<b>Persons/Household</b>	<b>1.72</b>		<b>1.82</b>	
<b>Persons/Family</b>	<b>3.29</b>		<b>3.94</b>	

Source: Walter H. Keller, Inc.  
U.S. Census Bureau 1990 & 2000

**Table 3 – Population Age (Town versus County) (New)**

2000 Census Population Category	Town of Palm Beach Shores		Palm Beach County	
	2000	% of Total	2000	% of Total
Total Population	1,269		1,131,184	
< 5 Years	27	2.1%	62,913	5.6%
5 - 9 Years	53	4.2%	68,647	6.1%
10 - 14 Years	49	3.9%	70,155	6.2%
15 - 19 Years	28	2.2%	61,738	5.5%
<b>Subtotal</b>	<b>157</b>	<b>12.4%</b>	<b>263,453</b>	<b>23.3%</b>
20 - 24 Years	28	2.2%	51,319	4.5%
25 - 34 Years	125	9.9%	133,020	11.8%
35 - 44 Years	176	13.9%	172,021	15.2%
<b>Subtotal</b>	<b>329</b>	<b>25.9%</b>	<b>356,360</b>	<b>31.5%</b>
45 - 54 Years	196	15.4%	141,051	12.5%
55 - 64 Years	159	12.5%	108,244	9.6%
65 - 74 Years	180	14.2%	122,729	10.8%
75 Years and Older	248	19.5%	139,347	12.3%
<b>Subtotal</b>	<b>783</b>	<b>61.7%</b>	<b>511,371</b>	<b>45.2%</b>
<b>Median Age</b>	<b>52</b>		<b>42</b>	
<b>Persons/Household</b>	<b>1.82</b>		<b>2.39</b>	
<b>Persons/Family</b>	<b>3.94</b>		<b>3.72</b>	

Source: Walter H. Keller, Inc.  
U.S. Census Bureau 2000

**Table 4 – Town Housing Characteristics (1980-2000) (New)**

2000 U.S. Census Selected Housing Characteristics	Analysis Sub-category	Town of Palm Beach Shores		Town of Palm Beach Shores		Town of Palm Beach Shores	
		1980	%of Tot	1990	%of Tot	2000	%of Tot
Total Housing Units							
	Total	1,208		1,049		1,170	
	Year Round Units	647	54%	604	58%	693	59%
	Vacant, Seasonal And Migratory	561	46%	445	42%	477	41%
Units In Structure							
	Year Round Units	647		604		693	
	Single Family	271	42%	270	45%	290	42%
	Multi-family	376	58%	332	55%	403	58%
	Mobile Home	-	-	-	-	-	-
	Boat, RV, Van, etc.	-	-	2	-	-	-
Age of Total Housing Stock							
	Built 1999 to March 2000	-	-	-	-	2	0%
	1995 to 1998	-	-	-	-	12	1%
	1990 to 1994	-	-	-	-	46	4%
	1980 to 1989	-	-	60	6%	96	8%
	1970 to 1979	235	19%	244	23%	272	23%
	1960 to 1969	389	32%	286	27%	188	16%
	1950 to 1959	515	42%	397		472	40%
	1940 to 1949	63	5%	50	5%	73	6%
	1939 or earlier	11	1%	12	1%	9	1%
	Total	1,213		1,049		1,170	
Year Round Occupied Units - Tenure							
	Total Occupied Units	608		604		693	
	Owner Occupied	464	76%	428	71%	477	69%
	Renter Occupied	144	24%	176	29%	216	31%
Age of Year Round Housing Stock							
	<i>Total Owner Occupied</i>	464		428		477	
	Built 1999 to March 2000	-	-	-	-	2	0%
	1995 to 1998	-	-	-	-	10	2%
	1990 to 1994	-	-	-	-	11	2%
	1980 to 1989	-	-	17	4%	30	6%
	1970 to 1979	95	20%	105	25%	103	22%
	1960 to 1969	133	29%	104	24%	89	19%
	1950 to 1959	204	44%	177	41%	212	44%
	1940 to 1949	32	7%	25	6%	20	4%
	1939 or earlier	0	0%	0	0%	0	0%
	<i>Total Renter Occupied</i>	144		176		216	
	Built 1999 to March 2000	-	-	-	-	0	0%
	1995 to 1998	-	-	-	-	0	0%
	1990 to 1994	-	-	-	-	3	1%
	1980 to 1989	-	-	3	2%	12	6%
	1970 to 1979	29	20%	29	16%	31	14%
	1960 to 1969	75	52%	68	39%	64	30%
	1950 to 1959	20	14%	72	41%	78	36%
	1940 to 1949	14	10%	2	1%	19	9%
	1939 or earlier	6	4%	2	1%	9	4%
Units Lacking Complete Plumbing Facilities							
		-	-	3	0.50%	3	0.43%
Units Lacking Complete Kitchen Facilities							
		-	-	0	0.00%	0	0.00%
Units W/ More Than 1 Person/room							
		-	-	6	0.99%	6	0.87%
Median Value for All Owner Occupied Housing Units							
		\$84,300		\$145,500		\$183,000	
Median Contract Rental Value							
		\$345		\$544		\$672	

Source: Walter H. Keller, Inc.

U.S. Census Bureau 1980, 1990 & 2000

**Table 5 – Housing Characteristics (Town versus County) (New)**

2000 U.S. Census Selected Housing Characteristics	Analysis Sub-category	Town of			
		Palm Beach Shores		Palm Beach County	
		2000	%of Tot	2000	%of Tot
Total Housing Units					
	Total	1,171		556,428	
	Year Round Units	697	60%	474,175	85%
	Vacant, Seasonal And Migratory	474	40%	82,253	15%
Units In Structure					
	Year Round Units	697		474,175	
	Single Family	330	47%	245,507	52%
	Multi-family	367	53%	208,031	44%
	Mobile Home	-	-	20,083	4%
	Boat, RV, Van, etc.	-	-	554	0.1%
Age of Total Housing Stock					
	Built 1999 to March 2000	2	0%	15,691	3%
	1995 to 1998	12	1%	48,576	9%
	1990 to 1994	46	4%	59,220	11%
	1980 to 1989	96	8%	180,593	32%
	1970 to 1979	272	23%	137,351	25%
	1960 to 1969	188	16%	59,768	11%
	1950 to 1959	472	40%	34,272	6%
	1940 to 1949	73	6%	9,642	2%
	1939 or earlier	9	1%	11,315	2%
	Total	1,170		556,428	
Year Round Occupied Units - Tenure					
	Total Occupied Units	693		474,175	
	Owner Occupied	477	69%	354,024	75%
	Renter Occupied	216	31%	120,151	25%
Age of Year Round Housing Stock					
	<i>Total Owner Occupied</i>	477		354,024	
	Built 1999 to March 2000	2	0%	8,745	2%
	1995 to 1998	10	2%	33,379	9%
	1990 to 1994	11	2%	39,159	11%
	1980 to 1989	30	6%	119,284	34%
	1970 to 1979	103	22%	84,301	24%
	1960 to 1969	89	19%	35,697	10%
	1950 to 1959	212	44%	22,392	6%
	1940 to 1959	20	4%	5,090	1%
	1939 or earlier	0	0%	5,977	2%
	<i>Total Renter Occupied</i>	216		120,151	
	Built 1999 to March 2000	0	0%	2,855	2%
	1995 to 1998	0	0%	9,662	8%
	1990 to 1994	3	1%	12,866	11%
	1980 to 1989	12	6%	35,452	30%
	1970 to 1979	31	14%	27,080	23%
	1960 to 1969	64	30%	15,290	13%
	1950 to 1959	78	36%	9,018	8%
	1940 to 1959	19	9%	3,560	3%
	1939 or earlier	9	4%	4,368	4%
Units Lacking Complete Plumbing Facilities		3	0.43%	2,140	0.45%
Units Lacking Complete Kitchen Facilities		0	0.00%	2,513	0.53%
Units W/ More Than 1 Person/room		6	0.87%	25,807	5.44%
Median Value for All Owner Occupied Housing Units		\$183,000		\$135,200	
Median Contract Rental Value		\$672		\$739	

Source: Walter H. Keller, Inc.  
U.S. Census Bureau 2000

**Table 6 – Town Monthly Homeowner Costs (1990-2000) (New)**

Census Category    Census Sub-category		Town of Palm Beach Shores			
		1990 Census		2000 Census	
		Number	% of Tot	Number	% of Tot
Specified Owner-Occupied					
<i>With a Mortgage</i>		79		127	
< than \$200		-	-	-	-
\$250 to \$299		2	-	-	-
\$300 to \$399		-	-	2	1.6%
\$400 to \$449		7	-	-	-
\$500 to \$599		4	-	-	-
\$600 to \$699		19	-	-	-
\$700 to \$799		7	8.9%	11	8.7%
\$800 to \$899		7	8.9%	15	11.8%
\$900 to \$999		8	10.1%	2	1.6%
\$1,000 to \$1,249		13	16.5%	27	21.3%
\$1,250 to \$1,499		10	12.7%	18	14.2%
\$1,500 to \$1,999		2	2.5%	37	29.1%
\$2,000 to \$2,499		-	-	11	8.7%
\$2,500 to \$2,999		-	-	2	1.6%
\$3,000 or more		-	-	2	1.6%
Median		\$807		\$1,340	
<i>Without a Mortgage</i>		150		130	
< than \$100		-	-	3	2.3%
\$100 to \$149		-	-	-	-
\$150 to \$199		13	8.7%	3	2.3%
\$200 to \$249		18	12.0%	-	-
\$250 to \$299		35	23.3%	4	3.1%
\$300 to \$349		33	22.0%	6	4.6%
\$350 to \$399		23	15.3%	14	10.8%
\$400 to \$449		28	18.7%	31	23.8%
\$500 to \$599		-	-	34	26.2%
\$600 to \$699		-	-	20	15.4%
\$700 to \$799		-	-	7	5.4%
\$800 to \$899		-	-	-	-
\$900 to \$999		-	-	2	1.5%
\$1,000 or more		-	-	6	4.6%
Median		\$314		\$512	

Source: Walter H. Keller, Inc.  
U.S. Census Bureau 1990 & 2000

**Table 7 – Monthly Homeowner Costs (Town versus County) (New)**

2000		Town of		Palm Beach County	
Census	Census	Palm Beach Shores		Palm Beach County	
Category	Sub-category	Number	% of Tot	Number	% of Tot
Specified Owner-Occupied					
	<i>With a Mortgage</i>	127		172,856	
	< than \$200	-	-	77	0.0%
	\$250 to \$299	-	-	278	0.2%
	\$300 to \$399	2	1.6%	1,202	0.7%
	\$400 to \$449	-	-	2,904	1.7%
	\$500 to \$599	-	-	5,660	3.3%
	\$600 to \$699	-	-	8,974	5.2%
	\$700 to \$799	11	8.7%	13,002	7.5%
	\$800 to \$899	15	11.8%	14,673	8.5%
	\$900 to \$999	2	1.6%	14,910	8.6%
	\$1,000 to \$1,249	27	21.3%	32,819	19.0%
	\$1,250 to \$1,499	18	14.2%	26,212	15.2%
	\$1,500 to \$1,999	37	29.1%	26,540	15.4%
	\$2,000 to \$2,499	11	8.7%	11,501	6.7%
	\$2,500 to \$2,999	2	1.6%	5,451	3.2%
	\$3,000 or more	2	1.6%	8,653	5.0%
	Median	\$1,340		\$1,189	
	<i>Without a Mortgage</i>	130		70,557	
	< than \$100	3	2.3%	566	0.8%
	\$100 to \$149	-	-	1,148	1.6%
	\$150 to \$199	3	2.3%	3,046	4.3%
	\$200 to \$249	-	-	5,869	8.3%
	\$250 to \$299	4	3.1%	8,073	11.4%
	\$300 to \$349	6	4.6%	8,643	12.2%
	\$350 to \$399	14	10.8%	7,584	10.7%
	\$400 to \$449	31	23.8%	10,889	15.4%
	\$500 to \$599	34	26.2%	7,222	10.2%
	\$600 to \$699	20	15.4%	4,231	6.0%
	\$700 to \$799	7	5.4%	2,836	4.0%
	\$800 to \$899	-	-	1,974	2.8%
	\$900 to \$999	2	1.5%	1,554	2.2%
	\$1,000 or more	6	4.6%	6,922	9.8%
	Median	\$507		\$403	

Source: Walter H. Keller, Inc.  
U.S. Census Bureau 2000

## Population Projections

Table 8 provides the Town's population in comparison to surrounding municipalities plus Palm Beach County. The University of Florida's Bureau of Economic Research estimated the 2008 population of the Town to be 1,418.

**Table 8 – Historic Population Trends 1980 – 2007**

Municipality	1980	1990	2000	2004*	2005*	2006*	2007*
Palm Beach Shores	1,232	1,035	1,269	1,474	1,383	1,366	1,370
Mangonia Park	1,419	1,453	1,283	2,519	2,527	2,539	2,369
Lake Park	6,909	6,704	8,721	9,105	9,113	9,113	9,035
North Palm Beach	11,344	11,343	12,064	12,535	12,553	12,562	12,476
Palm Beach	9,719	9,814	9,676	9,662	9,735	9,706	9,744
Palm Beach Gardens	14,407	22,990	35,058	42,384	45,584	48,166	49,387
Riviera Beach	26,489	27,646	29,884	32,916	33,265	33,408	34,470
West Palm Beach	63,305	67,764	82,103	97,708	101,111	107,617	105,068
Palm Beach County		863,503	1,131,191	1,242,270	1,265,900	1,287,987	1,295,033

Sources: U.S. Department of Commerce, Bureau of Census

\* 2001-2004 Estimates: University of Florida, Bureau of Economic and Business Research  
Walter H. Keller, Inc.

Table 9 shows a population projection to the year 2020, which is considered build- out for the Town. The projected resident population of 1,480, 860 dwelling units has been modified since the 2006 EAR to reflect areawide population reductions and be consistent with Palm Beach County forecasts. Additional population growth for the Town beyond 2020 will be very limited without amendment of Future Land Use Plan densities.

**Table 9 - Population Projections (Revised)**

Year	<u>Permanent Residents</u>			<u>Seasonal Residents</u>			<u>Total</u>	
	Units	Persons per DU	Pop	Units	Persons per DU	Pop	Units	Pop
2000	697	1.82	1,269	474	1.60	758	1,171	2,027
2008	830	1.71	1,418	614	1.50	920	1,444	2,338
2010	830	1.71	1,420	614	1.50	921	1,444	2,341
2015	840	1.71	1,435	635	1.50	952	1,475	2,386
2020	860	1.72	1,480	655	1.50	983	1,515	2,463

Source: Walter H. Keller, Inc.

2000 US Census Population

2008 BEBR - University of Florida

2009 PBC Planning & Zoning

## **Transportation Element**

### **Existing Transportation**

The Town's Transportation System is comprised of local roadways and Palm Tran bus service. All the Town's roadways are two (2) lane and under the jurisdiction of the Town. There are no State Strategic Intermodal System (SIS) facilities or Palm Beach County transportation facilities within the Town since the Town is located on the barrier island and accesses the regional transportation system through the City of Riviera Beach.

The 2010 (existing) transportation system is provided in Figure 3. Ocean Drive, Inlet Way and Lake Drive are the Town's collector roadways. All other roadways are local streets. An existing sidewalk is located on the east side of Ocean Drive, the west side of Lake Drive and on the majority of the south side of Inlet Way. All Town collectors, Atlantic Avenue and Bamboo Road have 50 feet of right of way. All other streets have 40 feet of right of way. Palm Tran Route 30 provides bus service entering the Town southbound on Ocean Drive, continuing westbound on Inlet Way and exiting the Town northbound on Lake Drive. Bus stops are provided every two blocks. Route 30 operates with half hour weekday headways and hourly weekend headways. There are no major transit generators in the Town.

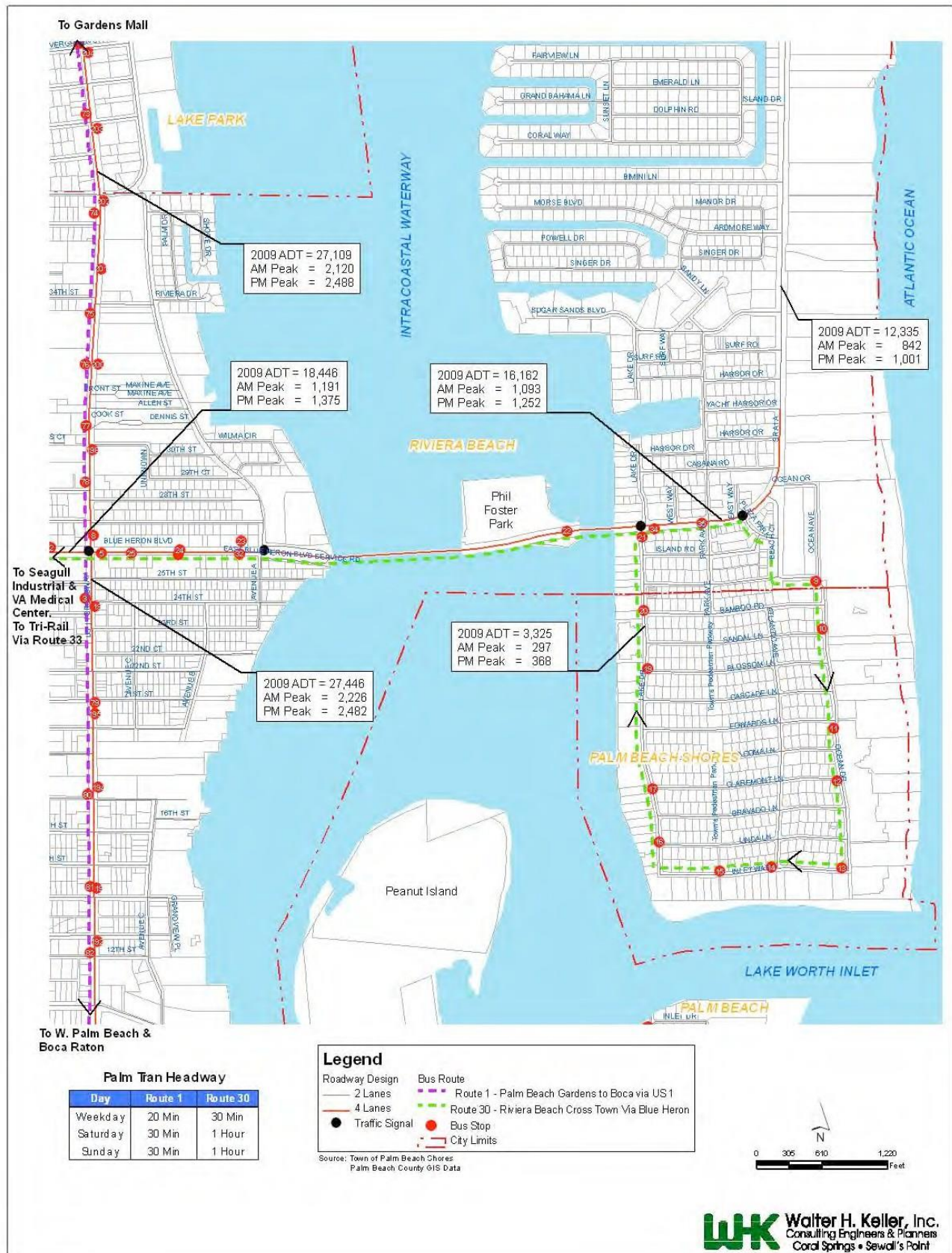
Access to the regional transportation system is provided by Ocean Drive/Plaza Park and Inlet Way through the City of Riviera Beach with signalized intersections on East Blue Heron Boulevard (SR A1A). Blue Heron Boulevard connects to the mainland west of the Intracoastal Waterway (as a four lanes) via the Intracoastal Waterway Bridge and north on the barrier island as two (2) lanes. Surrounding transportation facilities including traffic counts and bus routes are shown in Figure 4. Table 10 provides existing LOS.



Figure 3 – Existing Transportation Map



Figure 4 – Existing Surrounding Transportation Facilities



**Table 10 – Existing Roadway Peak Season Peak Hour LOS (new)**

Roadway	Location	2009 Pk Hour		Func Class	No. of Lanes	Sig per Mile	2009 LOS D Cap.	2009 Pk Hour LOS
		Dir	Vol					
A1A/Blue Heron Blvd	S of Harbor Dr	WB	653	U-PA	4	3.0	1,770	C
	N of Harbor Dr	NB	520	U-MA	2	1.5	1,960	B
Lake Dr	S of Blue Heron Blvd	SB	203	U-COLL	2	0.5	792	B

Source: FDOT 2009 LOS Manual  
Palm Beach County Traffic Div - 2009 Peak Season Counts  
Walter H. Keller, Inc.

### Future Transportation

There are no major transportation improvements programmed within the Town and the transportation system is expected to remain as it currently exists. The Town is planning to resurface and upgrade the collectors and local streets although definitive projects and time frame have not been determined. It is expected the missing segment of the Inlet Way sidewalk will be completed by 2020. The Town is also considering possible future sidewalks on other east – west streets and an Infrastructure Study may be scheduled to identify improvement needs for drainage, sidewalks, roadways, water and sewer.

The Palm Beach MPO 2010-2014 Transportation Improvement Program identifies improvements to SR A1A (Blue Heron Boulevard) that are currently underway. These projects include reconstruction of the Little Blue Heron Boulevard Bridge and resurfacing of the roadway from US1 to the Burnt Bridge to the north. Additionally, several on-going studies such as the South Florida East Coast Corridor Study are evaluating possible extension of Tri-Rail to the VA Hospital and or developing a northern extension to Jupiter.

The Palm Beach MPO 2035 Transportation Plan is the adopted long range transportation plan for Palm Beach County. The 2035 Cost Feasible Highway Plan does not propose any highway improvements in the Town. The 2035 Cost Feasible Transit Plan proposes increased local bus service, extension of Tri-Rail to the VA Hospital and the northern extension of commuter rail service to Jupiter along the FEC Railroad Corridor beginning

in West Palm Beach. The 2035 Cost Feasible Bicycle Plan proposes bicycle and sidewalk improvements to Blue Heron Boulevard in the vicinity of the Town.

Figure 5 depicts the 2020 Transportation Plan Map for the Town. Figure 6 identifies the 2030 traffic projections for the surrounding regional roadway network. Note the 2020 traffic volumes were obtained from the 2030 traffic assignment since the 2035 traffic assignment was not available. The 2020 Lake Drive traffic assignment was factored upward based on the 2020 total population estimate.

Table 11 provides the 2020 roadway LOS.

**Table 11 – 2020 Roadway Peak Season Peak Hour LOS (new)**

Roadway	Location	2020 Pk Hour		Func Class	No. of Lanes	Sig per Mile	2009 LOS D Cap.	2020 Pk Hour LOS
		Dir	Vol					
A1A/Blue Heron Blvd	S of Harbor Dr	WB	895	U-PA	4	3.0	1,770	C
	N of Harbor Dr	NB	597	U-MA	2	1.5	1,960	B
Lake Dr	S of Blue Heron Blvd	SB	230	U-COLL	2	0.5	792	B

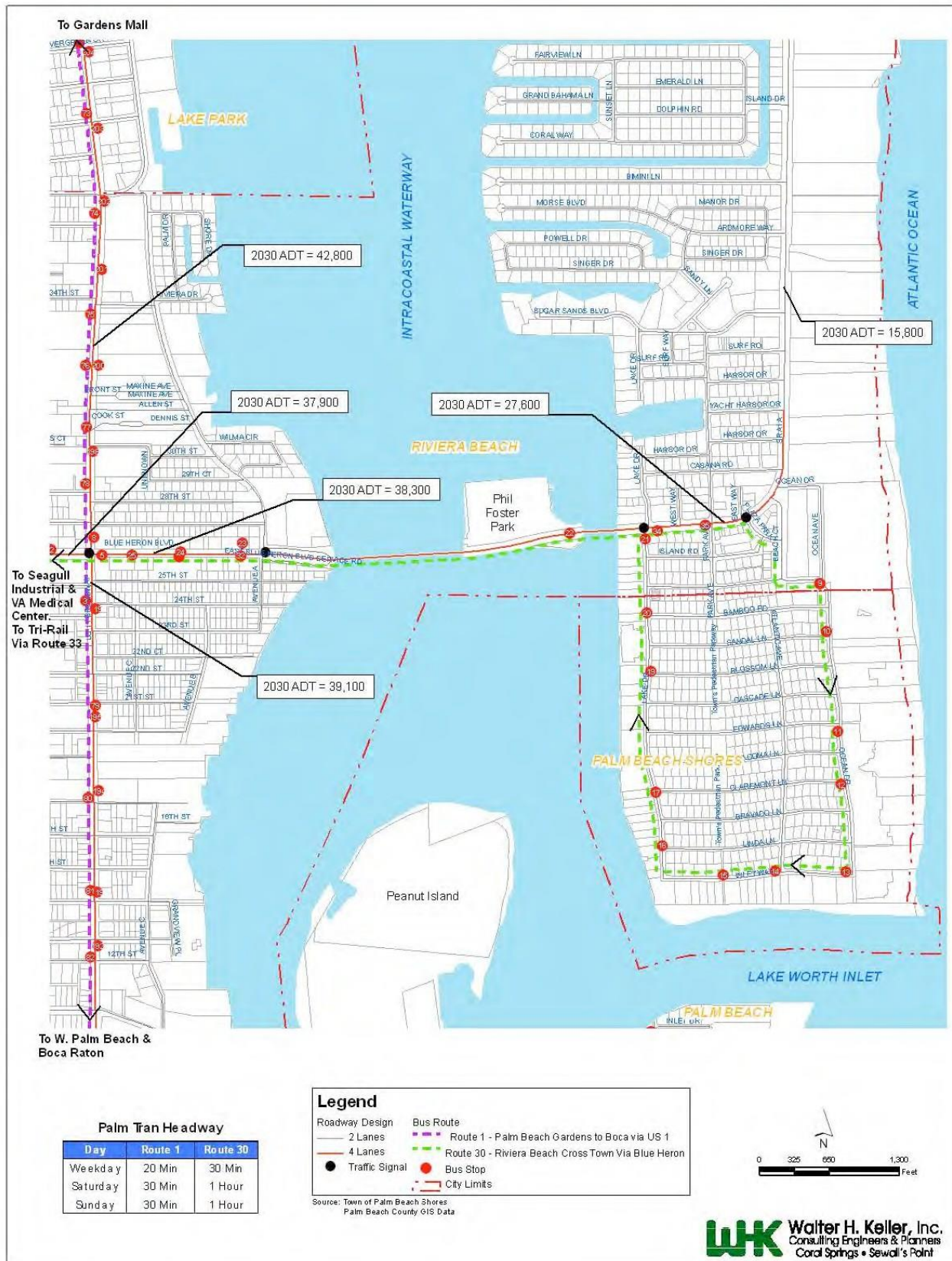
Source: FDOT 2009 LOS Manual  
Palm Beach County Traffic Div - 2009 Peak Season Counts  
Palm Beach County LRTP 2030, Palm Beach County MPO  
Walter H. Keller, Inc.



Figure 5 - 2020 Future Transportation Plan Map



Figure 6 – 2035 Surrounding Transportation Facilities



## **Greenhouse Gas Emissions**

According to the “Ecological Impacts of Climate Change” by the National Academy of Sciences (NAS), the world’s climate is changing, and it will continue to change throughout the 21st century and beyond. Rising temperatures, new precipitation patterns, and other changes are already affecting many aspects of human society and the natural world. A relatively rapid increase in temperature has been documented during the past century, both at Earth’s surface and in the oceans. The average surface temperature for Earth as a whole has risen some 1.3° Fahrenheit since 1850, the starting point for a global network of thermometers. If emission rates for greenhouse gases (which trap heat inside Earth’s atmosphere) continue on their current track, models indicate that the globe will be 4.3 to 11.5°F warmer by 2100 than it was in 1990.

The greenhouse effect is a natural phenomenon that is essential to keeping the Earth’s surface warm. Like a greenhouse window, greenhouse gases (GHG) allow sunlight to enter and then prevent heat from leaving the atmosphere. Water vapor (H<sub>2</sub>O) is the most important greenhouse gas, followed by carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), halocarbons and ozone (O<sub>3</sub>). Human activities, primarily burning fossil fuels, are increasing the concentrations of these gases, amplifying the natural greenhouse effect.

The warmer temperatures not only cause glaciers and land ice to melt (adding more volume to oceans) but also cause seawater to expand in volume as it warms. The global average sea level rose by just under .07 inches per year during the 20th century, but that number has risen to .12 inches per year since the early 1990s. Under a “business-as-usual” greenhouse gas emissions scenario, models indicate that sea levels could rise 2 feet or more by 2100 compared to 1990 levels.

The State of Florida with almost 1,350 miles of shoreline and the associated coastal population concentrations is particularly susceptible to rising sea levels associated with climate change. In response to the climate change threats, Governor Charlie Crist signed

three (3) Executive Orders on July 13, 2007 establishing immediate actions to reduce greenhouse gas emissions within Florida.

Total U.S. GHG emissions in 2008 were approximately 7,503 million metric tons of equivalent carbon dioxide according to the U.S. Energy Information Administration's "Emission of Greenhouse Gases in the United States 2008". The majority of the GHG emissions, approximately 81%, are attributable to energy related carbon dioxide. Of this U.S. energy GHG component, the conversion of energy to produce electricity accounts for about 41% of the end use, emissions from fuel use in transportation is approximately 33% and direct fuel use in homes and business is about 26%.

In 2005, Florida's gross GHG emissions from fossil fuel were also primarily attributable to power generation (electricity) at 42% and to transportation at 36% according to "Florida's Energy & Climate Change Action Plan" released on October 15, 2008. The report also indicates the direct use of fuel in the residential, commercial and industrial (RCI) sectors accounted for 6% of the State's gross GHG emissions. The State's GHG emissions in 2005 were approximately 4.9% of the total U.S. net GHG emissions. The State's population energy usage directly relates to the amount of GHG emissions.

The Governor's Executive Order 127 establishes GHG emission targets for 2017, 2025 and 2050. The 2050 GHG target reduces GHG emissions to 80% of the 1990 level. Improvements in the energy efficiency in new and existing buildings, using renewable resources and low-GHG energy sources to replace fossil fuels for producing electricity and heat and increasing distributed electricity generation based on combined heat and power are ways to reduce the electric GHG emissions. For the transportation sector, improvements in vehicle fuel efficiency, reducing the amount of single occupant vehicles, the use of low-GHG emission fuels and the reduction of total vehicle miles of travel can provide significant reductions in transportation GHG emissions.

The Town was awarded a State Energy Conservation Grant in 2010. The Grant will enable the Town to retrofit and upgrade existing Town buildings to be more energy



efficient.

Future GHG emissions can also be reduced in the Future Land Use Element by:

- Encouraging compact urban development and mixed use development;
- Requiring Smart Growth principals and or LEED Type certifications of new development;
- Encouraging pedestrian-friendly development and urban infill development; and,
- Encouraging design standards that support and improve connectivity of travel modes.

Factors where the Transportation Element can reduce future GHG emissions include:

- Providing modal alternatives to the single occupant vehicle such as bus and upgraded transit services, car pooling, van pooling, bicycle facilities and pedestrian facilities;
- Using travel demand management strategies to reduce vehicle miles of travel;
- Incorporating transportation system management strategies to reduce congestion and improve traffic flow; and,
- Improving traffic operations using various techniques such as traffic signal coordination, incident management systems and intersection improvements (turn lanes, roundabouts, etc.).

The Housing Element can reduce future GHG emissions by including:

- Energy efficiencies in the design and construction of new housing; and,
- Using renewable energy resources in new and existing housing.

The Conservation Element can reduce future GHG emissions by including:

- Analysis of the factors that affect energy conservation for existing, proposed and future land use patterns; and,
- Analysis of natural resource factors that affect energy conservation for undeveloped, rural, agriculture and green infrastructure.

## **Water Supply Facilities Work Plan**

### *Introduction*

The Town of Palm Beach Shores Water Supply Facilities Work Plan (WSFWP) identifies the water supply sources and facilities needed to serve existing and new development within the Town. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The Lower East Coast Water Supply Plan Update was approved by the South Florida Water Management District on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is August 15, 2008.

Residents of the Town of Palm Beach Shores obtain their water directly from the City of Riviera Beach, which is responsible for ensuring that enough capacity is available for existing and future customers.

The Town of Palm Beach Shores Water Supply Facilities Work Plan (hereinafter the Work Plan) will reference the initiatives already identified in each City's 10 year Water Supply Facilities Work Plan since the Town is a retail buyer. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Town of Palm Beach Shores Work Plan will have the same planning time schedule as the Riviera Beach's 10 year Work Plan.

The Town's Work Plan is divided into the following sections:

- Introduction;
- Statutory Basis
- Background Information
- Data and Analysis
- Work Plan Projects/Capital Improvement Element/Schedule
- Goals, Objectives, Policies

The major portion of the Town's Work Plan is provided in the Town's Support Document of the Comprehensive Plan as a sub element in the Infrastructure Element. The Goals, Objectives and Policies, however, are incorporated in the adopted portion of the Comprehensive Plan.

### *Statutory Basis*

#### History

The Florida Legislature enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

#### Requirements

The following highlights the statutory requirements:

Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]

- Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services, [s.163.3177(6)(a), F.S., effective July 1, 2005.] Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
- Ensure that adequate water supplies and facilities area available to serve new development no later than the date on which the local government anticipates

issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. [s.163.3180(2)(a), F.S., effective July 1, 2005.] This “water supply concurrency” is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).

- Revise the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the “Infrastructure Element”), within 18 months after the water management district approves an updated regional water supply plan, to:
  - A. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - B. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government’s jurisdiction [s. 163.3177(6)(c), F.S.]; and
  - C. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]

- Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
- To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177(6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167(13), F.S.]

- To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]
- Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191(2)(1), F.S.]

## *Background Information*

### Overview

The Town of Palm Beach Shores is located in Palm Beach County to the north of Palm Beach. More specifically, it is located on the southern tip of Singer Island, south of the City of Riviera Beach. The Port of Palm Beach is located across the Intracoastal Waterway (Lake Worth) to the west in Riviera Beach. To the south, across the Lake Worth Atlantic Ocean Inlet, is the Town of Palm Beach. The Ocean forms the eastern boundary i.e. the Town is on a barrier island. Figure 1, provided previously, illustrates the Town's location in Palm Beach County and adjacent municipalities.

The Town is 189.5 acres in size and is totally built out. The development pattern is entirely residential (single family and multi-family) and hotel/motel with the normal accessory uses thereto, including restaurants and marinas. There are about 1,450 dwelling units with a majority of them occupied by permanent residents compared to seasonal occupancy. The principal development project since the 1990 Comprehensive Plan preparation is the 334 unit Marriott time-share complex on the southeastern ocean-front. Town park facilities are located on the ocean beach, the Inlet and the north-south pedestrian "spine". Figure 2, provided previously, illustrates the Town location and street orientation in detail.

### Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the South Florida Water Management District (SFWMD) plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's Consumptive Use Permit Program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

## *Data and Analysis*

### Population Information

The Town's existing and future population figures from the Evaluation and Appraisal Report adopted in 2006 have been updated. Resident population is expected to increase to 1,420 in 2010 and 1,480 in 2020 per Palm Beach County 2009 population estimates. Because the Town is essentially built-out, future population growth will be minimal without land use plan amendments.

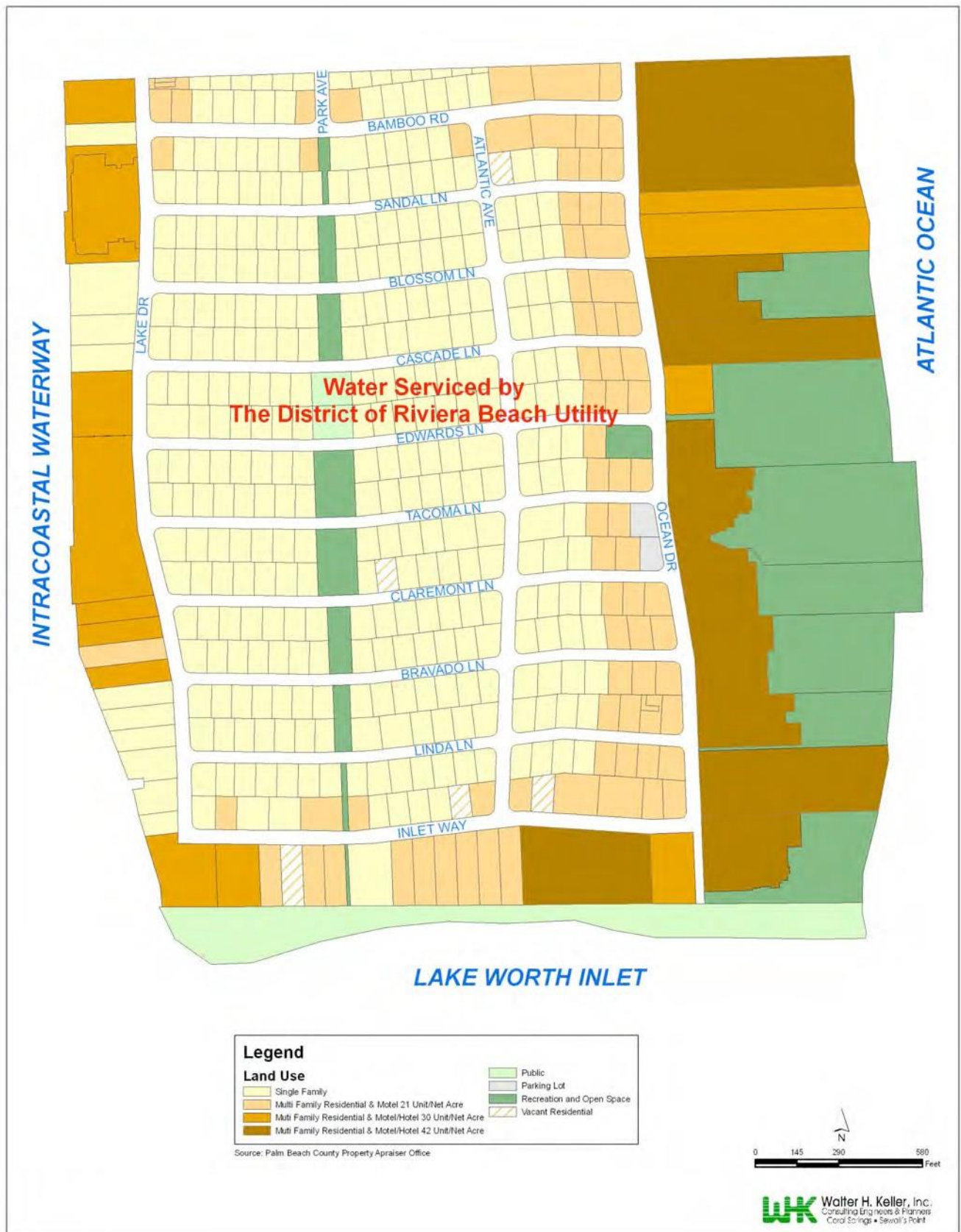
### Map of Current and Future Areas Served

The Town does not provide water but purchases water as a retail customer. The Town's water provider is the City Riviera Beach. A map depicting the Town boundaries is provided in Figure 7. Figure 7 also indicates the generalized land uses in the Town.

### Potable Water Level of Service Standard

The Level of Service Standard for potable water consumption according to the Town's Comprehensive Plan is 177 gallons per day per capita (gpdpc). Information from the Lower East Coast Water Supply Facility Work Plan 2005-2006 Update indicate the 2005 average LOS for Riviera Beach was approximately 206 gpdpc. The City of Riviera Beach's Comprehensive Plan utilizes a LOS for potable water of 177 gpcpd. This LOS is also incorporated into the City's Concurrency Management System and will be utilized by the Town for future projections. The Town will coordinate with the City of Riviera Beach on the City's LOS and revise the Town's LOS when new information is available.

**Figure 7 – Town Boundaries, Water Service Providers & Generalized Land Use**





## Population and Potable Water Demand Projections by Each Local Government or Utility

Table 12 below, provides information on population and water demand for the Town.

**Table 12 – Population & Water Supply Demands (Revised)**

Utility Service Area	Population Projections			Water Supply Demands (MGD)		
	2005	2010	2020	2005	2010	2020
Riviera Beach (TSA)	36,030	39,897	43,544	7.42	7.06	7.71
Riviera Beach (PBS Portion)	1,269	1,450	1,480	0.26	0.26	0.26

Source: Walter H. Keller, Inc.

2007 Update - LEC Water Supply Plan - SFWMD

2005 LOS based on LEC 2007 Update

2010 & 2020 LOS based on 177 gpgpd (Riviera Beach Comprehensive Plan LOS)

Notes: MGD - Million Gallons per Day

### Water Supply Provided by the Town of Palm Beach Shores

As noted previously, the Town does not provide water but purchases water as a retail customer. The Town's water provider is the City of Riviera Beach.

### Water Supply Provided by the City of Riviera Beach

The City of Riviera Beach's preliminary WSFWP (dated July 22, 2008) was utilized to provide general information on the Water Supply System. The City of Riviera Beach provides water service to the City of Riviera Beach, the Town of Palm Beach Shores and the Gramercy Park area west of the City. The total service area (TSA) for the City is approximately 9.5 square miles. The area west of the City is bounded by Military Trail on the east, 45<sup>th</sup> Street on the south, the Florida Turnpike on the west and Northern Palm Beach Water Control District Canal No. EPB-10.

The City's water treatment plant is located north of Blue Heron Boulevard and east of the Florida East Coast Railroad. The water treatment plant includes an air stripping system; three (3) upflow softener-clarifier units, sixteen (16) gravity filters, five (5) high service pumps and two (2) transfer pumps. The plant has a permitted capacity of 17.5 MGD. The City's water treatment plant is in good condition. The expected life of the facilities is indefinite with continued maintenance. The current level of service provided is more than adequate.

Currently, the City operates twenty-seven (27) wells. The eastern well field is located in the vicinity of the water treatment plant and comprises of 16 wells. An additional eleven (11) wells are located at the western well field, which is located in the Military Trail, 45<sup>th</sup> Street and Park Avenue area. There are no other wellfields within the City and future wellfields are not planned. Untreated raw water is transmitted to the water treatment plant through an 8.5 mile network of 6 inch and 30 inch water mains. The City has approximately 4.3 MGD of storage facilities including a 1 MGD facility on north Singer Island.

The City's Consumptive Water Use Permit (50-00460) limits current water withdrawals to 14.26 MGD per day on an average annual basis. Projections for demand show that the existing water treatment facilities should be adequate to serve the existing service area including anticipated growth, at least through 2020.

The City is responsible for the water distribution system maintenance, including the water distribution lines within the Town of Palm Beach Shores. The Town's water users are individually billed directly by the City, the same as City residents. In 2005, the Town's water demand represented approximately 3.5 percent of the City's demand. Because the Town is essentially built-out, the 2020 Town water demand is projected to be approximately 3.4 percent of the City's demand.

### Conservation

The City of Riviera Beach is working with the City of West Palm Beach to address and enforce violations associated with the East Central Region Water Reclamation Facility's industrial pre-treatment program. At the present time the City of Riviera has committed all of its effluent as reuse towards the FPL facility at 20 Mile Bend.

The Town will incorporate additional conservation provisions in the land development regulations. The Town will coordinate future water conservation efforts with the City of Riviera Beach and SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and

environmentally sensitive manner. The Town will continue to actively support its water service provider and the SFWMD in the implementation of new regulations or programs that are designed to conserve water during the dry season.

### Regional and County-wide Issues

The water reuse effort in the state is primarily led by utilities, local governments, the water management districts and state agencies. The intent of their efforts is to implement water reuse programs that increase the volume of reclaimed water used and promotes public acceptance of reclaimed water. In addition to the public and private efforts, there are two sections of the Florida Statutes (Secs.403.064(1) and 373.250(1) F.S.) that promote water reuse as a formal state objective. “These sections further conclude that water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., concludes, “reuse is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

The Town of Palm Beach Shores is in full support of the water reuse initiatives under consideration by the SFWMD and the City of Riviera Beach. While the availability of reuse water is not expected in the time horizon of the Town’s Water Supply Facility Work Plan, the Town will consider reuse implementation at Town facilities when reuse water is available.

### *Capital Improvements*

As noted previously, the Town does not provide water service but purchases water on a retail basis. According to the Riviera Beach 2010 Comprehensive Plan, the City will provide a Water Supply Plan including Utility Capital Plan.

## Capital Improvement Element

The Town's major source of revenue continues to be ad valorem taxes where approximately 75% of the Town's revenue is derived. Franchise taxes and intergovernmental revenue also provide approximately 12% of the Town's funding. Table 13 below summarizes the funding for FY 2009-2010. Historic revenue for the last 5 years is provided in Table 14. Note, some categories have been grouped to facilitate the table.

**Table 13 – Population & Water Supply Demands (New)**

Category	Revenue	% of Total
Total Ad Valorem Taxes	\$2,950,000	78.1%
Local Option Gas Taxes	\$36,501	1.0%
Franchise and Utility Taxes	\$251,963	6.7%
Licenses and Permits	\$74,250	2.0%
Intergovernmental Revenue	\$148,997	3.9%
Charges for Services	\$82,320	2.2%
Fines and Forfeitures	\$10,300	0.3%
Interest Earned	\$45,900	1.2%
Special Assessments	\$15,600	0.4%
Miscellaneous Revenue	\$4,000	0.1%
Other Financing Sources		0.0%
Fund Balances/Reserves	\$155,000	4.1%
<b>Total Estimated Revenues &amp; Balances</b>	<b>\$3,774,831</b>	<b>100.0%</b>

Source: Town of Palm Beach Shores, 2009-2010 Adopted Budget

Major expenditures of the Town continue to be law enforcement, public works (including roads, parks, community center and other) and EMS (including fire and public safety). Table 15 provides information on expenditures for the last 5 years.

The Town has updated many of the Town's park facilities and the community facility in recent years and needed capital improvements over the next 5 years are the Town's roadways. The Town has re-allocated existing funds into the roadway improvements. It is expected the roadway improvements will be completed over the next 3 years. The Town will also be implementing energy conservation upgrades at Town buildings as part of a State Energy Conservation Grant to be completed in 2011. Table 15 identifies the Town's 5 Year Capital Improvement Program.

**Table 14 – Population & Water Supply Demands (New)**

Fiscal Year Ending September	Ad Valorem Taxes		Franchise & Utilities Taxes		Local Option Gas Taxes		Impact Fees	
	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total
2010	2,950,000	78.1%	251,963	6.7%	36,501	1.0%		0.0%
2009	3,366,600	82.7%	282,329	6.9%	40,667	1.0%		0.0%
2008	3,567,200	81.4%	296,374	6.8%	44,480	1.0%	33,200	0.8%
2007	4,011,900	69.9%	248,132	4.3%	45,310	0.8%		0.0%
2006	3,018,755	60.0%	215,026	4.3%	42,671	0.8%	40,000	0.8%
<i>Average</i>	<i>3,382,891</i>	<i>73.5%</i>	<i>258,765</i>	<i>5.6%</i>	<i>41,926</i>	<i>0.9%</i>	<i>36,600</i>	<i>0.8%</i>
Fiscal Year Ending September	Intergovernmental Revenue		Misc. Revenues & Other Financing Sources*		Licenses & Permits Fees		Fines/Forfeitures & Other Charges Services	
	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total
2010	148,997	3.9%	19,600	0.5%	74,250	2.0%	92,620	2.5%
2009	165,213	4.1%	19,200	0.5%	87,300	2.1%	59,750	1.5%
2008	171,646	3.9%	25,120	0.6%	68,430	1.6%	58,100	1.3%
2007	523,298	9.1%	77,450	1.3%	218,950	3.8%	55,100	1.0%
2006	525,320	10.4%	175,100	3.5%	116,300	2.3%	46,800	0.9%
<i>Average</i>	<i>306,895</i>	<i>6.7%</i>	<i>63,294</i>	<i>1.4%</i>	<i>113,046</i>	<i>2.5%</i>	<i>62,474</i>	<i>1.4%</i>
Fiscal Year Ending September	Interest Revenue		Fund Balance/ Reserves		Total Yearly Revenue			
	Revenue	% of Total	Revenue	% of Total				
2010	45,900	1.2%	155,000	4.1%	3,774,831			
2009	49,000	1.2%		0.0%	4,070,059			
2008	72,500	1.7%	46,009	1.0%	4,383,059			
2007	53,500	0.9%	505,159	8.8%	5,738,799			
2006	23,020	0.5%	829,847	16.5%	5,032,839			
<i>Average</i>	<i>48,784</i>	<i>1.1%</i>	<i>384,004</i>	<i>8.3%</i>	<i>4,599,917</i>			

Source: Town of Palm Beach Shores, Adopted Budget 2006 - 2010

Notes: \* - Special Assessments are included in Year 2009 & 2010.

**Table 15 – Population & Water Supply Demands (New)**

Fiscal Year Ending September	Law Enforcement		EMS, Fire & Public Safety		Building & Code Enforcement		Administration & Legislative	
	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total
2010	1,160,558	30.7%	790,975	21.0%	118,250	3.1%	455,611	12.1%
2009	1,330,601	32.7%	725,662	17.8%	124,260	3.1%	451,357	11.1%
2008	1,327,108	30.3%	801,791	18.3%	126,141	2.9%	463,886	10.6%
2007	1,374,733	24.0%	815,438	14.2%	140,711	2.5%	446,035	7.8%
2006	1,208,809	24.0%	790,849	15.7%	108,231	2.2%	420,930	8.4%
<i>Average</i>	<i>1,280,362</i>	<i>27.8%</i>	<i>784,943</i>	<i>17.1%</i>	<i>123,519</i>	<i>2.7%</i>	<i>447,564</i>	<i>9.7%</i>
Fiscal Year Ending September	Public Works, Roads Parks & Other*		Debt Service & Contingencies		Solid Waste & Sewer Service		Total Yearly Expenditures	
	Revenue	% of Total	Revenue	% of Total	Revenue	% of Total		
2010	688,334	18.2%	362,503	9.6%	198,600	5.3%	3,774,831	
2009	735,566	18.1%	479,913	11.8%	222,700	5.5%	4,070,059	
2008	907,500	20.7%	608,529	13.9%	148,105	3.4%	4,383,060	
2007	2,544,578	44.3%	288,608	5.0%	128,696	2.2%	5,738,799	
2006	2,080,835	41.3%	304,578	6.1%	118,607	2.4%	5,032,839	
<i>Average</i>	<i>1,391,363</i>	<i>30.2%</i>	<i>408,826</i>	<i>8.9%</i>	<i>163,342</i>	<i>3.6%</i>	<i>4,599,918</i>	

Source: Town of Palm Beach Shores, Adopted Budget 2006 - 2010

Notes: \* - Also includes: Legal Counsel, Comprehensive Plan, Beach, Community Center and Risk Management.

#### **IV. MAP SERIES**

The Comprehensive Plan of the Town of Palm Beach Shores includes the following maps:

- Figure 8 – 2020 Future Land Use Map
- Figure 9 –Soils Map; and,
- Figure 10 –Flood Map.

While the Town is adjacent to the Atlantic Ocean and shoreline beach area, the Lake Worth Inlet and the Intracoastal Waterway, there are no wildlife habitats within the Town. The Coastal High Hazard Area (CHHA) is included on the Future Land Use Map.

**Figure 8 – 2023 Future Land Use Map (Revised)**

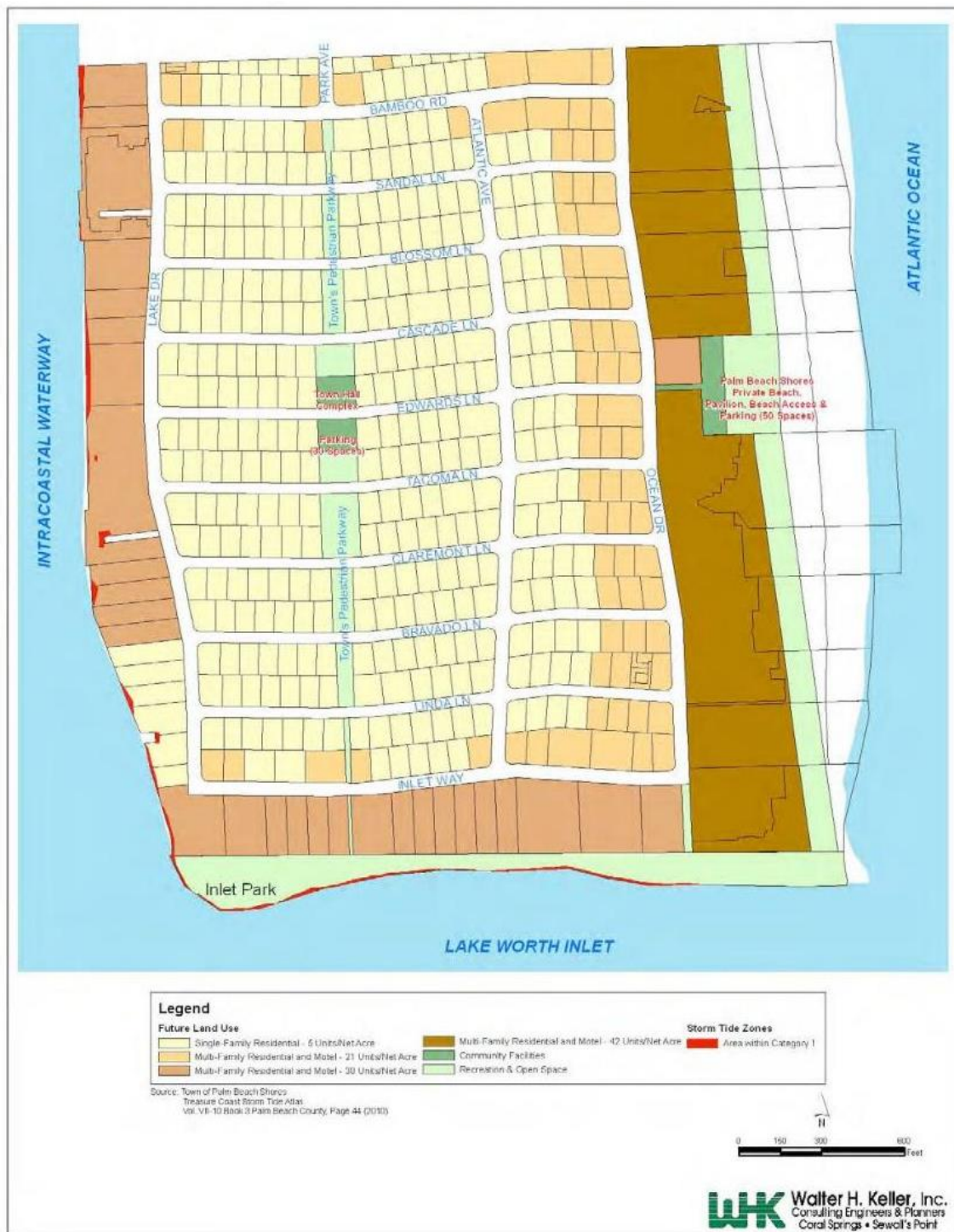
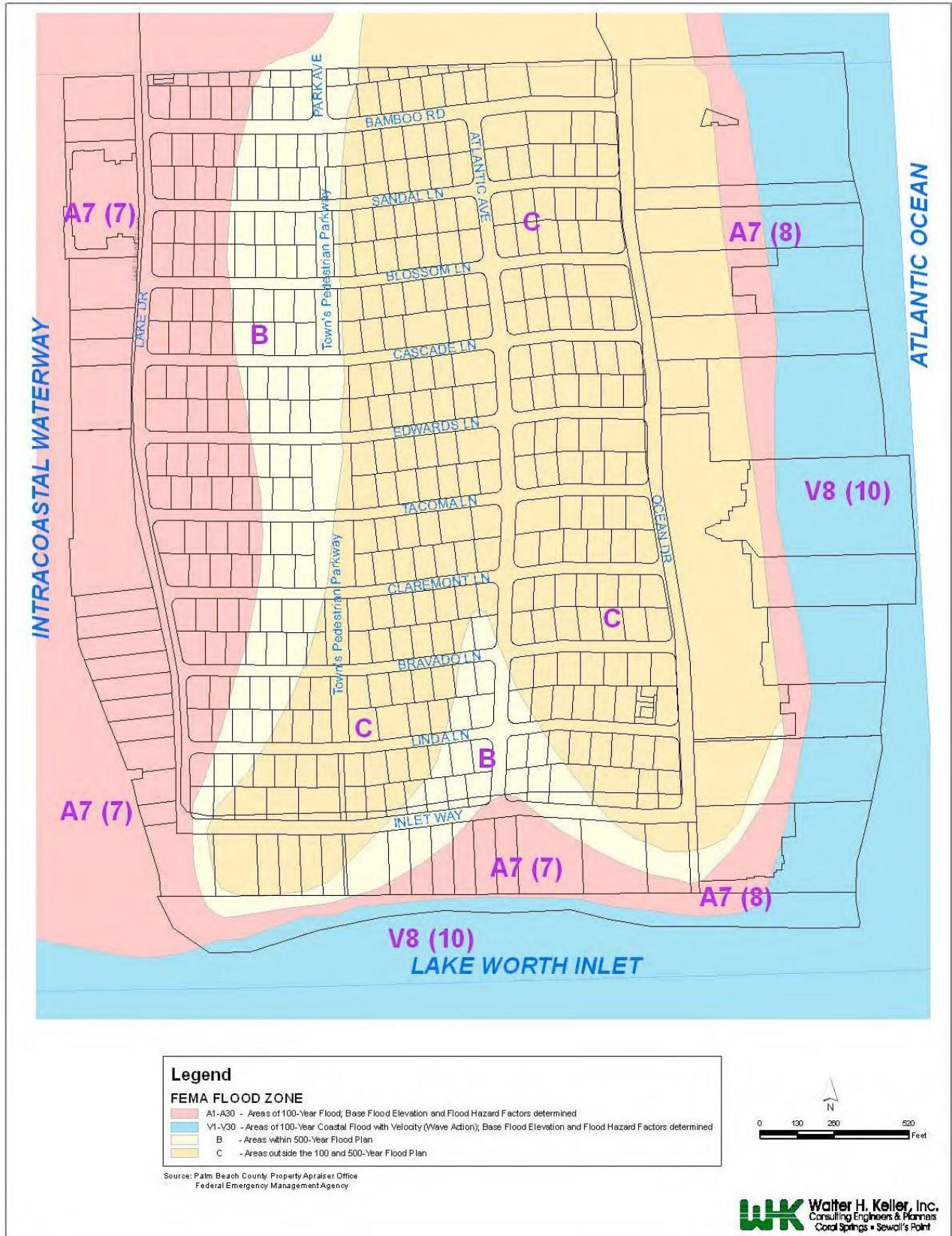




Figure 9 –Soils Map



**Figure 10 –Flood Map**



## V. CAPITAL IMPROVEMENT IMPLEMENTATION

### Five-Year Schedule of Capital Improvements

Table 16 shows the projects planned for implementation during the 2011 – 2015 period together with estimated costs and revenue sources.

**Table 16 – 5 Year Capital Improvement Program (New)**

Town of Palm Beach Shores Type of Improvement	Date (FY)	Capital Cost (1,000)	Funding Source
Energy Cons Bldg Upgrades	2011	250	State Grant/Town
Resurface & Upgrade Town Roads	2011	150	Town
Resurface & Upgrade Town Roads	2012	200	Town
Resurface & Upgrade Town Roads	2013	150	Town
5 Yr Capital Improvement Total		750	

Source: Walter H. Keller, Inc.

### Programs

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:

1. Begin the annual capital programming and budgeting process including development of project selection criteria.
2. Conduct engineering or other studies to pinpoint-the cost and timing of the other potential deficiencies.
3. Make appropriate amendments to the development code to assure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing.

## **VI. MONITORING, UPDATING AND EVALUATION PROCEDURES**

### **1. Citizen Participation:**

In conjunction with the plan amendment cycles, the Planning and Zoning Board shall annually conduct a public workshop on the Comprehensive Plan. A status report shall be provided by the staff and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story/announcement. The Board will then submit a report on the status of the Plan, to the Town Manager and Town Commission. This report may be accompanied by recommended amendments, using the normal amendment process.

### **2. Data and Objectives Update:**

As a part of the annual workshop, pertinent measurable objectives will be the subject of review and comment by the persons preparing the status report. In addition, the Town will review appropriate Palm Beach County publications and the U.S. Census data, as they become available; pertinent data shall be included in the report.

### **3. Seven Year Review:**

The Town Manager shall designate the person responsible for preparation of the 7-year Evaluation and Appraisal Report in conformance with statutory requirements and with special emphasis on the success of achieving the goals, objectives and policies. The report will pinpoint obstacles to plan implementation.

### **4. Revised Objectives and Policies:**

The Town staff prepares draft amendments to the goals, objectives and policies based upon the above, focusing on the appropriate period. The citizen participation

procedures used in preparing the 1988 Plan (plus any future modifications there to) shall be used in preparing recommendations for amendments to the 1988 Comprehensive Plan.

5. Annual Update of Capital Improvements Element:

The Town should annually update the capital improvements element as required by state law and the policies of this comprehensive plan.