



**Mayor Alan Fiers**  
**Vice Mayor -Tracy Larcher**

Commissioner Vacant  
Commissioner Roby DeReuil  
Commissioner Steven Smith

Town Treasurer Darlene Hopper  
Town Attorney Keith Davis  
Town Clerk Jude M. Goudreau

**PLEASE NOTE: THIS MEETING IS ALSO CONDUCTED USING COMMUNICATION MEDIA TECHNOLOGY**  
Meeting link:

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m9d9a8d04378703d8964f1a1e0743c2c2> Meeting number: 2634 399 6892 Password: 0122

Join by phone +1-408-418-9388 United States Toll Access code: 263 439 96892

## **AGENDA**

### **1) CALL TO ORDER**

- Pledge of Allegiance
- Roll Call

### **2) APPROVAL OF MEETING AGENDA**

(Additions, substitutions, deletions)

### **3) APPROVAL OF CONSENT AGENDA**

- Commission Meeting Minutes November 27, 2023
- Special Commission Workshop Minutes December 4, 2023
- Special Commission Workshop Minutes December 5, 2023
- Commission Meeting Minutes December 11, 2023
- Special Commission Meeting Minutes January 8, 2024
- Special Event Permit 2024-01, Amelia Ostrosky, 60 people, Community Center, March 2, 2024, fees are paid.
- Special Event Permit 2024-02, Steven Smith, 53 people, Community Center, February 23, 2024. Deposit paid.
- Resolution R-2-24

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, APPOINTING A TOWN RESIDENT TO SERVE AS A COMMISSIONER IN ORDER TO FILL A CURRENT VACANCY ON THE TOWN COMMISSION CAUSED BY THE RESIGNATION OF COMMISSIONER MARK WARD; SAID APPOINTMENT TO CONTINUE FOR THE REMAINDER OF THE CURRENT VACANT UNEXPIRED TERM AND UNTIL A SUCCESSOR SHALL BE ELECTED AND QUALIFIED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

### **4) AGREEMENTS:**

- Statewide Mutual Aid Agreement for SERP Deployments.

**5) ORDINANCES:**

**ORDINANCE NO. O-6-23- First reading**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS. AT ARTICLE III. BUILDING STANDARDS. TO ADD ENTIRELY NEW SEC. 14-109. – TIME SCHEDULE FOR COMPLETION OF CONSTRUCTION PROJECTS. TO ESTABLISH MAXIMUM TIMELINES FOR THE COMPLETION OF CONSTRUCTION PROJECTS IN TOWN; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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 AND FENCE HEIGHT NECESSARY TO SCREEN NEIGHBORING PROPERTIES 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.

**ORDINANCE NO. O-8-23- Second Reading**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 62. STREETS, SIDEWALKS AND OTHER PUBLIC PLACES., ARTICLE I. IN GENERAL. BY ADDING AN ENTIRELY NEW SECTION 62-4. TO BE TITLED “REQUIREMENTS FOR DISTURBING, CUTTING INTO, DIGGING UP, DRILLING, BORING UNDER, OR EXCAVATING ANY PUBLIC STREET.” PROHIBITING THE CUTTING INTO OF NEWLY PAVED/REPAVED ROADS WITHIN THE TOWN FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF THE PAVING/REPAVING, PROVIDING EXCEPTIONS, PROVIDING A PERMIT PROCESS FOR WORK SPECIFICALLY IMPACTING TOWN ROADWAYS, AND SETTING FORTH REQUIRED ENGINEERING SPECIFICATIONS FOR ALL PAVING AND REPAIR OF IMPACTED ROADWAYS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 62 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**6) RESOLUTIONS:**

**RESOLUTION NO. R-1-24**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, EXPRESSING OPPOSITION TO RECENT CHANGES TO STATE LAW REQUIRING ELECTED MAYORS AND GOVERNING BODY MEMBERS OF MUNICIPALITIES TO COMPLETE AND FILE THE FORM 6 “FULL DISCLOSURE OF FINANCIAL INTERESTS” AS OF JANUARY 1, 2024; AUTHORIZING THE TOWN TO JOIN ANY FUTURE COORDINATED POLITICAL OR LEGAL EFFORTS WITH OTHER GOVERNMENTAL ENTITIES TO RESCIND, REVISE OR OTHERWISE CHALLENGE THIS REQUIREMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**RESOLUTION NO R-3-24**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, APPOINTING AN ALTERNATE MEMBER OF THE PLANNING AND ZONING BOARD TO SERVE AS A REGULAR MEMBER IN ORDER TO FILL A CURRENT VACANCY ON THE REGULAR BOARD CAUSED BY A BOARD MEMBER RESIGNATION; FURTHER APPOINTING A NEW ALTERNATE MEMBER IN ORDER TO FILL THE VACANCY CREATED BY THE ABOVE REFERENCED APPOINTMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- Letter of Interest Anastasia Karloutsos
- Letter of Interest Janet Kortenhaus

**7) OATH OF OFFICE**

- Swear in New Board Members

**8) DEPARTMENT AND BOARD REPORTS:**

**Financial Reports:**

- December 2023 Fiscal Report- Darlene Hopper

**Staff Reports:**

- Sheriff's Department.
- Fire Department.
- Public Works.
- Town Clerk.
- Planning and Zoning Chairman.
- Town Attorney.

**9) COMMISSION REPORTS**

**Mayor Fiers**

- Road Paving Project
- Community Center Kitchen Renovation
- AT&T
- Sea Spray

**10) DISCUSSION ITEMS:**

- Discuss Required Update to Comp Plan.  
EAR Memo, Reline Copy, Clean Copy

**11) OTHER BUSINESS:**

- Appoint Secondary Special Magistrate: Tanya M. Earley

**12) PUBLIC COMMENTS:**

**You must state your name for the record.** Limit, 3 minutes per speaker, one time per topic.

**13) ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission 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.

Monday, November 27, 2023  
7 pm.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor -Vacant**

Commissioner Tracy Larcher  
Commissioner Brian Tyler  
Commissioner Brian Mark Ward

Town Attorney Keith Davis  
Town Treasurer Darlene Hopper  
Town Clerk Jude M. Goudreau

### **Regular Commission Meeting** **Minutes**

#### **CALL TO ORDER**

Mayor Fiers called the meeting to order at 7:00 pm. Those present were Mayor Alan Fiers, Vice Mayor Tracy Larcher, Commissioner Brian Tyler, Commissioner Mark Ward (Webex), Commissioner Steve Smith, and Town Treasurer Darlene Hopper. Also in attendance were PBSO Sgt. Steve Langevin, Public Works Director Alan Welch, and Town Attorney Keith Davis.

#### **APPROVAL OF MEETING AGENDA**

**Motion:** Commissioner Brian Tyler made a motion to approve the agenda.

**Second:** Commissioner Steve Smith seconded the Motion.

**Vote:** Motion passed 5-0

#### **APPROVAL OF CONSENT AGENDA**

Commission Meeting Minutes, October 23, 2023.

Special Commission Meeting Minutes November 6, 2023

Special Permit- Fishing Tournament- Sailfish Marina. January 17-21, 2024, 200 participants, from 10 am- 2 pm, fees paid, insurance provided.

**Motion:** Commissioner Brian Tyler made a motion to approve the Consent Agenda.

**Second:** Commissioner Steve Smith seconded the Motion.

**Vote:** Motion passed 5-0

#### **DEPARTMENT AND BOARD REPORTS**

##### **Financial Reports:**

Darlene Hopper, Town Treasurer, presented the financial report for September 2023, the Fiscal Year End Report, and Budget Amendment #3 and answered the Commissioner's questions.

**Motion:** Commissioner Brian Tyler made a motion to approve the FY22-23 end-of-the-year report.

**Second:** Commissioner Steve Smith seconded the Motion. Motion passed 5-0.

Attorney Keith Davis read by title only Resolution R-12-23, a resolution amending the operating budget for Fiscal Year 22-23.

Mrs. Hopper presented the amendments to the Commission.

**Motion:** Commissioner Smith made a motion to approve the Resolution.

**Second:** Commissioner Larcher seconded the Motion. Motion passed 5-0.

Attorney Davis read by title only Resolution R-13-23, a resolution amending its operating budget for Fiscal Year 23-24.

**Motion:** Commissioner Tyler made a motion to approve the Resolution.

**Second:** Commissioner Smith seconded the Motion. Motion passed 5-0.

Mrs. Hopper presented the October Financial Report and answered the Commissioner's questions.

**Motion:** Commissioner Tyler made a motion to approve the October Financial Report.

**Second:** Commissioner Smith seconded the Motion. Motion passed 5-0.

Mrs. Hopper presented the Fund Balance Assignments.

**Motion:** Commissioner Tyler made a motion to approve the Fund Balance Assignments.

**Second:** Commissioner Larcher seconded the Motion. Motion passed 5-0.

Mrs. Hopper presented the Capital Asset Disposal Report.

**Motion:** Commissioner Tyler made a motion to approve the report.

**Second:** Commissioner Smith seconded the Motion. Motion passed 5-0.

**Motion:** Commissioner Tyler made a motion to approve the September 2023 Financial Report.

**Second:** Commissioner Ward seconded the Motion. Motion Passed 5-0.

Commissioner Larcher asked for a full fund balance report. Mrs. Hopper will send the report to each Commissioner and answer any questions at next December's meeting.

### **Staff Reports:**

**Sheriff's Department:** PBSO Sgt. Langevin gave an overview of his written monthly report and statistics and provided details about the arrests made in Town; the report shows no arrests, but there were two. The Halloween event went well; the Sheriff's Office Dog Unit was also there. They have reactivated the Emergency Notification Program; he will give details in the Newsletter; the program is very simple to sign up for, the program will give the deputies respond to home information that you provide to contact someone in case of an emergency, and you're not able to. Sgt. Langevin commented on the bike thefts in the area and the recent events they covered. Toys for Tots will be collected until December 15, 2023, at PBSO District 20's lobby.

Commissioner Tyler asked about the light at Lake and Blue Heron. Sgt. Langevin will check into it again. Commissioner Ward asked how to get their names on the Emergency Contact Program. Sgt. Langevin said that you can email him directly.

**Fire Department:** Chief Steedman reviewed statistics and training hours. Chief Steedman has recently added an EMS Calls report to his monthly review. A brief discussion ensued regarding the EMS billing. Mayor Fiers said that the Town will pass ours when Riviera Beach passes its fee schedule. Chief Steedman thanked the POA for the hands-on training on fire extinguishers. Commissioner Larcher questioned EMS Statistics and would like to see the report reflect a month at a time for each month.

**Public Works:** Director Welch updated the Commissioners on the Community Center renovations, the Tidal Value Project, the Watermain Project, Street Repairs, Outfall Pipes, the beach restrooms, and Street Light repairs. Director Welch said that an unnamed storm came through, causing damage at the Inlet; he contacted Phillips and Jordan for debris removal; he will be making repairs in-house and will follow up to see if the money spent on cleanup will be reimbursable from FEMA. CR Dunn will be installing the new light poles soon. Director Welch answered the Commissioner's and the Public's questions.

### **COMMISSION REPORTS:**

Mayor Fiers updated the following projects.

**Road Project:**

**SeaSpray Property:**

**DISCUSSION:** No additional discussion items.

**ADJOURNMENT:**

**Motion:** Commissioner Tyler made a motion to adjourn the meeting.

**Second:** Commissioner Ward seconded the Motion. Motion passed 5-0.

The meeting was adjourned at 8:34 pm.

Approved this **22nd** day, Day **January** 2024.

ATTEST:

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

\_\_\_\_\_  
Jude M. Goudreau, Town Clerk

(Seal)

Monday, December 4, 2023  
4 pm.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor - Tracy Larcher**

Commissioner Brian Tyler

Commissioner Steven Smith

Commissioner Mark Ward

Town Clerk Jude M. Goudreau

---

**Special Commission Workshop**  
**Minutes**

**CALL TO ORDER**

Mayor Fiers called the meeting to order at 4:04 pm. Those present were Mayor Alan Fiers, Vice Mayor Tracy Larcher, Commissioner Brian Tyler, Commissioner Mark Ward, and Commissioner Steve Smith (via Webex).

Introduction: Mayor Fiers Introduced himself and the Commissioners.

The Commissioner and Mayor interviewed the first Candidate Richard Reade from 4:07 p.m. until approximately 5:00 pm.

Introduction:

The Commissioner and Mayor interviewed the second Candidate Larry Tibbs from 5:02 p.m. until approximately 5:38 pm.

The meeting was adjourned at 5:38 pm.

Approved this **22nd** day, Day **January** 2024.

ATTEST:

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

\_\_\_\_\_  
Jude M. Goudreau, Town Clerk

(Seal)

Monday, December 5, 2023  
4 pm.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor - Tracy Larcher**

Commissioner Brian Tyler

Commissioner Steven Smith

Commissioner Mark Ward

Town Clerk Jude M. Goudreau

**Special Commission Workshop-Interviews**  
**Minutes**

**CALL TO ORDER**

Mayor Fiers called the meeting to order at 4:00 pm. Those present were Mayor Alan Fiers, Vice Mayor Tracy Larcher, Commissioner Brian Tyler, Commissioner Mark Ward, and Commissioner Steve Smith (via Webex).

Introduction: Mayor Fiers Introduced himself and the Commissioners.

The Commissioner and Mayor interviewed the first Candidate Howard Brown from 4:01 p.m. until approximately 4:55 pm.

Introduction:

The Commissioner and Mayor interviewed the second Candidate Mark Kutney from 4:55 p.m. until approximately 5:32 pm.

Discussion:

There was a brief discussion regarding the next steps. Mayor Fiers feels it's best to have each Commission think it over, rank their choices and bring it to the Commission Meeting on Monday evening for an official vote. Commissioner Tyler commended Lake Park's Town Manager for his ideas and help throughout the hiring committee. Commissioner Tyler said an essential aspect of the hiring will depend on who the mayor is comfortable working with. Commissioner Larcher commented that all four candidates are good candidates, and he feels confident they can pick from the four candidates they interviewed. Mayor Fiers asked the Commission if they wanted to expand and interview two more candidates that the committee recommended. By Consensus, they do not. Commissioner Ward hopes that the mayor will embrace one of the candidates, hopefully, work with them, and lessen the workload on the mayor. The Clerk was directed to start the background checks on all four interviewed candidates. There was further discussion regarding the salary and compensation package; along with the contract, the mayor will direct the town attorney to draft a contract.

The official vote will be on Monday December 11, 2023.

**ADJOURNMENT:**

**Motion:** Commissioner Tyler made a motion to adjourn the meeting.

**Second:** Commissioner Larcher seconded the Motion. Motion passed 5-0.

The meeting was adjourned at 5:50 pm.

Approved this **22nd** day, Day **January** 2024.

ATTEST:

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

\_\_\_\_\_  
Jude M. Goudreau, Town Clerk

(Seal)



Monday, December 11, 2023  
7 pm.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor -Vacant**

Commissioner Tracy Larcher  
Commissioner Brian Tyler  
Commissioner Brian Mark Ward

Town Attorney Keith Davis  
Town Treasurer Darlene Hopper  
Town Clerk Jude M. Goudreau

**Regular Commission Meeting**  
**Commission Workshop**  
**Minutes**

**CALL TO ORDER**

Mayor Fiers called the meeting to order at 7:00 pm. Those present were Mayor Alan Fiers, Vice Mayor Tracy Larcher, Commissioner Brian Tyler, Commissioner Mark Ward (Webex), Commissioner Steve Smith, and Town Treasurer Darlene Hopper. Also in attendance were PBSO Sgt. Steve Langevin, Public Works Director Alan Welch, and Town Attorney Keith Davis.

**APPROVAL OF MEETING AGENDA**

**Motion:** Commissioner Brian Tyler made a motion to approve the agenda.

**Second:** Commissioner Mark Ward seconded the Motion.

**Vote:** Motion passed 5-0

**RESOLUTIONS:**

**R-7-23**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, PROVIDING AN UPDATED AND REVISED COMPREHENSIVE SCHEDULE OF FEES AND CHARGES FOR SERVICES PROVIDED BY THE TOWN; PROVIDING THAT THE TOWN'S REVISED SCHEDULE OF FEES AND CHARGES SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES AT THE TOWN HALL DURING REGULAR BUSINESS HOURS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attorney Keith read by title only the resolution that adopts Riviera Beach's fee schedule for EMS Services provided to the Town.

Commissioner Larcher commented that our fee schedule should be titled as adopted by "Riviera Beach Fees."

Commissioner Tyler questioned if there were any other changes to the fee schedule.

**Motion:** Commissioner Mark Ward made a motion to approve the resolution.

**Second:** Commissioner Steven Smith seconded the Motion.

**Vote:** Motion passed 5-0

**DEPARTMENT AND BOARD REPORTS**

**Financial Reports:**

Darlene Hopper, Town Treasurer, presented the financial report for November 2023 (attached to the agenda).

Discussion of Reserve Fund as requested by Commission. Mrs. Hopper provided a report on the reserve fund and answered the Commissioner's questions. Commissioner Tyler questioned if the revenue was directed to the higher-interest accounts. Commissioner Ward questioned checks written to CR Dunn for light poles versus the money received from the insurance company.

**Motion:** Commissioner Brian Tyler made a motion to approve the FY22-23 end-of-the-year report.

**Second:** Commissioner Mark Ward seconded the Motion. Motion passed 5-0.

### **Staff Reports:**

**Sheriff's Department:** PBSO Sgt. Langevin gave an overview of his written monthly report and statistics and provided details about the arrests made in Town. There were over 100 traffic stops, most on Lake, because of the stop signs. Bamboo is now paved and is a problem with speeding. Sgt. Langevin is borrowing the traffic speed trailer from the Town of Lake Park to determine when the infractions are occurring, and he will increase the deputies and enforcement. There was a brief discussion regarding the speed limits and reducing them. There were three bicycle thefts this past month; one at the beach parking lot was captured on cameras, but unfortunately, it didn't identify the suspect. Sgt. Langevin said the lighting of the Menorah was well attended and the service was very nice. There will be a marathon on December 24, 2023, that the deputies will man. Sgt. Langevin answered the Commissioner's questions.

**Fire Department:** Chief Steedman reviewed statistics and training hours. Chief Steedman commended one of the Lifeguards for saving three individuals in one rescue.

The Fire Department responded to a call for a boat in distress; upon arrival, it was an abandoned boat that washed up against the rocks on our side of the inlet. Unfortunately, the Town will be responsible for removing the boat. Chief Steedman and Public Works Director Alan Welch have contacted numerous agencies for assistance. The vessel is not towable, and they are working to remove it.

The Department will be conducting the Santa Delivers service again this year. There will be an email going out with information on how to participate. Firefighter Robbie Villagomez is trying to obtain a grant to replace aging AEDS.

The Chief answered the Commissioner's questions. Commissioner Larcher asked the name of the lifeguard who rescued the three individuals in one rescue; Chief Steedman responded that it was Roby Locy.

There was a brief discussion amongst the Commission on the number of calls for service, the types of calls Riviera Beach responds to, and the end-of-year billing.

**Public Works:** Director Welch updated the Commission on removing the abandoned boat; he has reached out to Phillips and Jordan to obtain pricing. He also updated the Commissioners on the Following: Street paving and Stop Signs, The Street Light Repairs by CR Dunn, the new LED Lights, and the Beach Woman's Bathroom; they are waiting on the tiles for the floor to complete the project. He thanked Chief Steedman for the FD locking the doors after the lifeguards leave for the day. Community Center Renovations and the hood installation have delayed the project, and the project should now be completed by the first week of January; he thanked everyone for their patience. Director Welch answered the Commissioner's and the Public's questions.

**Town Clerk:** The Town Clerk reminded everyone that there will be an election this year; the Town had three candidates for two seats. Steven Smith, appointed in September to fill Scott McCranell's seat, Kathleen McGahran and Austin Mottinger are running for the two commission seats. Regular and alternate seats are also available for the Planning and Zoning Board.

### **COMMISSION REPORTS:**

Mayor Fiers updated the following projects: Road Paving Project, Mayor Fiers provided an updated financial report on the Road Project Funds. Now that Bamboo and Edwards have been completed and

paid for, the estimate was higher than the actual costs, showing a savings of approximately \$98,797.00. The Mayor said looking forward; they are having an issue with the Lake Drive and Bravado Lane drainage. They have brought in a specialist who deals with electrical and utility conduit, costing approximately \$225,000.00, which will absorb the \$98,797.00. If they do not use the contingencies coming forward for Lake Drive, the project will end with a positive. The Mayor will keep the Commissioners updated. Drainage work is scheduled to start next week. Concrete work will be finished this week.

Sea Spray. The internal demolition has begun. They will have a company in soon to remove the trees and vegetation. The building will start to come down the week after Christmas. As far as the plans for the new building, architects are working on the interior plans. The Town has approved the exterior concepts and will move forward with permitting, which is also contingent on the Governor's Decree. Commissioner Ward questioned the expiration of the orders and if they requested an extension. Attorney Davis gave a legal opinion on the matter. Commissioner Larcher asked the outcome of the grade of finish of the parking lot after the building is demolished.

AT&T: They have installed the last conduit and the last of the fiber. The Chief Engineer has been out sick, so there is no exact date, but they expect the wires to come off the poles before the first week of the new year. The whole project is expected to be completed by March 2024.

#### **DISCUSSION:**

Briny Breeze's Resolution Protesting Form 6 was distributed to the Commissioners. Commissioner Ward would have liked the Town to have passed their own Resolution before December 29, 2023.

Commissioner Ward read an article by Senator Jason Brodeur, who sponsored the Form 6 Bill, who said small local municipalities are most likely to give contracts to family members. Commissioner Ward disagreed with his opinion and thought the small municipalities had too many checks and balances. Commissioner Ward would like to pass a resolution opposing Form 6 despite needing more time to get it on the books before the law takes effect. All the Commissioners favored the Resolution; Commissioner Larcher does not want to spend money on this and does not want any language saying we will. Attorney Davis was instructed to write a resolution with the edits expected by our commissioners. Attorney Davis feels that no matter the Town's actions, they will not repeal this law.

#### **OTHER BUSINESS:**

Town Administrator Search. Mayor Fiers said the Commissioners have met with the final candidates and interviewed four of them over two meetings. At the time, by consensus, they agreed to make a decision this evening. Commissioner Larcher stated they should vote on their selection this evening.

Attorney Davis gave the Commissioners a choice on how they would like to proceed, either by vote or Motion. There was a brief discussion between the Commission and the Mayor. Mayor Fiers isn't comfortable hiring any of the candidates; however, after spending some time with Mr. Reade and learning more about him, he may be comfortable hiring him. Commissioner Larcher commended the Hiring Committee for their hard work and thinks we have a few qualified candidates; after listening to the interviews and reading the backup materials, he feels Mr. Reade was the best candidate. Commissioner Smith agreed that his first choice was Mr. Reade. He feels the most crucial aspect of hiring someone is that the Mayor and Vice Mayor will be working closely with the person and should be most comfortable with the person. Commissioner Ward also agreed that Mr. Reade is his first choice and feels he would be able to communicate with him and the residents.

Commissioner Tyler echoed Commissioner Larcher's comments, thanked the Committee for their hard work, and commented that the input from John D'Agostino contributed greatly to the Committee's work. Commissioner Tyler's first choice is also Mr. Reade. Mayor Fiers would like to meet with Mr. Reade, get to know him, and ensure he is the right person for the job. Commissioner Larcher said that this person has to work with several mayors and brought up the contract, the probationary period, and the termination and exit clauses.

**Motion:** Commissioner Steven Smith made a motion to hire Richard Reade.

**Second:** Commissioner Ward seconded the Motion.

**Vote:** Motion passed 4-1 with Mayor Fiers opposing.

**Discussion:** There was a discussion regarding the contract, the exit clauses, and the probation period. The Commissioner, by consensus, agreed that Mayor Fiers should negotiate the contract. Attorney Davis said that a State Law provides that the most you are allowed to give is four months' salary for severance pay. Attorney Davis will have draft contracts available for the Commissioners to review before the next workshop.

Other Discussions: Commissioner Ward questioned the P&Z Board Seats and whether we have enough people to serve. He also asked about the residency of board members. Attorney Davis said that the Board Members need to be residents.

**PUBLIC COMMENTS:** John Peterson thanked the Committee and Commissioners for their hard work hiring a town administrator. He and his wife, Jan, have attended the Hiring Committee workshops and feel Mr. Reade would be a good fit. Kathleen McGahran commented on the demolition and plans for the new building at 123 Ocean. She also commented on the selection of Mr. Reade; she was also the hiring committee member, and they all voted that he was the number one choice.

#### **ADJOURNMENT:**

**Motion:** Commissioner Tyler made a motion to adjourn the meeting.

**Second:** Commissioner Ward seconded the Motion. Motion passed 5-0.

The meeting was adjourned at 9:05 pm.

Approved this **22nd** day, Day **January** 2024.

ATTEST:

---

Alan Fiers, Mayor

---

Jude M. Goudreau, Town Clerk

(Seal)

Monday, January 8, 2024  
7 pm.



Town Hall Commission Chambers  
247 Edwards Lane  
Palm Beach Shores, FL 33404

**Mayor Alan Fiers**  
**Vice Mayor -Vacant**

Commissioner Tracy Larcher  
Commissioner Vacant  
Commissioner TBD

Town Attorney Keith Davis  
Town Treasurer Darlene Hopper  
Town Clerk Jude M. Goudreau

**Special Commission Meeting**  
**Minutes**

**CALL TO ORDER**

Mayor Fiers called the meeting to order at 7:00 pm. Those present were Mayor Alan Fiers, Vice Mayor Tracy Larcher, Commissioner Steve Smith, and Town Attorney Keith Davis.

**APPOINTMENT OF COMMISSIONER:**

Mayor Fiers announced the resignation of two Commissioners, Brian Tyler and Mark Ward. Both Commissioners resigned, stating HB 774, which became a Law on January 1, 2024, that now requires mayors and elected officials in municipalities to fill out the same financial disclosure form as state and county elected officials as their reason for resigning. Mayor Fiers said that with both Commissioners resigning, it leaves Commissioner Ward's seat vacant for 14 months and the other seat, Commissioner Tyler's, vacant until the March Election. The Town advertised the position on the town website and in the email blasts to residents. The Town received one letter of interest from Roby DeReuil, who previously served on the Commission and the Planning and Zoning Boards.

**Motion:** Commissioner Steven Smith made a motion to appoint Roby DeReuil to the midterm vacant seat.

**Second:** Vice Mayor Tracy Larcher seconded the motion.

**Vote:** Motion passed 3-0

Attorney Keith Davis gave the Oath of Office to the newly appointed Commissioner, Roby DeReuil.

**ADJOURNMENT:**

**Motion:** Commissioner Smith made a motion to adjourn the meeting.

**Second:** Vice Mayor Larcher seconded the Motion. Motion passed 4-0.

The meeting was adjourned at 7:04 pm.

Approved this **22nd** day, Day **January** 2024.

ATTEST:

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

\_\_\_\_\_  
Jude M. Goudreau, Town Clerk

(Seal)



## Town of Palm Beach Shores Community Center Rental Check List

Special Event 2024-01

Date of event: March 2, 2024

Anticipated attendees: 60

Type of Event: Party

Time of event start to finish 1 p.m. - 10 p.m.

Name of Resident and Sponsor Amelia Ostrosky

### Required Forms

Resident Reservation Form	Received
Special Event Permit (Commission Approval)	Received
Community Center Rental Agreement	Received
Community Center Rental Policies &	Received
Procedures Event Insurance	Received
Pre-approved floor plan layout	Received
Amplified Music Request	

### Required Fees

#### First Floor:

Security Deposit	\$50.00 (Refundable)
Rental Fee (10 Hrs) Additional	\$53.50 (Tax Included)
Hours	\$53.50/hour (Tax Included)
Grill	\$26.75 (Tax Included)
Kitchen	\$26.75 (Tax Included)
Cleaning Fee	\$175.00
Special Permit (50+ Guests)	\$50.00

#### Second Floor:

Security Deposit	\$500 (Refundable)	Paid
Rental Fee (10 Hours)	\$428.00 (Tax included)	
Additional Hours	\$107.00/hr (Tax included)	
Cleaning Fee	\$255.00	
Special Permit (50+ Guests)	\$50.00	paid

Staff signature: \_\_\_\_\_

Date Received: \_\_\_\_\_

1/10/24



## Town of Palm Beach Shores Community Center Rental Check List

Special Event Permit 2024-02

Date of event: February 23, 2024

Anticipated attendees: 53

Type of Event: Pot Luck

Time of event start to finish 5 p.m. - 10 p.m.

Name of Resident and Sponsor Steven Smith

### Required Forms

Resident Reservation Form	Received
Special Event Permit (Commission Approval)	
Community Center Rental Agreement	Received
Community Center Rental Policies &	Received
Procedures Event Insurance	Received
Pre-approved floor plan layout	
Amplified Music Request	

### Required Fees

#### First Floor:

Security Deposit	\$50.00 (Refundable)
Rental Fee (10 Hrs) Additional	\$53.50 (Tax Included)
Hours	\$53.50/hour (Tax Included)
Grill	\$26.75 (Tax Included)
Kitchen	\$26.75 (Tax Included)
Cleaning Fee	\$175.00
Special Permit (50+ Guests)	\$50.00

#### Second Floor:

Security Deposit	\$500 (Refundable)	Paid
Rental Fee (10 Hours)	\$428.00 (Tax included)	
Additional Hours	\$107.00/hr (Tax included)	
Cleaning Fee	\$255.00	
Special Permit (50+ Guests)	\$50.00	

Staff signature: \_\_\_\_\_

Date Received: \_\_\_\_\_

1-18-2024

**RESOLUTION NO. R-2-24**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, APPOINTING A TOWN RESIDENT TO SERVE AS A COMMISSIONER IN ORDER TO FILL A CURRENT VACANCY ON THE TOWN COMMISSION CAUSED BY THE RESIGNATION OF COMMISSIONER MARK WARD; SAID APPOINTMENT TO CONTINUE FOR THE REMAINDER OF THE CURRENT VACANT UNEXPIRED TERM AND UNTIL A SUCCESSOR SHALL BE ELECTED AND QUALIFIED; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, Mark Ward, who holds the Office of Commissioner of the Town of Palm Beach Shores for the current term of that office, which term expires on March 24, 2025, has tendered his resignation of that office effective December 27, 2023; and

**WHEREAS**, said resignation has created a vacancy in the Office of Commissioner which must be filled; and

**WHEREAS**, Article III, Section 3.12 of the Charter of the Town of Palm Beach Shores requires that if there shall be a vacancy in any elective office, which includes the Office of Commissioner, then the Town Commission shall, by resolution, fill such vacancy by the appointment of any suitable person to hold such office for the unexpired term and until his successor shall be elected and qualified; and

**WHEREAS**, the Town Commission desires to fill the vacancy in the Office of Commissioner for the remainder of the current unexpired term which shall end on March 24, 2025 at which time the annual re-organization meeting will occur and said appointee's successor shall take office in accordance with Article III, Section 3.7 of the Charter of the Town of Palm Beach Shores.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Commission of the Town of Palm Beach Shores, Florida, that:

Section 1: The Town Commission of the Town of Palm Beach Shores hereby appoints Roby Dereuil as Commissioner of the Town of Palm Beach Shores to serve the remainder of the current unexpired term which shall end on March 24, 2025, at which time the annual re-organization meeting will occur and said appointee's successor shall take office in accordance with Article III, Section 3.7 of the Charter of the Town of Palm Beach Shores.

Section 2: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22<sup>nd</sup> day of January 2024.

TOWN OF PALM BEACH SHORES

(SEAL)

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

ATTEST:

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





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## **STATEWIDE MUTUAL AID AGREEMENT - 2023**

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

### **ARTICLE I: DEFINITIONS**

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

## ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

## ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

## ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)<sup>1</sup>.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

## ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

<sup>1</sup> FDEM approved documents such as activity logs and mutual aid forms can be found at:  
[https://portal.floridadisaster.org/projects/FROC/FROC\\_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D](https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D)



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

## **ARTICLE VI: RENDITION OF ASSISTANCE**

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

## ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

## ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Any Participating Party that elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement shall be provided to each Participating Party.
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

## ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section E of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

## ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

***NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.***

*The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.*

*FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.*

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement on the date specified below:



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis**, Governor

**Kevin Guthrie**, Executive Director

## FOR ADOPTION BY A COUNTY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:  
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF \_\_\_\_\_ COUNTY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk or Deputy Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

County Attorney



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis**, Governor

**Kevin Guthrie**, Executive Director

## FOR ADOPTION BY A CITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:  
CITY CLERK

CITY OF \_\_\_\_\_  
STATE OF FLORIDA

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

City Attorney





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_ SCHOOL DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
COMMUNITY COLLEGE,  
STATE OF FLORIDA

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
UNIVERSITY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Board





# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis, Governor**

**Kevin Guthrie, Executive Director**

## FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_ SPECIAL DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES  
OF \_\_\_\_\_  
AUTHORITY,  
STATE OF FLORIDA

By: \_\_\_\_\_

Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Board



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE  
\_\_\_\_\_ TRIBE OF FLORIDA

By: \_\_\_\_\_

Council Clerk

By: \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for Council



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



**Ron DeSantis**, Governor

**Kevin Guthrie**, Executive Director

## FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
DIVISION OF EMERGENCY MANAGEMENT

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kevin Guthrie, Executive Director or  
Ian Guidicelli, Authorized Designee

\_\_\_\_\_

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

By: \_\_\_\_\_

Attorney for District



# STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

## SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by \_\_\_\_\_

\_\_\_\_\_ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

I certify that the foregoing is an accurate copy of the Resolution adopted by

\_\_\_\_\_ on \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Signatory	Type	County	Region	Version
0	City	Volusia	5	2018
AH at Turnpike South		Miami Dade	7	2018
Alachua County	County	Alachua	3	2018
Alachua County Library District	Special District	Alachua	3	2000
Alachua Soil and Water Conservation District	Special District	Alachua	3	2000
Amelia Island Mosquito Control	Special District	Nassau	3	2000
Arbor Green CDD	Community Development District	Hillsborough	4	2000
Arborwood CDD	Community Development District	Lee	6	2018
Ave Maria Stewardship CDD	Community Development District	Collier	6	2018
Avelar Creek CDD	Community Development District	Hillsborough	4	2000
Avenir CDD	Community Development District	Palm Beach	7	2018
Baker County	County	Baker	3	2018
Baker County Development Commission	Community Development District	Baker	3	2000
Baker County Hospital Authority	Special District	Baker	3	2000
Baker County School Board	Educational District	Baker	3	2018
Banyan Cay CDD	Community Development District	Palm Beach	7	2018
Bay County	County	Bay	1	2018
Bay Medical Center	Special District	Bay	1	2000
Bay of Garbor Islands		Miami Dade	7	2018
Bayi CDD	Community Development District	Marion	3	2007
Beach Road Golf Estates CDD	Community Development District	Lee	6	2007
Beacon Lake CDD	Community Development District	Broward	7	2018
Beeline CDD	Community Development District	Palm Beach	7	2018
Belmont Lake CDD	Community Development District	Broward	7	2000
Big Corkscrew Island Fire and Rescue	Special District	Collier	6	2000
Black Creek CDD	Community Development District	Miami Dade	7	2018
Blue Lake CDD	Community Development District	Lee	6	2018
Bluewaters CDD	Community Development District	Miami Dade	7	2018
Boca Raton Airport Authority	Authority	Palm Beach	7	2018
Bonaventure Development District	Community Development District	Broward	7	2000
Braden River Fire District	Special District	Manatee	6	2000
Bradford County	County	Bradford	3	2018
Bradford County School Board	Educational District	Bradford	3	2000
Brevard County	County	Brevard	5	2018
Brevard County School Board	Educational District	Brevard	5	2000
Bridgewater of Wesley Chapel CDD	Community Development District	Pasco	4	2018
Broward County	County	Broward	7	2018
Broward County School Board	Educational District	Broward	7	2018
Brownwood Community Development District	Community Development District	Sumter	4	2018
Calhoun County	County	Calhoun	1	2018
Calhoun County School Board	Educational District	Calhoun	1	2000
Canaveral Port Authority	Authority	Brevard	5	2000
Cannon Ranch East CDD	Community Development District	Pasco	4	2000

## Region

- 1
- 2
- 3
- 4
- 5
- 6
- 7

## Type

- Authority
- City
- College/University
- Community Development District
- County
- Educational District
- Special District
- (blank)

## County

- Alachua
- Baker
- Bay
- Bradford
- Brevard
- Broward
- Calhoun
- Charlotte
- Citrus
- Clay
- Collier
- Columbia
- Desoto
- Dixie
- Duval
- Escambia
- Flagler
- Franklin
- Gadsden
- Gilchrist
- Glades
- Gulf
- Hamilton
- Hardee
- Hendry
- Hernando
- Highlands
- Hillsborough
- Holmes
- Indian River
- Jackson
- Jefferson
- Lafayette
- Lake
- Lee
- Leon
- Levy
- Liberty
- Madison
- Manatee
- Marion

Cannon Ranch Golf CDD	Community Development District	Pasco	4	2000
Cannon Ranch Lake CDD	Community Development District	Pasco	4	2000
Capron Trail CDD	Community Development District	St. Lucie	5	2018
Captain's Key Dependent District	Special District	Palm Beach	7	2018
Caribe Palms CDD	Community Development District	Miami Dade	7	2018
Cedar Hammock CDD	Community Development District	Collier	6	2018
Cedar Hammock Fire Control District	Special District	Manatee	6	2000
Central Broward Water Control District	Special District	Broward	7	2018
Central Charlotte County Drainage District	Special District	Charlotte	6	2000
Central Parc CDD	Community Development District	Sarasota	6	2018
Century Gardens at Tamiami CDD	Community Development District	Miami Dade	7	2018
Century Gardens CDD	Community Development District	Miami Dade	7	2018
Century Gardens Tamiami CDD	Community Development District	Miami Dade	7	2000
Century Gardens Village CDD	Community Development District	Miami Dade	7	2000
Century Parc CDD	Community Development District	Miami Dade	7	2018
Century Park Place CDD	Community Development District	Miami Dade	7	2018
Century Park South CDD	Community Development District	Miami Dade	7	2018
Charlotte County	County	Charlotte	6	2018
Charlotte County Airport Authority	Authority	Charlotte	6	2000
Charlotte County School District	Educational District	Charlotte	6	2018
Chipola College	College/University	Jackson	1	2018
Citrus County	County	Citrus	4	2018
City Layton	City	Monroe	7	2000
City Marathon	City	Monroe	7	2000
City of Aburndale	City	Polk	4	2000
City of Alachua	City	Alachua	3	2000
City of Altamonte Springs	City	Seminole	5	2000
City of Anna Maria	City	Manatee	6	2018
City of Apalachicola	City	Franklin	2	2018
City of Apopka	City	Orange	5	2018
City of Arcadia	City	Desoto	6	2000
City of Archer	City	Alachua	3	2000
City of Atlantic Beach	City	Duval	3	2000
City of Atlantis	City	Palm Beach	7	2018
City of Aventura	City	Miami Dade	7	2000
City of Avon Park	City	Highlands	6	2000
City of Bartow	City	Polk	4	2000
City of Bascom	City	Jackson	1	2018
City of Bellair Bluffs	City	Pinellas	4	2018
City of Belle Glade	City	Palm Beach	7	2018
City of Belle Isle	City	Orange	5	2000
City of Belleair	City	Pinellas	4	2000
City of Belleair Beach	City	Pinellas	4	2000
City of Belleair Bluffs	City	Palm Beach	7	2018
City of Belleview	City	Marion	3	2018
City of Blountstown	City	Calhoun	1	2000
City of Boca Raton	City	Palm Beach	7	2018
City of Bonifay	City	Holmes	1	2018
City of Bonita Springs	City	Lee	6	2000
City of Bowling Green	City	Hardee	4	2000
City of Boynton Beach	City	Palm Beach	7	2018
City of Bradenton	City	Manatee	6	2018
City of Bradenton Beach	City	Manatee	6	2018

City of Bristol	City	Liberty	2	2000
City of Brooksville	City	Hernando	4	2000
City of Bunnell	City	Flagler	3	2000
City of Bushnell	City	Sumter	4	2000
City of Callaway	City	Bay	1	2000
City of Cape Canaveral	City	Brevard	5	2000
City of Cape Coral	City	Lee	6	2018
City of Carabelle	City	Franklin	2	2000
City of Casselberry	City	Seminole	5	2000
City of Cedar Key	City	Levy	3	2000
City of Center Hill	City	Sumter	4	2018
City of Chattahoochee	City	Gadsden	2	2000
City of Chiefland	City	Levy	3	2000
City of Chipley	City	Washington	1	2018
City of Cinco Bayou	City	Okaloosa	1	2000
City of Clearwater	City	Pinellas	4	2018
City of Clermont	City	Lake	5	2000
City of Clewiston	City	Hendry	6	2018
City of Cocoa	City	Brevard	5	2000
City of Cocoa Beach	City	Brevard	5	2000
City of Coconut Creek	City	Broward	7	2000
City of Coleman	City	Sumter	4	2018
City of Copper City	City	Broward	7	2000
City of Coral Gables	City	Miami Dade	7	2018
City of Coral Springs	City	Broward	7	2000
City of Cottondale	City	Jackson	1	2018
City of Crescent City	City	Putnam	3	2000
City of Crestview	City	Okaloosa	1	2000
City of Crystal River	City	Citrus	4	2018
City of Cutler Bay	City	Miami Dade	7	2018
City of Dade City	City	Pasco	4	2000
City of Dania Beach	City	Broward	7	2000
City of Davenport	City	Polk	4	2000
City of Daytona Beach	City	Volusia	5	2000
City of Daytona Beach Shores	City	Volusia	5	2000
City of Debary	City	Volusia	5	2018
City of Deerfield	City	Broward	7	2000
City of Deerfield Beach	City	Broward	7	2018
City of Defuniak Springs	City	Walton	1	2000
City of Deland	City	Volusia	5	2000
City of Delray Beach	City	Palm Beach	7	2018
City of Deltona	City	Volusia	5	2000
City of Destin	City	Okaloosa	1	2000
City of Doral	City	Miami Dade	7	2018
City of Doral	City	Miami Dade	7	2000
City of Dunedin	City	Pinellas	4	2018
City of Dunnellon	City	Marion	3	2018
City of Eagle Lake	City	Polk	4	2000
City of Edgewater	City	Volusia	5	2000
City of Edgewood	City	Orange	5	2000
City of Eustis	City	Lake	5	2018
City of Everglades	City	Collier	6	2018
City of Fanning Springs	City	Gilchrist	3	2000
City of Fellsmere	City	Indian River	5	2018
City of Fernandina Beach	City	Nassau	3	2000
City of Flagler Beach	City	Flagler	3	2000
City of Florida City	City	Miami Dade	7	2000
City of Fort Lauderdale	City	Broward	7	2018
City of Fort Meade	City	Polk	4	2000
City of Fort Walton Beach	City	Okaloosa	1	2000
City of Freeport	City	Walton	1	2000
City of Frostproof	City	Polk	4	2000
City of Fruitland Park	City	Lake	5	2000
City of Ft. Pierce	City	St. Lucie	5	2000
City of Gainesville	City	Alachua	3	2018
City of Graceville	City	Jackson	1	2018



City of Green Cove Springs	City	Clay	3	2018
City of Greenacres	City	Palm Beach	7	2018
City of Greenville	City	Madison	2	2000
City of Gretna	City	Gadsden	2	2018
City of Groveland	City	Lake	5	2000
City of Gulf Breeze	City	Santa Rosa	1	2000
City of Gulfport	City	Pinellas	4	2018
City of Haines City	City	Polk	4	2018
City of Haines City	City	Polk	4	2000
City of Hallandale Beach	City	Broward	7	2000
City of Hampton	City	Bradford	3	2000
City of Hawthorne	City	Alachua	3	2000
City of Hialeah	City	Miami Dade	7	2018
City of Hialeah Gardens	City	Miami Dade	7	2018
City of High Springs	City	Alachua	3	2000
City of Highland Beach	City	Palm Beach	7	2018
City of Holly Hill	City	Volusia	5	2018
City of Hollywood	City	Broward	7	2000
City of Holmes Beach	City	Manatee	6	2000
City of Homestead	City	Miami Dade	7	2000
City of Indialantic	City	Brevard	5	2000
City of Indian Harbour Beach	City	Brevard	5	2000
City of Indian Rocks Beach	City	Pinellas	4	2018
City of Inverness	City	Citrus	4	2018
City of Islamorada	City	Monroe	7	2000
City of Jacksonville	City	Duval	3	2018
City of Jacksonville Beach	City	Duval	3	2000
City of Jacob	City	Jackson	1	2018
City of Jasper	City	Hamilton	2	2000
City of Key Colony Beach	City	Monroe	7	2000
City of Keystone Heights	City	Clay	3	2018
City of Kissimmee	City	Osceola	5	2000
City of LaBelle	City	Hendry	6	2018
City of Lake Alfred	City	Polk	4	2000
City of Lake City	City	Columbia	2	2000
City of Lake Mary	City	Seminole	5	2000
City of Lake Wales	City	Polk	4	2000
City of Lake Worth	City	Palm Beach	7	2018
City of Lake Worth	City	Palm Beach	7	2000
City of Lake Worth Beach	City	Palm Beach	7	2018
City of Lakeland	City	Polk	4	2018
City of Largo	City	Pinellas	4	2018
City of Lauderdale Lakes	City	Broward	7	2000
City of Lauderdale	City	Broward	7	2000
City of Laurel Hill	City	Okaloosa	1	2000
City of Lawtey	City	Bradford	3	2000
City of Lee	City	Madison	2	2000
City of Leesburg	City	Lake	5	2000
City of Lighthouse Point	City	Broward	7	2018
City of Live Oak	City	Suwannee	2	2000
City of Longwood	City	Seminole	5	2000
City of Lynn Haven	City	Bay	1	2000
City of Macclenny	City	Baker	3	2018
City of Madeira Beach	City	Pinellas	4	2000
City of Madison	City	Madison	2	2000
City of Maitland	City	Orange	5	2000
City of Marco Island	City	Collier	6	2018
City of Margate	City	Broward	7	2018
City of Marianna	City	Jackson	1	2018
City of Mary Esther	City	Okaloosa	1	2000
City of Mascotte	City	Lake	5	2000
City of Medley	City	Miami Dade	7	2018
City of Melbourne	City	Brevard	5	2000
City of Miami	City	Miami Dade	7	2018
City of Miami Beach	City	Miami Dade	7	2018
City of Miami Gardens	City	Miami Dade	7	2000

City of Miami Springs	City	Miami Dade	7	2018
City of Midway	City	Gadsden	2	2000
City of Milton	City	Santa Rosa	1	2000
City of Mineola	City	Lake	5	2000
City of Miramar	City	Broward	7	2018
City of Monticello	City	Jefferson	2	2018
City of Moore Haven	City	Glades	6	2007
City of Mount Dora	City	Lake	5	2000
City of Mulberry	City	Polk	4	2000
City of Naples	City	Collier	6	2000
City of Neptune Beach	City	Duval	3	2000
City of New Port Richey	City	Pinellas	4	2000
City of New Smyrna Beach	City	Volusia	5	2000
City of Newberry	City	Alachua	3	2000
City of Niceville	City	Okaloosa	1	2000
City of North Bay Village	City	Miami Dade	7	2000
City of North Lauderdale	City	Broward	7	2000
City of North Miami	City	Miami Dade	7	2018
City of North Miami Beach	City	Miami Dade	7	2018
City of North Port	City	Sarasota	6	2018
City of North Port	City	Sarasota	6	2000
City of Oak Hill	City	Volusia	5	2000
City of Oakland Park	City	Broward	7	2000
City of Ocala	City	Marion	3	2018
City of Ocoee	City	Orange	5	2000
City of Okeechobee	City	Okeechobee	6	2000
City of Oldsmar	City	Pinellas	4	2018
City of Opa Locka	City	Miami Dade	7	2000
City of Orange City	City	Volusia	5	2000
City of Orlando	City	Orange	5	2018
City of Ormond Beach	City	Volusia	5	2000
City of Oviedo	City	Seminole	5	2000
City of Pahokee	City	Palm Beach	7	2000
City of Palatka	City	Putnam	3	2018
City of Palm Bay	City	Brevard	5	2000
City of Palm Beach Gardens	City	Palm Beach	7	2018
City of Palm Coast	City	Flagler	3	2018
City of Palmetto	City	Manatee	6	2018
City of Panama City	City	Bay	1	2000
City of Panama City Beach	City	Bay	1	2000
City of Parker	City	Bay	1	2018
City of Parkland	City	Broward	7	2000
City of Paxton	City	Walton	1	2000
City of Pembroke Pines	City	Broward	7	2018
City of Pensacola	City	Escambia	1	2000
City of Perry	City	Taylor	2	2000
City of Pinellas Park	City	Pinellas	4	2018
City of Plant City	City	Hillsborough	4	2000
City of Plantation	City	Broward	7	2000
City of Pompano Beach	City	Broward	7	2000
City of Ponce Inlet	City	Volusia	5	2018
City of Port Orange	City	Volusia	5	2018
City of Port Richey	City	Pasco	4	2018
City of Port St. Joe	City	Gulf	1	2018
City of Port St. Lucie	City	St. Lucie	5	2000
City of Punta	City	Gilchrist	3	2000
City of Punta Gorda	City	Broward	7	2000
City of Quincy	City	Gadsden	2	2000
City of Riviera Beach	City	Palm Beach	7	2018
City of Rockledge	City	Brevard	5	2000
City of Safety Harbor	City	Pinellas	4	2018
City of San Antonio	City	Pasco	4	2018
City of Sanford	City	Seminole	5	2000
City of Sanibel	City	Lee	6	2000
City of Sarasota	City	Sarasota	6	2018
City of Satellite Beach	City	Brevard	5	2000

City of Sebastian	City	Indian River	5	2018
City of Sebring	City	Highlands	6	2000
City of Seminole	City	Pinellas	4	2018
City of South Bay	City	Palm Beach	7	2018
City of South Daytona	City	Volusia	5	2018
City of South Miami	City	Miami Dade	7	2000
City of South Pasadena	City	Pinellas	4	2018
City of Springfield	City	Bay	1	2000
City of St. Augustine	City	St. John	3	2018
City of St. Augustine Beach	City	St. John	3	2018
City of St. Cloud	City	Osceola	5	2000
City of St. Pete Beach	City	Pinellas	4	2018
City of St. Petersburg	City	Pinellas	4	2000
City of Stark	City	Bradford	3	2000
City of Stuart	City	Martin	5	2000
City of Sunny Isles Beach	City	Miami Dade	7	2018
City of Sunrise	City	Broward	7	2018
City of Surfside	City	Miami Dade	7	2018
City of Sweetwater	City	Miami Dade	7	2018
City of Tallahassee	City	Leon	2	2018
City of Tamarac	City	Broward	7	2018
City of Tampa	City	Hillsborough	4	2018
City of Tarpon Springs	City	Pinellas	4	2018
City of Tavares	City	Lake	5	2000
City of Temple Terrace	City	Hillsborough	4	2000
City of Titusville	City	Brevard	5	2000
City of Treasure Island	City	Pinellas	4	2000
City of Trenton	City	Gilchrist	3	2018
City of Umatilla	City	Lake	5	2000
City of Valpariso	City	Okaloosa	1	2000
City of Venice	City	Sarasota	6	2018
City of Vero Beach	City	Indian River	5	2018
City of Waldo	City	Alachua	3	2018
City of Wauchula	City	Hardee	4	2000
City of West Melbourne	City	Brevard	5	2000
City of West Miami	City	Miami Dade	7	2018
City of West Palm Beach	City	Palm Beach	7	2018
City of West Park	City	Broward	7	2000
City of Weston	City	Broward	7	2000
City of Wewahitchka	City	Gulf	1	2018
City of Wildwood	City	Sumter	4	2018
City of Williston	City	Levy	3	2000
City of Wilton Manors	City	Broward	7	2000
City of Winter Garden	City	Orange	5	2000
City of Winter Haven	City	Polk	4	2018
City of Winter Park	City	Orange	5	2000
City of Winter Springs	City	Seminole	5	2000
City of Yankeetown	City	Levy	3	2000
City of Zephyrhills	City	Pasco	4	2000
City Place CDD	Community Development District	Palm Beach	7	2018
Clay County	County	Clay	3	2018
Clay County School Board	Educational District	Clay	3	2000
Clay County Utility Authority	Special District	Clay	3	2000
Coco Palm CDD	Community Development District	Miami Dade	7	2018
Coconut Cay CDD	Community Development District	Miami Dade	7	2000
College of Central Florida	College/University	Marion	3	2018
Collier County	County	Collier	6	2000
Colonial Country Club CDD	Community Development District	Lee	6	2018
Colonial Country Club CDD	Community Development District	Broward	7	2000
Columbia County	County	Columbia	2	2018
Columbia County School District	Educational District	Columbia	2	2000

Copper Cove CDD	Community Development District	Broward	7	2000
Coral Springs Improvement District	Special District	Broward	7	2018
Coronado CDD	Community Development District	Miami Dade	7	2018
Crestview II CDD	Community Development District	Miami Dade	7	2018
Crestview West CDD	Community Development District	Miami Dade	7	2018
Cutler Cay CDD	Community Development District	Miami Dade	7	2018
Cypress Grove CDD	Community Development District	Palm Beach	7	2000
Cypress Lakes CDD	Community Development District	Palm Beach	7	2018
Cypress Shadows CDD	Community Development District	Broward	7	2000
Desoto County	County	Desoto	6	2018
Desoto County School District	Educational District	Desoto	6	2018
Destin Fire Control District	Special District	Okaloosa	1	2000
Dixie County	County	Dixie	2	2000
Dixie County School Board	Educational District	Dixie	2	2000
Dune CDD	Community Development District	Flagler	3	2018
East Flagler Mosquito Control District	Special District	Flagler	3	2018
East Lake Tarpon Special Fire Control District	Special District	Pinellas	4	2018
East Manatee Fire Rescue District	Special District	Manatee	6	2018
East Naples Fire Rescue and Control District	Special District	Collier	6	2000
Englewood Area Fire Control District	Special District	Broward	7	2000
Escambia County	County	Escambia	1	2018
Escambia County School District	Educational District	Escambia	1	2007
Escambia County Utility Authority	Authority	Escambia	1	2000
Estancia at Wiregrass CDD	Community Development District	Broward	7	2018
FAMU	College/University	Leon	2	2007
Fiddlers Number Two CDD	Community Development District	Collier	6	2000
Flagler County	County	Flagler	3	2018
Flagler County School District	Educational District	Flagler	3	2018
Florida Atlantic University	College/University	Palm Beach	7	2018
Florida Gulf Coast University	College/University	Lee	6	2018
Florida International University	College/University	Miami Dade	7	2018
Florida Keys Aquaduct Authority	Authority	Monroe	7	2000
Florida School of the Deaf and Blind	Educational District	St. John	3	2007
Florida State University	College/University	Leon	2	2018
Fontainebleau Lakes CDD	Community Development District	Miami Dade	7	2018
Franklin County	County	Franklin	2	2018
Franklin County School Board	Educational District	Franklin	2	2007
Ft. Myers Beach Fire Control District	Special District	Lee	6	2000
Ft. Myers Beach Mosquito Control District	Special District	Lee	6	2000
Gadsden County	County	Gadsden	2	2018
Gadsden County School Board	Educational District	Gadsden	2	2000
Gainesville Alachua County Regional Airport	Special District	Alachua	3	2000
Gasparilla Island Bridge Authority	Authority	Lee	6	2000
Gateway Services CDD	Community Development District	Lee	6	2000
Gilchrist County	County	Gilchrist	3	2018
Gilchrist County School Board	Educational District	Gilchrist	3	2018
Glades County	County	Glades	6	2018
Golden Gate Fire Control and Rescue District	Special District	Collier	6	2000
Golden Lakes CDD	Community Development District	Osceola	5	2018
Grand Bay at Doral CDD	Community Development District	Miami Dade	7	2018
Greater Naples Fire Rescue District	Special District	Collier	6	2018

Greater Orlando Aviation Authority	Authority	Orange	5	2000
Griffin Lakes CDD	Community Development District	Broward	7	2018
Grove Community District	Special District	Okeechobee	6	2000
Gulf County	County	Gulf	1	2018
Gulf County School Board	Educational District	Gulf	1	2000
Gulfstream Polo CDD	Community Development District	Palm Beach	7	2018
Habitat CDD	Community Development District	Lee	6	2018
Hamilton County	County	Hamilton	2	2018
Hammock Bay CDD	Community Development District	Walton	1	2000
Hardee County	County	Hardee	4	2018
Hardee County School Board	Educational District	Hardee	4	2018
Hendry County	County	Hendry	6	2018
Henry County School Board	Educational District	Hendry	6	2018
Heritage Bay CDD	Community Development District	Lee	6	2018
Heritage Greens CDD	Community Development District	Collier	6	2000
Heritage Greens CDD	Community Development District	Lee	6	2018
Heritage Harbour Market Place CDD	Community Development District	Broward	7	2000
Heritage Harbour South CDD	Community Development District	Manatee	6	2018
Heritage Harbour South CDD	Community Development District	Broward	7	2000
Heritage Lake Park CDD	Community Development District	Charlotte	6	2018
Heritage Palms CDD	Community Development District	Lee	6	2018
Heritage Palms CDD	Community Development District	Lee	6	2000
Hernando County	County	Hernando	4	2018
High Ridge Quantum CDD	Community Development District	Palm Beach	7	2018
Highland Beach Police Department	City	Palm Beach	7	2018
Highlands County	County	Highlands	6	2000
Highlands County School Board	Educational District	Highlands	6	2000
Hill Crest CDD	Community Development District	Broward	7	2018
Hillsborough Community College	College/University	Hillsborough	4	2000
Hillsborough County	County	Hillsborough	4	2018
Hillsborough County Aviation Authority	Authority	Hillsborough	4	2000
Hillsborough County School District	Educational District	Hillsborough	4	2007
Hobe St. Lucie Conservancy District	Special District	Martin	5	2018
Holiday Park Park and Recreation District	Special District	Sarasota	6	2000
Holmes County	County	Holmes	1	2018
Homosassa Special Water District	Special District	Citrus	4	2000
Huntington Hammocks CDD	Community Development District	Hernando	4	2007
Hypoluxo Haverhill CDD	Community Development District	Palm Beach	7	2018
Immokalee Fire Control District	Special District	Collier	6	2018
Indian Creek Village	City	Miami Dade	7	2018
Indian River County	County	Indian River	5	2018
Indian River Mosquito Control District	Special District	Indian River	5	2000
Indian River School Board	Educational District	Indian River	5	2018
Indian Trace Development District	Community Development District	Broward	7	2000
Iona McGregor Fire Protection and Rescue Service	Special District	Lee	6	2000
Islands at Doral NE CDD	Community Development District	Miami Dade	7	2000

Islands at Doral SW CDD	Community Development District	Miami Dade	7	2018
Jackson County	County	Jackson	1	2018
Jackson County School Board	County	Jackson	1	2018
Jacksonville Port Authority	Special District	Duval	3	2000
Jacksonville Transportation Authority	Special District	Duval	3	2000
Jefferson County	County	Jefferson	2	2018
Jefferson Soil and Water Conservation District	Special District	Jefferson	2	2000
Joshua Water Control District	Special District	Desoto	6	2018
Journey's End CDD	Community Development District	Palm Beach	7	2018
Kendall Breeze CDD	Community Development District	Miami Dade	7	2018
Kendall Breeze West CDD	Community Development District	Miami Dade	7	2018
Key Marco CDD	Community Development District	Collier	6	2018
Keys Cove CDD	Community Development District	Miami Dade	7	2018
Keys Cove II CDD	Community Development District	Miami Dade	7	2018
Keys Edge CDD	Community Development District	Miami Dade	7	2018
Killarney CDD	Community Development District	Hernando	4	2000
Lafayette County	County	Lafayette	2	2018
Lafayette District School Board	Educational District	Lafayette	2	2000
Laguna Lakes CDD	Community Development District	Lee	6	2018
Lake Bernadette CDD	Community Development District	Pasco	4	2000
Lake County	County	Lake	5	2018
Lake Frances CDD	Community Development District	Miami Dade	7	2018
Lake Lucie CDD	Community Development District	St. Lucie	5	2000
Lake Region Lakes Management District	Special District	Polk	4	2000
Lakewood Ranch CDD 1	Community Development District	Manatee	6	2018
Lakewood Ranch CDD 2	Community Development District	Manatee	6	2018
Lakewood Ranch CDD 4	Community Development District	Manatee	6	2018
Lakewood Ranch CDD 5	Community Development District	Manatee	6	2018
Lakewood Ranch CDD 6	Community Development District	Manatee	6	2018
Lakewood Ranch Interdistrict Authority	Authority	Manatee	6	2018
Lealman Special Fire Control District	Special District	Pinellas	4	2018
Lee County	County	Lee	6	2018
Lehigh Acres Fire Control and Rescue Services	Special District	Lee	6	2000
Lehigh Acres Municipal Services Improvement District	Special District	Lee	6	2018
Leon County	County	Leon	2	2018
Leon County Schools	Educational District	Leon	2	2000
Levy County	County	Levy	3	2018
Levy County School Board	Educational District	Levy	3	2000
Liberty County	County	Liberty	2	2018
Loxahatchee Groves Water Control District	Special District	Palm Beach	7	2000
Madison County	County	Madison	2	2000
Manatee County	County	Manatee	6	2018
Manatee County School Board	Educational District	Manatee	6	2000
Maple Ridge CDD	Community Development District	Broward	7	2018
Marion County	County	Marion	3	2018
Marion County School Board	Educational District	Marion	3	2018

Marsh Harbor CDD	Community Development District	Palm Beach	7	2018
Martin County	County	Martin	5	2018
Martin County School District	Educational District	Martin	5	2018
Meadow Pines CDD	Community Development District	Palm Beach	7	2018
Mediterra South CDD	Community Development District	Collier	6	2000
Mediterranea CDD	Community Development District	Palm Beach	7	2000
Miami Dade College	College/University	Miami Dade	7	2007
Miami Dade County	County	Miami Dade	7	2018
Miami Dade County Public Schools	Educational District	Miami Dade	7	2018
Miami Shores Village	City	Miami Dade	7	2018
Miami Shores Village	City	Miami Dade	7	2000
Midway Fire Protection District	Special District	Santa Rosa	1	2000
Miramar Lakes CDD	Community Development District	Lee	6	2000
Monroe County	County	Monroe	7	2018
Monroe County School Board	Educational District	Monroe	7	2007
Monterey Congress CDD	Community Development District	Palm Beach	7	2018
Myaaka City Fire District	Special District	Manatee	6	2018
Naples Heritage CDD	Community Development District	Collier	6	2018
Nassau County	County	Nassau	3	2018
Nassau County School Board	Educational District	Nassau	3	2000
New College of Florida	College/University	Sarasota	6	2007
Newfield Community Development District	Community Development District	Martin	5	2018
North Collier Fire Control Rescue District	Special District	Collier	6	2018
North Ft. Myers Fire and Control Service District	Special District	Lee	6	2000
North Naples Fire District	Special District	Collier	6	2000
North Okaloosa Fire District	Special District	Okaloosa	1	2000
North Palm Beach Heights Water Control District	Special District	Palm Beach	7	2000
North River Fire District	Special District	Manatee	6	2000
North Springs Improvement District	Special District	Broward	7	2000
North Sumter County Utility Dependent District	Special District	Sumter	4	2018
Northern Palm Beach County Improvement District	Special District	Palm Beach	7	2018
Northwest Florida Water Management District	Special District	Gadsden	2	2018
Ocean City Wright Fire Control District	Special District	Okaloosa	1	2018
Okaloosa County	County	Okaloosa	1	2018
Okaloosa School District	Educational District	Okaloosa	1	2000
Okeechobee County	County	Okeechobee	6	2018
Old Plantation Water Control District	Special District	Broward	7	2018
Orange County	County	Orange	5	2018
Orange County Public Schools	Educational District	Orange	5	2000
Orange Soil and Water Conservation District	Special District	Orange	5	2000
Osceola County	County	Osceola	5	2018
Osceola County School District	Educational District	Osceola	5	2000
Pal-Mar Water Control District	Special District	Martin	5	2018
Palm Beach County	County	Palm Beach	7	2018
Palm Beach County School District	Educational District	Palm Beach	7	2000
Palm Beach Gardens		Palm Beach	7	2000
Palm Beach Plantation CDD	Community Development District	Palm Beach	7	2018
Palm Coast Park CDD	Community Development District	Flagler	3	2018
Palm Harbor Special Fire Control & Rescue District	Special District	Pinellas	4	2018
Panama City-Bay County Airport and Industrial District	Special District	Bay	1	2000
Panther Trace CDD	Community Development District	Hillsborough	4	2000
Panther Trace II CDD	Community Development District	Hillsborough	4	2000



Park Place CDD	Community Development District	Hillsborough	4	2000
Parklands Collier CDD	Community Development District	Collier	6	2000
Parklands Lee CDD	Community Development District	Palm Beach	7	2000
Parkway Center CDD	Community Development District	Hillsborough	4	2000
Parrish Fire District	Special District	Manatee	6	2018
Pasco County	County	Pasco	4	2018
Pasco County Schools	Educational District	Pasco	4	2018
Peace River Sarasota Regional Water Supply Authority	Authority	Sarasota	6	2000
Pebble Ridge CDD	Community Development District	Palm Beach	7	2007
Pelican Marsh CDD	Community Development District	Collier	6	2018
Pentathlon CDD	Community Development District	Miami Dade	7	2018
Pier Park CDD	Community Development District	Broward	7	2000
Pine Tree Water Control District	Special District	Collier	6	2018
Pine Tree Water Control District	Special District	Broward	7	2018
Pinellas County	County	Pinellas	4	2018
Pinellas County Arts Festival	County	Pinellas	4	2000
Pinellas County Schools	Educational District	Pinellas	4	2007
Pinellas Suncoast Fire & Rescue District	Special District	Pinellas	4	2018
Plantation Acres Improvement District	Special District	Broward	7	2000
Polk County	County	Polk	4	2018
Polk County School Board	Educational District	Polk	4	2007
Port of the Islands CDD	Community Development District	Collier	6	2018
Principal One CDD	Community Development District	Duval	3	2018
Putnam County	County	Putnam	3	2018
Putnam County School District	Educational District	Putnam	3	2018
Quantum CDD	Community Development District	Palm Beach	7	2000
Quantum Park Overlay Dependent District	Special District	Palm Beach	7	2000
Quarry CDD	Community Development District	Collier	6	2018
Quincy Gadsden Airport Authority	Special District	Gadsden	2	2000
Ranger Drainage District	Special District	Orange	5	2000
Renaissance Commons CDD	Community Development District	Palm Beach	7	2018
River Ridge CDD	Community Development District	Lee	6	2000
Riverside Park CDD	Community Development District	Miami Dade	7	2018
Riversville Park CDD	Community Development District	Miami Dade	7	2000
Sail Harbour CDD	Community Development District	Lee	6	2018
San Carlos Park Fire Rescue	Special District	Lee	6	2000
Sanctuary Cove CDD	Community Development District	Orange	5	2018
Sandford Airport Authority	Authority	Seminole	5	2000
Sanibel Fire Rescue District	Special District	Lee	6	2000
Santa Fe Community College	College/University	Alachua	3	2000
Santa Rosa County	County	Santa Rosa	1	2018
Sarasota County	County	Sarasota	6	2018
Sarasota County Public Hospital District	Special District	Sarasota	6	2018
Sarasota County School Board	Educational District	Sarasota	6	2000
Sarasota K9 Search and Rescue Inc	Special District	Sarasota	6	2000
Sarasota Manatee Airport Authority	Authority	Sarasota	6	2000
Sarasota Memorial Healthcare System	Special District	Sarasota	6	2000

Sarasota National CDD	Community Development District	Sarasota	6	2000
Sausalito Bay CDD	Community Development District	Miami Dade	7	2018
School Board of Pasco County	Educational District	Pasco	4	2000
School District of Santa Rosa	Educational District	Santa Rosa	1	2000
Seaside Village CDD	Community Development District	Franklin	2	2007
Sebastian River Improvement District	Special District	Indian River	5	2018
Sebastian River Water Control District	Special District	Indian River	5	2000
Seminole County	County	Seminole	5	2018
Seminole County Public Schools	Educational District	Seminole	5	2000
Seminole Improvement District	Special District	Broward	7	2018
Seminole State College	College/University	Seminole	5	2007
Seven Oaks CDD	Community Development District	Pasco	4	2018
Silver Palms CDD	Community Development District	Miami Dade	7	2018
Sonoma Bay CDD	Community Development District	Palm Beach	7	2018
South Bay CDD	Community Development District	Hillsborough	4	2018
South Florida Water Management District	Special District	Palm Beach	7	2018
South Lake Hospital District	Special District	Lake	5	2000
South Seminole and North Orange County Water	Special District	Orange	5	2000
South Trail Fire Protection and Rescue Services District	Special District	Lee	6	2000
South Walton Fire District	Special District	Walton	1	2000
Southern Grove CDD	Community Development District	Martin	5	2018
Southern Manatee Fire Rescue	Special District	Manatee	6	2018
St. Augustine - St. Johns County Airport Authority	Authority	St. John	3	2000
St. John's River Water Management District	Special District	Putnam	3	2018
St. Johns County	County	St. John	3	2018
St. Johns County School District	Educational District	St. John	3	2007
St. Johns Water Control District	Special District	Indian River	5	2000
St. Lucie County	County	St. Lucie	5	2018
St. Lucie County Fire District	Special District	St. Lucie	5	2000
St. Lucie County School District	Educational District	St. Lucie	5	2000
St. Petersburg College	College/University	Pinellas	4	2007
Sterling Hill CDD	Community Development District	Collier	6	2018
Stoneybrook CDD	Community Development District	Lee	6	2000
Summerville CDD	Community Development District	Miami Dade	7	2018
Sumter County	County	Sumter	4	2018
Sumter Landing CDD	Community Development District	Sumter	4	2018
Sun N Lakes Improvement District	Special District	Highlands	6	2000
Sunnyland Farms CDD	Community Development District	Palm Beach	7	2000
Sunshine Water Control District	Special District	Broward	7	2000
Suwannee County	County	Suwannee	2	2018
Suwannee County School District	Educational District	Suwannee	2	2018
Suwannee River Water Management District	Special District	Dixie	2	2000
SW Florida Water Management District	Special District	Pasco	4	2000
Tampa Bay Water	Special District	Hillsborough	4	2000
Tampa Port Authority	Authority	Hillsborough	4	2000
Taylor County	County	Taylor	2	2018
Tericina CDD	Community Development District	Palm Beach	7	2000
Terracina CDD	Community Development District	Palm Beach	7	2018
The Islands at Doral NE CDD	Community Development District	Miami Dade	7	2018

The School Board of Alachua County	Educational District	Alachua	3	2000
The Villages #11	Community Development District	Lake	5	2018
The Villages CDD	Community Development District	Marion	3	2018
The Villages CDD #1	Community Development District	Sumter	4	2018
The Villages CDD #10	Community Development District	Sumter	4	2018
The Villages CDD #12	Community Development District	Sumter	4	2018
The Villages CDD #2	Community Development District	Sumter	4	2018
The Villages CDD #3	Community Development District	Sumter	4	2018
The Villages CDD #5	Community Development District	Sumter	4	2018
The Villages CDD #6	Community Development District	Sumter	4	2018
The Villages CDD #7	Community Development District	Sumter	4	2018
The Villages CDD #8	Community Development District	Sumter	4	2018
The Villages CDD #9	Community Development District	Sumter	4	2018
Thousand Oaks CDD	Community Development District	Palm Beach	7	2018
Town Center at Palm Coast CDD	Community Development District	Flagler	3	2018
Town Jupiter Inlet Colony	City	Palm Beach	7	2018
Town Ocean Breeze Park	City	Martin	5	2000
Town of Alford	City	Jackson	1	2018
Town of Altha	City	Calhoun	1	2000
Town of Astatula	City	Lake	5	2018
Town of Baldwin	City	Duval	3	2000
Town of Bascom	City	Jackson	1	2018
Town of Bay Harbor Islands	City	Miami Dade	7	2000
Town of Bell	City	Gilchrist	3	2018
Town of Beverly Beach	City	Flagler	3	2000
Town of Briny Breezes	City	Palm Beach	7	2018
Town of Brooker	City	Bradford	3	2000
Town of Callahan	City	Nassau	3	2000
Town of Campbellton	City	Jackson	1	2018
Town of Caryville	City	Washington	1	2018
Town of Cloud Lake	City	Palm Beach	7	2018
Town of Cross City	City	Dixie	2	2000
Town of Cutler Bay	City	Miami Dade	7	2000
Town of Davie	City	Broward	7	2000
Town of Dundee	City	Polk	4	2000
Town of Eatonville	City	Orange	5	2000
Town of Ebro	City	Washington	1	2018
Town of Esto	City	Holmes	1	2018
Town of Fort Myers Beach	City	Lee	6	2018
Town of Fort White	City	Columbia	2	2000
Town of Glen Ridge	City	Palm Beach	7	2018
Town of Glen St. Mary	City	Baker	3	2000
Town of Golden Beach	City	Miami Dade	7	2000
Town of Grand Ridge	City	Jackson	1	2018
Town of Grant-Valkaria	City	Brevard	5	2000
Town of Greensboro	City	Gadsden	2	2018
Town of Greenwood	City	Jackson	1	2018
Town of Gulf Stream	City	Palm Beach	7	2018
Town of Havana	City	Gadsden	2	2000
Town of Haverhill	City	Palm Beach	7	2018
Town of Highland Beach	City	Palm Beach	7	2000
Town of Hillcrest Heights	City	Polk	4	2000

Town of Hilliard	City	Nassau	3	2000
Town of Hillsboro Beach	City	Broward	7	2000
Town of Horseshoe Beach	City	Dixie	2	2000
Town of Howey in the Hills	City	Lake	5	2000
Town of Hypoluxo	City	Palm Beach	7	2018
Town of Indian River Shores	City	Indian River	5	2000
Town of Indian Shores	City	Pinellas	4	2018
Town of Inglis	City	Levy	3	2000
Town of Interlachen	City	Putnam	3	2018
Town of Jay	City	Santa Rosa	1	2000
Town of Jennings	City	Hamilton	2	2000
Town of Juno Beach	City	Palm Beach	7	2018
Town of Jupiter	City	Palm Beach	7	2000
Town of Jupiter Island	City	Martin	5	2000
Town of Kenneth City	City	Pinellas	4	2000
Town of LaCrosse	City	Alachua	3	2000
Town of Lady Lake	City	Lake	5	2000
Town of Lake Clarke Shores	City	Palm Beach	7	2018
Town of Lake Hamilton	City	Polk	4	2000
Town of Lake Park	City	Palm Beach	7	2018
Town of Lake Placid	City	Highlands	6	2000
Town of Lantana	City	Palm Beach	7	2018
Town of Lauderdale by the Sea	City	Broward	7	2000
Town of Longbar Key	City	Sarasota	6	2018
Town of Longboat Key	City	Manatee	6	2018
Town of Loxahatchee Groves	City	Palm Beach	7	2007
Town of Malone	City	Jackson	1	2018
Town of Manalapan	City	Palm Beach	7	2018
Town of Mangonia Park	City	Palm Beach	7	2000
Town of Marineland	City	Flagler	3	2018
Town of Mayo	City	Lafayette	2	2000
Town of McIntosh	City	Marion	3	2018
Town of Medley	City	Miami Dade	7	2000
Town of Melbourne Beach	City	Brevard	5	2000
Town of Melbourne Village	City	Brevard	5	2000
Town of Miami Lakes	City	Miami Dade	7	2018
Town of Micanopy	City	Alachua	3	2000
Town of Monteverde	City	Lake	5	2000
Town of Noma	City	Holmes	1	2018
Town of North Redington Beach	City	Pinellas	4	2018
Town of Oakland	City	Orange	5	2000
Town of Ocean Ridge	City	Palm Beach	7	2018
Town of Orange Park	City	Clay	3	2018
Town of Orchid	City	Indian River	5	2018
Town of Otter Creek	City	Levy	3	2000
Town of Palm Beach	City	Palm Beach	7	2018
Town of Palm Beach	City	Palm Beach	7	2000
Town of Palm Beach Shores	City	Palm Beach	7	2018
Town of Palm Shores	City	Brevard	5	2000
Town of Pembroke Park	City	Broward	7	2000
Town of Penney Farms	City	Clay	3	2018
Town of Pierson	City	Volusia	5	2000
Town of Polk City	City	Polk	4	2000
Town of Pomona Park	City	Putnam	3	2018
Town of Ponce de Leon	City	Holmes	1	2018
Town of Raiford	City	Union	3	2000
Town of Reddick	City	Marion	3	2018
Town of Redington Beach	City	Pinellas	4	2018
Town of Redington Beach	City	Pinellas	4	2000
Town of Redington Shores	City	Pinellas	4	2018
Town of Sewalls Point	City	Martin	5	2000
Town of Sneads	City	Jackson	1	2018
Town of South Palm Beach	City	Palm Beach	7	2018
Town of Southwest Ranches	City	Broward	7	2000
Town of St. Leo	City	Pasco	4	2018
Town of St. Lucie Village	City	St. Lucie	5	2000

Town of Surfside	City	Miami Dade	7	2000
Town of Vernon	City	Washington	1	2018
Town of Wausau	City	Washington	1	2018
Town of Welaka	City	Putnam	3	2000
Town of Westville	City	Holmes	1	2018
Town of White Springs	City	Hamilton	2	2000
Town of Windermere	City	Orange	5	2000
Town of Worthington Springs	City	Union	3	2000
Town of Zolfo Springs	City	Hardee	4	2000
Tradition CDD	Community Development District	St. Lucie	5	2018
Trailer Estates Fire Control District	Special District	Manatee	6	2007
Trails at Monterey CDD	Community Development District	Miami Dade	7	2018
Tree Island Estates CDD	Community Development District	Miami Dade	7	2018
Two Lakes CDD	Community Development District	Miami Dade	7	2018
Union County	County	Union	3	2018
Union County School Board	Educational District	Union	3	2018
Union County Sheriff's Office	County	Union	3	2000
University of Florida	College/University	Alachua	3	2000
University of North Florida	College/University	Duval	3	2018
University of South Florida	College/University	Hillsborough	4	2018
University of West Florida	College/University	Escambia	1	2018
University Place CDD	Community Development District	Broward	7	2018
University Square CDD	Community Development District	Lee	6	2000
Valencia Acres CDD	Community Development District	Miami Dade	7	2018
Vasari CDD	Community Development District	Lee	6	2018
Venetian CDD	Community Development District	Lee	6	2018
Venetian CDD	Community Development District	Sarasota	6	2000
Venetian Isles CDD	Community Development District	Miami Dade	7	2018
Venetian Isles CDD	Community Development District	Miami Dade	7	2000
Venetian Parc CDD	Community Development District	Miami Dade	7	2018
Veranda CDD	Community Development District	St. Lucie	5	2018
Verona Walk CDD	Community Development District	Collier	6	2018
Verondah East CDD	Community Development District	Lee	6	2000
Verondah West CDD	Community Development District	Lee	6	2000
Viera East CDD	Community Development District	Brevard	5	2000
Village Center CDD	Community Development District	Lake	5	2018
Village of Bal Harbour	City	Miami Dade	7	2018
Village of Biscayne Park	City	Miami Dade	7	2000
Village of El Portal	City	Miami Dade	7	2018
Village of Golf	City	Palm Beach	7	2018
Village of Highland Park	City	Polk	4	2000
Village of Indian Creek	City	Miami Dade	7	2000
Village of Indiantown	City	Martin	5	2018
Village of Key Biscayne	City	Miami Dade	7	2018
Village of North Palm Beach	City	Palm Beach	7	2018
Village of Palm Springs	City	Palm Beach	7	2018
Village of Palmetto Bay	City	Miami Dade	7	2018

Village of Pinecrest	City	Miami Dade	7	2018
Village of Royal Palm Beach	City	Palm Beach	7	2018
Village of Sea Ranch Lakes	City	Broward	7	2000
Village of Tequesta	City	Palm Beach	7	2018
Village of Virginia Gardens	City	Miami Dade	7	2018
Village of Wellington	City	Palm Beach	7	2018
Village Walk of Bonita Springs CDD	Community Development District	Lee	6	2000
Villagewalk of Bonita Springs CDD	Community Development District	Collier	6	2018
Vista CDD	Community Development District	Palm Beach	7	2018
Vista Lakes CDD	Community Development District	Osceola	5	2018
Volusia County	County	Volusia	5	2018
Volusia County School District	Educational District	Volusia	5	2000
Wakulla County	County	Wakulla	2	2018
Wakulla County School Board	Educational District	Wakulla	2	2000
Walnut Creek CDD	Community Development District	Broward	7	2018
Walton County	County	Walton	1	2018
Walton County School District	Educational District	Walton	1	2000
Washington County	County	Washington	1	2018
Washington County School District	Educational District	Washington	1	2018
Waterford Landing CDD	Special District	Broward	7	2000
Waterlefe CDD	Community Development District	Manatee	6	2018
West Manatee Fire and Rescue District	Special District	Manatee	6	2018
West Palm Beach Downtown Development Authority	Authority	Palm Beach	7	2018
West Villages Improvement District CDD	Community Development District	Sarasota	6	2018
Westchase CDD	Community Development District	Hillsborough	4	2000
Westchase East CDD	Community Development District	Hillsborough	4	2000
Winding Cypress CDD	Community Development District	Collier	6	2018
Winston Trails East CDD	Community Development District	Palm Beach	7	2018
Winston Trails East CDD	Community Development District	Palm Beach	7	2000
Wyndam Park CDD	Community Development District	Palm Beach	7	2018
<b>Total</b>		<b>841</b>		<b>841</b>

## **ORDINANCE NO. O-6-23**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS. AT ARTICLE III. BUILDING STANDARDS. TO ADD ENTIRELY NEW SEC. 14-109. – TIME SCHEDULE FOR COMPLETION OF CONSTRUCTION PROJECTS. TO ESTABLISH MAXIMUM TIMELINES FOR THE COMPLETION OF CONSTRUCTION PROJECTS IN TOWN; 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 currently provide regulations relative to the allowable timeframe to complete construction projects within the Town; and

**WHEREAS**, lingering construction projects have a negative impact on the health, safety and welfare of Town residents; and

**WHEREAS**, the Town Commission has determined that it is in the public interest to enact a time schedule for the completion of construction projects based on the square footage of the project; 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:** Chapter 14. Buildings and Building Regulations. of the Code of Ordinances of the Town of Palm Beach Shores is hereby amended at Article III. Building Standards., to add entirely new Sec. 14-109. – Time schedule for completion of construction projects. to establish maximum timelines for the completion of constructions projects in Town; providing that Sec. 14-109. shall hereafter read as follows:

**Sec. 14-109. Time schedule for completion of construction projects.**

A maximum time, calculated from the date the building department issues a building permit, is established for the completion of construction projects as set forth in the construction schedule shown in Table 1 herein. Said maximum time is a condition of all



applicable building permits and applicant and owner accept such condition upon acceptance of a building permit. Failure of the permit holder to complete construction under the building permit in accordance with the maximum time schedule shall be prima facie evidence that the building project has not commenced or has been suspended or abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has not commenced or has been suspended or abandoned under the permit.

**TABLE 1. CONSTRUCTION SCHEDULE**

<u>Square Footage Under Roof</u>	<u>New Construction* Maximum Time Permitted</u>	<u>Remodel/Accessory Construction Maximum Time Permitted</u>
<u>Projects 4,999 sq. ft. or less</u>	<u>12 months</u>	<u>6 months</u>
<u>Projects 5,000 sq. ft. to 39,999 sq. ft.</u>	<u>18 months</u>	<u>9 months</u>
<u>Projects 40,000 sq. ft. or more</u>	<u>24 months</u>	<u>12 months</u>

\* Principal structure

(a) One (1) six-month extension to the timeframes set forth in Table 1 above may be granted by the town commission on written request and upon a showing of good cause as determined in the sole discretion of the town commission. The request for extension shall include reasons for the necessity of granting an extension, a revised construction schedule, and proposed nuisance mitigation measures. In the event the town commission determines that good cause is not shown for granting the extension, the commission may deny the extension. In the event the town commission grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the town commission and the imposition of a fee as established by resolution by the town commission for each day of the extension beyond the term set

forth in Table 1. Approval of extended requests shall require the applicant to comply with all new amendments to federal, state or town regulations.

(b) In the event no request is made for extension of time from the above-referenced schedule, at the expiration of the maximum time permitted in Table 1, the building permit shall be immediately revoked and all work shall cease and desist on the project. In order to resume work, the contractor and the owner must apply to the town commission for an extension of time in accordance with subpart (a) above. If an extension of time is granted pursuant to subpart (a) above, a new permit application is required and a permit reactivation fee shall be paid.

(c) Failure of the permit holder and/or the property owner to complete the construction within the timeframes set forth in Table 1 or within the time extension granted by the town commission constitutes prima facie evidence that the building project has not commenced or has been suspended or abandoned. All permits will be terminated, and all work at the site will stop immediately until the applicant and owner apply for and receive a reinstatement of the permit by the town commission. If conditions are attached to the re-issuance, the permit may be reissued by the building official only upon continued conformance to the conditions established by the town commission. Any conditions attached to re-issuance are conditions of all applicable permits and applicant and owner accept such conditions upon acceptance of a permit. The issuance of the certificate of occupancy or completion will be withheld until any fees incurred under this section are paid. If the town commission does not approve the extension of time, applicant and owner may be required by the town commission to remove all evidence of construction, and ensure that the project conforms to all applicable provisions of the code. Failure to cease

construction or conform to all codes constitutes a violation and may be enforced by citation to the town's code enforcement board, or special magistrate, or by any other lawful means available to the town, at the sole discretion of the town.

(d) The provisions of this section shall be enforced by the town's special magistrate pursuant to the authority granted by F.S. ch. 162, as may be amended and chapter 2, article III, division 2 of the town Code, as may be amended. In addition, the town may enforce the requirements of this division by any other means available by law or equity.

**Section 2:** Each and every other section and subsection of Chapter 14. Building and Building Regulations. and Chapter 78. Vegetation. 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 January, 2024.

**SECOND AND FINAL READING** this \_\_\_\_ day of February, 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-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 AND FENCE HEIGHT NECESSARY TO SCREEN NEIGHBORING PROPERTIES 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 creates rear yards and pool decks with differing elevations which leads to line of sight and privacy concerns into the neighboring properties; 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 heights and fence heights necessary to screen neighboring properties where uneven grades exist at 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 excepted as provided in subpart 3 below.

[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 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 lower of the conflicting grade elevations.

a. Retaining walls installed at the adjoining lot line 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. Retaining walls within the front setback shall be a maximum of two (2) feet in height as measured from the lower of the conflicting grade elevations. A transitional zone shall be provided at a length of 10 feet to allow for the grade change to accommodate the retaining wall height. This transition shall not occur nearer than five (5) feet to the face of the front building façade.

b. The exterior side of retaining walls shall be finished with painted stucco or painted cement block in a neutral color to match the subject property's principal structure. Compliance with this requirement shall be considered by the Planning and Zoning Board as part of the Architectural and Aesthetic application review.

c. Fences or fencing affixed to or atop of a retaining wall shall, when measured to include both the retaining wall and fence or fencing, have

a combined total maximum height of seven (7) feet as measured from the lower of the conflicting grade elevations.

d. Where an inconsistent grade exists with decking or similar improvement equal to the elevation found at the highest point of the retaining wall, the use of landscaping in the form of hedges or trees shall be used to screen the view into the adjacent property to a minimum height of six (6) feet as measured from the highest elevation.

e. 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 January, 2024.

**SECOND AND FINAL READING** this \_\_\_\_ day of February, 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-8-23**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 62. STREETS, SIDEWALKS AND OTHER PUBLIC PLACES., ARTICLE I. IN GENERAL. BY ADDING AN ENTIRELY NEW SECTION 62-4. TO BE TITLED "REQUIREMENTS FOR DISTURBING, CUTTING INTO, DIGGING UP, DRILLING, BORING UNDER, OR EXCAVATING ANY PUBLIC STREET." PROHIBITING THE CUTTING INTO OF NEWLY PAVED/REPAVED ROADS WITHIN THE TOWN FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF THE PAVING/REPAVING, PROVIDING EXCEPTIONS, PROVIDING A PERMIT PROCESS FOR WORK SPECIFICALLY IMPACTING TOWN ROADWAYS, AND SETTING FORTH REQUIRED ENGINEERING SPECIFICATIONS FOR ALL PAVING AND REPAIR OF IMPACTED ROADWAYS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 62 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Town Code is silent regarding specifications for the paving or reaving of roadways within the Town after disturbances and/or cuts to Town-owned and maintained roadways have been made; and

**WHEREAS**, with the current road paving project being conducted throughout the Town, the addition of a codified permit process and technical requirements for the backfill, compaction and construction of road repairs is necessary to ensure the longevity of the newly paved roadways and to eliminate the potential for uneven or substandard repairs; and

**WHEREAS**, the Town Commission of the Town of Palm Beach Shores has determined that 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:** Chapter 62 – Streets, Sidewalks and Other Places., Article I. – In General. of Ordinances of the Town of Palm Beach Shores is hereby amended to add an

entirely new Section 64-4. – Requirements for disturbing, cutting into, digging up, drilling, boring under, or excavating any public street. prohibiting the cutting into of newly paved/repaved roads within the town for a period of three years after completion of the paving/repaving, providing exceptions, providing a permit process for work specifically impacting Town roadways, and setting forth required engineering specifications for all paving and repair of impacted roadways; providing that Sec. 64-4. shall hereafter read as follows:

**Sec. 64-4. - Requirements for disturbing, cutting into, digging up, drilling, boring under, or excavating any public street.**

(a) No Disturbance for Three Years. No person shall disturb, cut into, dig up, drill into, bore under, or excavate any newly paved/repaved roadway in Town for a period of three (3) years after completion of such paving/repaving except as follows:

1. Emergency repair work, as determined by the director of the public works department or designee to be necessary to prevent or mitigate an immediate threat to the public health, safety, and welfare. All such emergency repair work shall be completed in conformance with the specifications set forth in subsection (e) below.

2. Non-emergency repair work, as determined by the Town Commission to be necessary or advisable under the circumstances on a case by case basis. All such non-emergency repair work shall be completed in conformance with the specifications set forth in subsection (e) below.

(b) Permit required. Except as prohibited in subsection (a) above, when a person desires to disturb, cut into, dig up, drill into, bore under, or excavate any public street, application shall be made to the town. No person shall apply for a permit to perform such work without disclosing in the permit application the person on whose behalf such work is being performed. Failure to fully disclose his/her/their interest/participation/representation in the permit application or to fulfill all town requirements for issuance of the permit shall result in the Town: 1) immediately revoking any permit previously granted causing such permit to become null and void without any further action, hearing or proceeding, or 2) issuing a written notice that the permit will not be granted due to violation of this provision by the person

applying for the permit. The town shall have the right to take all legal measures and seek all available remedies to enforce this provision. The permit shall set forth minimal reasonable conditions, as permitted by law, necessary for the protection of property and personal safety, restoration of the roadway to the specifications set forth below which are satisfactory to the town, and any on-going maintenance or reparations for un-repaired conditions or damages that may be required under the circumstances and extent of the work to be performed under the permit. Any violation of the conditions set forth or any violations under applicable law shall render the permit automatically null and void, without the necessity of any further action or proceeding. The permit shall cover the length of time necessary and reasonable according to the type of activity involved.

(c) *Underground utilities; underground facility.* All persons shall fully comply with F.S. ch. 556, entitled "The Underground Facility Damage Prevention and Safety Act" ("Chapter 556"), as amended. No town permit will be required from operators of underground facilities in order to identify underground facilities. In other instances, permits required by this section shall be required. F.S. ch. 556 is incorporated by reference herein as though set forth in full. Excavators and member operators shall comply with low-impact marking practices, including, without limitation, a subsequent notice, as required by F.S. § 556.114, as amended. Markings required by F.S. ch. 556 shall be made with flags or stakes, or temporary, non-permanent paint or other industry-accepted low-impact marking practices.

(d) *Bonded improvements; issuance of permit; time for completion.*

(1) Whenever an individual, company, or agency applies for a permit to disturb, cut into, dig up, drill, bore under, or excavate a street per subsection (b) above, the individual, company, or agency shall deliver to the town building department a bond or surety in the amount of one and one-half of the cost of the restoration as calculated by the town. The bond or surety shall be:

a. A site restoration bond written by an approved domestic surety. Except for bonds for a wireless service provider as defined in F.S. § 337.401(7)(b)(13), as amended, all bonds shall carry the name and address of a local representative, be for an initial period of one year, and

shall be automatically extended in increments of one year until the permittee and the surety company are notified in writing of the acceptance of the street restoration and closure of the permit; or

b. An irrevocable letter of credit drawn on a local bank, valid for an initial period of one year, with automatic renewal in increments of one year until the permittee and the issuing bank are notified in writing of the acceptance of the street restoration and the closure of the permit.

(2) Upon receipt of the above-referenced surety, payment of the applicable permit fees and completion of the application, the town may issue a permit for the work, and the director of the public works department shall determine when the work is to be completed, including restoration of the street, right-of-way or easement in accordance with the standards and specifications as set forth in subsection (e) below. The individual, company, or agency shall thereafter be authorized to proceed and shall complete the work within the time prescribed by the permit and applicable permit conditions.

(e) *Paving and repaving specifications.* All street paving, including whole roadways, sections, or repairs (emergency and non-emergency) within the town shall fully comply with the specifications below:

## BACKFILL AND COMPACTION

### PART 1 GENERAL

#### 1.01 SECTION INCLUDES

A. Backfill and compaction for underground pipes and structures.

#### REFERENCES

A. ASTM D1557-02 – Laboratory Compaction Characteristics of Soil Using Modified Effort.

B. ASTM D2487-00 – Classification of Soils for Engineering Purposes.

C. ASTM D2922-05 – Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods.

### PART 2 PRODUCTS

#### 2.01 SOIL MATERIALS

- A. General: Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
- B. Satisfactory Soils: ASTM D2487 soil classification groups GW, GP, GM, SW, SP, and SM, or a combination of these groups, free of rock or gravel larger than 3 inches in any dimension, debris, waste, vegetation, and other deleterious matter.
- C. Unsatisfactory Soils: ASTM D2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH and PT, or a combination of these groups.
  - 1. Unsatisfactory soils also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.
- D. Backfill and Fill: Satisfactory soil materials.

### PART 3 EXECUTION

#### 3.01 PLACEMENT

- A. Material placed under and around structures shall be deposited within the lines and to the grades shown on the Drawings, making due allowance for settlement of the material. Material shall be placed on properly prepared surfaces which have been reviewed by the Engineer. If sufficient common fill material is not available from excavation on site, the Contractor shall provide borrow as may be required.
- B. If the compacted surface of any layer of material is determined to be too smooth to bond properly with the succeeding layer, it shall be loosened by harrowing or by another approved method before the succeeding layer is placed.
- C. All backfill materials shall be placed and compacted "in-the-dry". Contractor shall dewater excavated areas as required to perform the Work.

#### 3.02 COMPACTION

- A. Backfill shall be placed in layers not to exceed twelve inches in depth as measured before compaction. Each layer shall be compacted to at least the minimum percentage of a modified proctor (ASTM D1557 / AASHTO T-180) specified in the Compaction Scheduled in paragraph 3.03.

- B. Areas adjacent to structures and other confined areas inaccessible to a vibratory roller shall be compacted with a manually operated vibratory compactor.
- C. It is the intention that the fill materials with respect to moisture be used in the condition they are excavated insofar as this is practicable. Material which is too wet shall be spread on the fill area and permitted to dry, assisted by harrowing if necessary, until the moisture content is reduced to allowable limits.
- D. If added moisture is required, water shall be applied by sprinkler tanks or other sprinkler systems which will ensure uniform distribution of the water over the area to be treated and give complete and accurate control of the amount of water to be used. If too much water is added the area shall be permitted to dry before compaction is continued.
- E. Supply all hose, piping, valves, sprinklers, pumps, sprinkler tanks, hauling equipment, and all other materials and equipment necessary to place the water on the fill.

### 3.03 COMPACTION SCHEDULE

<u>Location</u>	<u>Minimum Compaction</u>
<u>Under paved areas</u>	<u>98%</u>
<u>Structures</u>	<u>98%</u>
<u>Under landscaped areas</u>	<u>95%</u>

### 3.04 DISPOSAL OF UNSUITABLE AND SURPLUS MATERIAL

- A. Unsuitable and surplus excavated materials become the property of the Contractor and are to be removed and disposed of off site.
- B. Suitable excavated material may be used for fill or backfill if it meets these specifications.

### 3.05 TESTING

- A. Allow testing laboratory to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earthwork only after test results from previously completed Work complies with requirements.
- B. Testing agency will test compaction of soils in place according to ASTM



D2922.

- C. When testing agency reports that subgrades, fills or backfills have not achieved degree of compaction specified, scarify and moisten or aerate, or remove and replace soil to depth required; recompact and retest until specified compaction is obtained.

3.06      PROTECTION

- A. Protect newly graded areas from traffic and erosion. Keep free of trash and debris.
- B. Repair and re-establish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.

(f) *Indemnity, hold harmless, and insurance.* It shall be a condition precedent to the issuance of any permit that the applicant agree to indemnify, defend, and hold harmless the town, its officials, employees, agents, and, if applicable, its instrumentalities and each of them from and against all loss, cost, penalties, fines damages, claims of any nature, including expenses and attorneys' fees, and any and all liabilities by reason of injury to or death of any person, damage to, destruction, or loss to any property including the town, its instrumentalities, officials, employees, and agents arising out of or in connection with the performance or non-performance of the services contemplated by the permit which is directly or indirectly caused, in whole or in part, by any act, omission, default, liability, or negligence, whether active or passive, of the applicant, its employees, agents, servants, or contractors, unless such act or omission is solely caused by the town, its instrumentalities, officials, employees, and agents. The applicant must also agree to indemnify, defend, and hold harmless the town, its instrumentalities, officials, employees, and agents against all liabilities which may be asserted by an employee or former employee of the applicant, or any of its contractors as provided above, for which the applicant's liability to such employee or former employee would otherwise be limited to payments under workers' compensation or similar laws. In addition, the

applicant understands and agrees that except where caused by the negligence or misconduct of the town, its instrumentalities, officials, employees, or agents, the town shall not be liable for any loss, injury, or damage to any personal property or equipment of the applicant, its employees, agents, contractors, business licensees, or invitees placed on town property, and its instrumentalities, and shall be at the risk of the applicant thereof. The applicant shall be solely responsible for all activities and the installation and maintenance of traffic-control devices. The applicant shall ensure that adequate safety precautions are made at all times during the term of the permit. It shall be a further condition precedent to the issuance of any permit for work to be performed in the public right-of-way that the permit holder(s) is/are jointly and severally responsible, at each permit holder's sole expense, for any damages regarding restoring the public right-of-way to its original condition before installation of facilities. The indemnification shall survive termination of the permit.

(g) *Supervision by the director of the public works department.* All disturbances, digging up or excavation of streets in the town shall be made under the supervision and direction of the director of the public works department, or designee.

(h) *Enforcement.* Failure to comply with these provisions or the provisions detailed in F.S. ch. 556 shall subject all persons to the procedures, violations, penalties prescribed in F.S. ch. 556, or code enforcement proceedings pursuant to chapter 2, article III, division 2 of this Code, or both.

**Section 2:** Each and every other Section of Chapter 62 – Streets, Sidewalks and Other Public Places. 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 November, 2023.

**SECOND AND FINAL READING** this \_\_\_\_ day of January 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

## **RESOLUTION NO. R-01-24**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, EXPRESSING OPPOSITION TO RECENT CHANGES TO STATE LAW REQUIRING ELECTED MAYORS AND GOVERNING BODY MEMBERS OF MUNICIPALITIES TO COMPLETE AND FILE THE FORM 6 “FULL DISCLOSURE OF FINANCIAL INTERESTS” AS OF JANUARY 1, 2024; AUTHORIZING THE TOWN TO JOIN ANY FUTURE COORDINATED POLITICAL OR LEGAL EFFORTS WITH OTHER GOVERNMENTAL ENTITIES TO RESCIND, REVISE OR OTHERWISE CHALLENGE THIS REQUIREMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, during the 2023 legislative session, Senate Bill 774 was passed and codified at Laws of Florida 2023-09, amending Sec. 112.3144, *Florida Statutes*, to require all elected municipal mayors and elected municipal governing body members who are in office as of January 1, 2024 to file the Form 6 “Full Disclosure of Financial Interests;” and

**WHEREAS**, Form 6 has historically only applied to state level elected officials and constitutional officers, with municipal elected officials having to file the Form 1 “Statement of Financial Disclosure;” and

**WHEREAS**, Form 6, unlike Form 1, requires the public disclosure of an individual’s net worth, assets, and liabilities; and

**WHEREAS**, the imposition of this requirement at the local level, especially in smaller municipalities and especially in municipalities whose elected officials are volunteers that receive no compensation for their service, creates opportunities for local detractors to harass such municipal officials at a level of magnitude beyond that to which state level and constitutional officer level officials are subject; and

**WHEREAS**, the Town Commission of the Town of Palm Beach Shores will support coordinated political and legal efforts with other governmental entities to rescind, revise or otherwise challenge this requirement.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

**Section 1:** The above recitals are hereby approved as findings of fact and are hereby incorporated into this Resolution as if fully set forth herein.

**Section 2:** The Town Commission of the Town of Palm Beach Shores, Florida, hereby expresses its opposition to recent changes to state law requiring elected mayors

and governing body members of municipalities to complete and file the Form 6 “full disclosure of financial interests” as of January 1, 2024.

**Section 3:** The Town Commission of the Town of Palm Beach Shores, Florida, hereby declares its support of any future coordinated political or legal efforts with other governmental entities to rescind, revise or otherwise challenge this Form 6 filing requirement in the future.

**Section 4:** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this **22nd** day of January 2024.

**TOWN OF PALM BEACH SHORES**

---

Alan Fiers, Mayor

ATTEST:

---

Jude Goudreau, Town Clerk

(Seal)

**RESOLUTION NO. R-3-24**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, APPOINTING AN ALTERNATE MEMBER OF THE PLANNING AND ZONING BOARD TO SERVE AS A REGULAR MEMBER IN ORDER TO FILL A CURRENT VACANCY ON THE REGULAR BOARD CAUSED BY A BOARD MEMBER RESIGNATION; FURTHER APPOINTING A NEW ALTERNATE MEMBER IN ORDER TO FILL THE VACANCY CREATED BY THE ABOVE REFERENCED APPOINTMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, there exists three (3) vacant regular seats on the current Planning and Zoning Board caused by the resignation of three (3) regular members; and

**WHEREAS**, Section 2-51 of the Code of Ordinances of the Town of Palm Beach Shores requires the Town Commission to appoint an alternate member of the Planning and Zoning Board into any vacant regular board seat; and

**WHEREAS**, Section 2-51 of the Code of Ordinances of the Town of Palm Beach Shores also allows the Town Commission to appoint a new alternate member into a vacant alternate seat; and

**WHEREAS**, the Town Commission desires to make the above appointments in order to fully constitute the Town's Planning and Zoning Board.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Commission of the Town of Palm Beach Shores, Florida, that:

**Section 1.** The Town Commission of the Town of Palm Beach Shores, Florida, hereby appoints **Weston Gracida** from alternate member to regular member of the Planning and Zoning Board. This appointment shall remain valid through the next annual reorganization meeting of the Town Commission.

**Section 2.** The Town Commission of the Town of Palm Beach Shores, Florida, hereby appoints **Anastasia Stogiannis Karloutsos** and **Janet Kortenhaus** to serve as an alternate member of the Planning and Zoning Board. This appointment shall remain valid through the next annual reorganization meeting of the Town Commission.

**Section 3.** This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this **22<sup>nd</sup>** day of **January** 2024.

TOWN OF PALM BEACH SHORES

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

ATTEST:

\_\_\_\_\_  
Jude M. Goudreau, Town Clerk

(SEAL)

Anastasia Stogiannis Karloutsos  
206 Claremont Lane  
Palm Beach Shores, FL 33404

Jude M. Goudreau  
Town Clerk  
Town of Palm Beach Shores

December 1, 2023

Dear Ms. Goudreau,

I would like the opportunity to serve on the Planning and Zoning Board for the Town of Palm Beach Shores. I was raised in this amazing town, spent about 20 years up north and returned home to beautiful Palm Beach Shores in 2021 with my husband and four children. It would be a great honor to serve my community and am eager to get involved. Thank you for your consideration.

Kindest regards,

Anastasia Stogiannis Karloutsos  
E: [anastasia@karloutsos.com](mailto:anastasia@karloutsos.com)  
C: 215.820.1440

## Janet Leigh Kortenhaus (Salmon)

311 Linda Lane, Palm Beach Shores, FL 33404

18 January 2024

Dear Mayor Fiers; Commissioners T. Larcher, S. Smith & R. DeReuil

Please accept this letter and attached resume as my interest in the open Palm Beach Shores Planning & Zoning Board position.

I have been a full-time resident for the last 15 years. Prior to 2009 I had been a vacationing and/or seasonal resident at my parents Palm Beach Shores Condominium.

My Resume will reflect that during this time, I have been active in Town Governance and civic organizations, assisting on both civic and town events. I have collaborated alongside many of the commissioners at one point in time regarding Town policy or Town & Civic Events.

I enjoy engaging in the community. I take pride in projects that benefit the community. *It is important to Understand the history of the town, the attributes that have attracted most residents to this town, and the need to make the improvements to properties that benefit Palm Beach Shores. It is my belief that a small town can prosper, function efficiently, and provide a great sense of community for residents, all while maintaining our small-town ambience.*

Interested P&Z members should be Proactive instead of reactive regarding Development, Property Improvements and our Comprehensive Land Plan.

Over these past years I have demonstrated my dedication to detail, the willingness to learn, the diplomacy, creativity and strong ethics to participate with our current government so Palm Beach Shores may continue to be a vibrant Island Jewel at the Seaside.

Please feel free to contact me with any questions or concerns you may have.

Thank you for your consideration.

Janet Leigh Kortenhaus (Salmon)

Home (561) 848-3137 Mobile (732) 822-6379

[Janetleighkort@msn.com](mailto:Janetleighkort@msn.com)



# **PALM BEACH COUNTY SHERIFF'S OFFICE**

RIC L. BRADSHAW, SHERIFF



## January 2024 Commission report.

We were able to come up with a few suspects in the bicycle thefts, Rod and reel thefts from area boats and open car door burglaries.

For the fishing poles we were lucky enough to be given serial numbers and/or identifying information. Using this and other means a suspect was developed and a warrant requested for the subject's arrest

In the thefts from a carport and another homeowner shed we were able to locate and arrest the subject who is no stranger to the criminal justice system. He arrived in court and was offered a plea deal of 5 years in **state prison**, due to his lengthy history he accepted the plea and is serving his time.

In another case in which we made one arrest; but we believe he and his partner committed other open car door burglaries;

The on duty deputy patrolling the streets in the early morning hour's noticed the interior lights on to a vehicle at Atlantic near Blossom Lane. When confronted by the deputy both fled the driveway, the deputy was joined by another and stopped the individual by gun point near Sandal Lane. The second subject continued to run.

In an effort to locate him 12 deputies in all arrived in town, aided by two K-9 deputies and the helicopter. Unfortunately, we were unable to locate him and after an hour and half the search was stopped.

The Marriott's Reindeer run went very well, they collected money for the Children's miracle network.

Deputies utilized **324 case numbers**, conducted **34 arrests**, responded to **3,759 calls for service** and **conducted 38,856 business and property security checks**. Further our deputies more than doubled the number of **traffic stops last year to 1107**.

Sgt. Steven Langevin



## December - 2023 - Monthly Strategic Report

CAD Calls	Monthly Totals
Business / Residence Checks (Self-Initiated)	3042
Traffic Stops (Self-Initiated)	62
Calls for Service (Excluding 1050's & 1061's)	142
<b>All CAD Calls - Total</b>	<b>3246</b>

Data Source: CADS/Premier 1

\*Omit Miscellaneous Calls

Note: P1 is a dynamic system. Meaning that #'s can change from what was previously reported in the event there is a location or call type re-classification/modification.

**Summary:** During the month, there were 3246 generated calls within the district. 96% of these calls were self-initiated.

### Data below represents Traffic Activity conducted by D20 Deputies

Data Source: TraCS

Total Citations	Total Warnings	Parking Citations
2	60	0

## Arrest and NTA Statistics

<b>Arrest Data</b>
<b>Arrests &amp; Notice to Appear (NTA) within District 20</b>
<b>Total Count - 3</b>

Data Source: CrimeView Desktop

RPT #	DATE/TIME	SIGNAL	NEIGHBORHOOD	COMMONPLACE	LOCATION
23133795	2023-12-01 10:47:42	1049	<Null>	WATERWAY REHAB	106 BLOSSOM LN
23141072	2023-12-25 03:56:12	21V			ATLANTIC AVE / BLOSSOM LN
202301261150	12/08/2023 10:44:21	1050		SAILFISH MARINA - RESTAURANT	98 LAKE DR
*1061 ARR keystroke error; no ARR					

## DATA ANALYSIS

The data included in this report is charted and graphed to illustrate and compare changes over a specific time period. These charts and graphs are utilized to assist in determining crime trends and to measure enforcement efforts. This data is utilized in conjunction with other analysis to develop directed patrol and various enforcement activities. The analysis included on these pages is presented as a brief highlight to explain the salient points of this report.

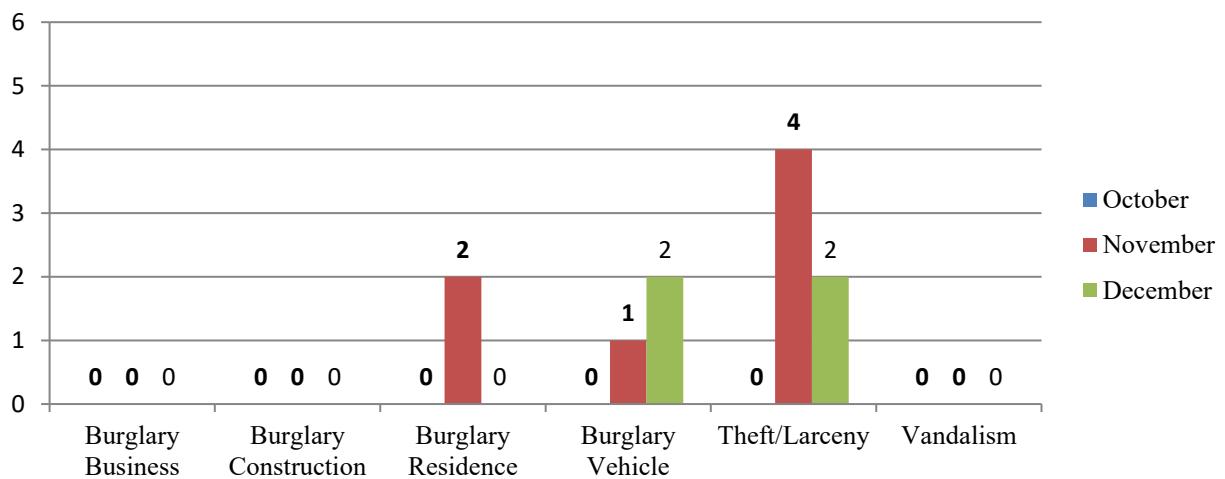
### D20 Monthly Stats Homicide, Robbery, Sexual Assault, Shooting, Stabbing

Data Source: CADS/P1

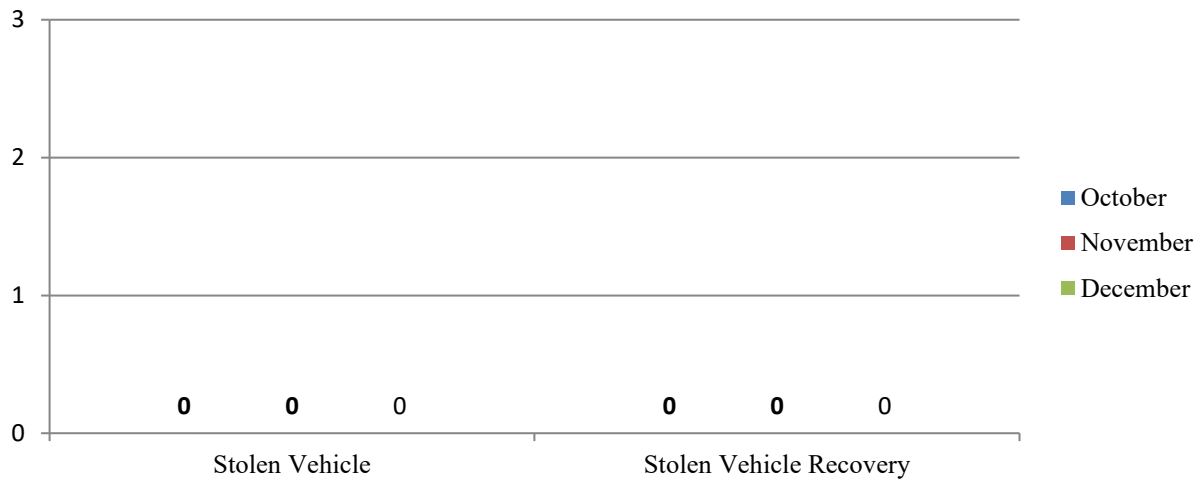


### D20 Monthly Stats Burglaries, Theft & Vandalism

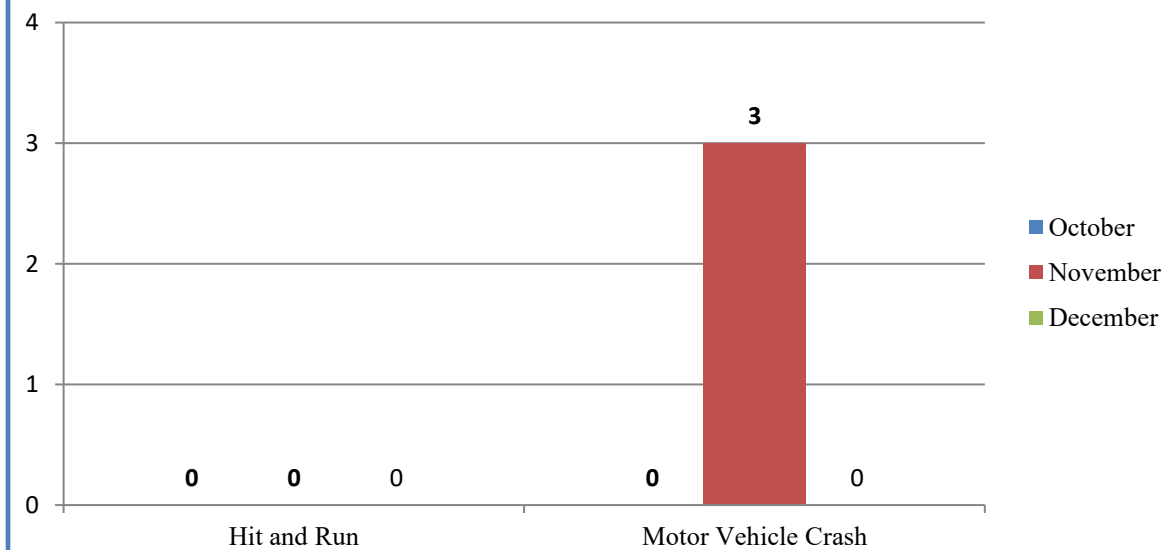
Data Source: CADS/P1



**D20 Monthly Stats**  
**Stolen Vehicles & Stolen Vehicle Recoveries**  
 Data Source: CADS/P1

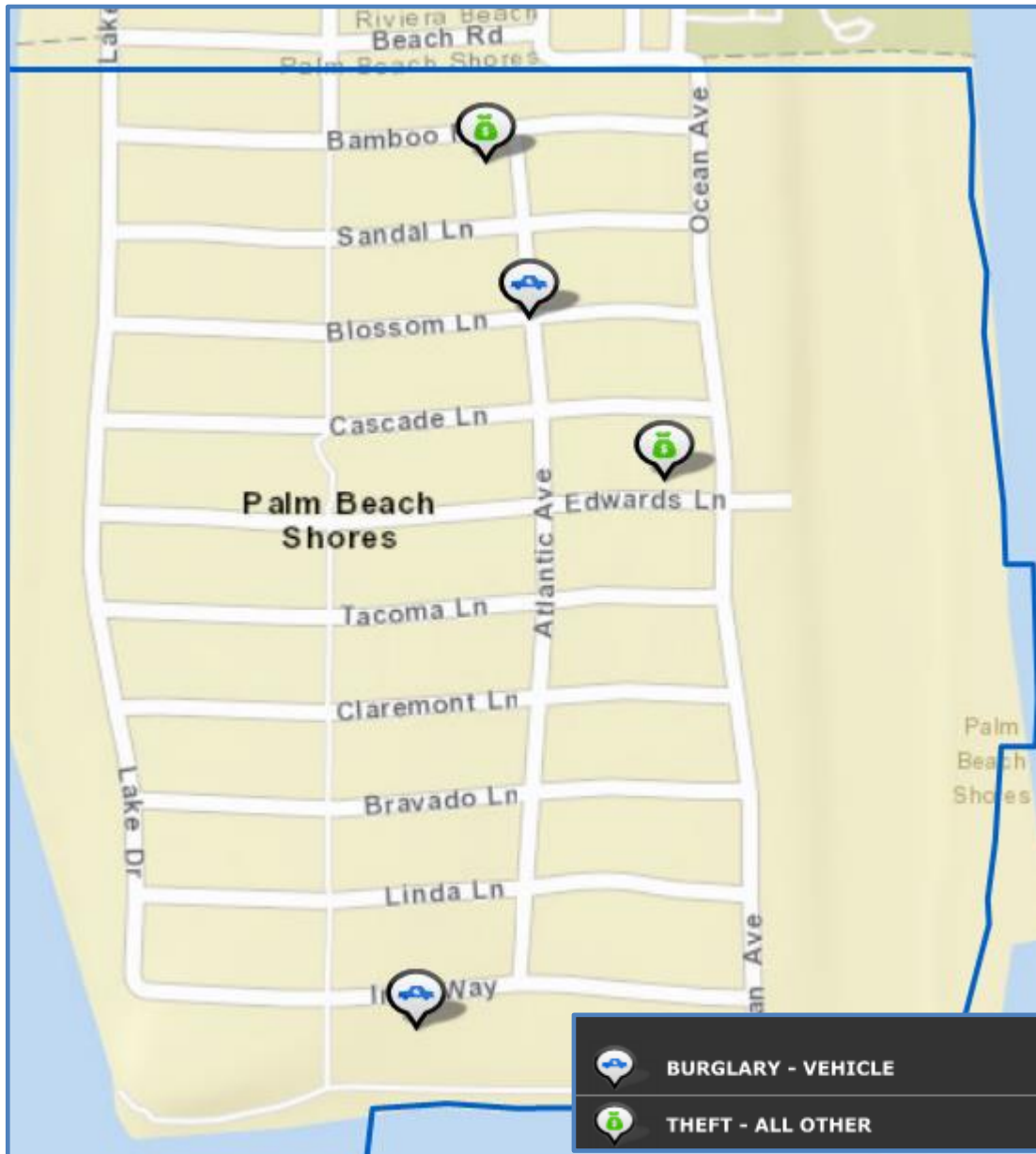


**D20 Monthly Stats**  
**Hit and Run & Motor Vehicle Crash**  
 Data Source: CADS/P1



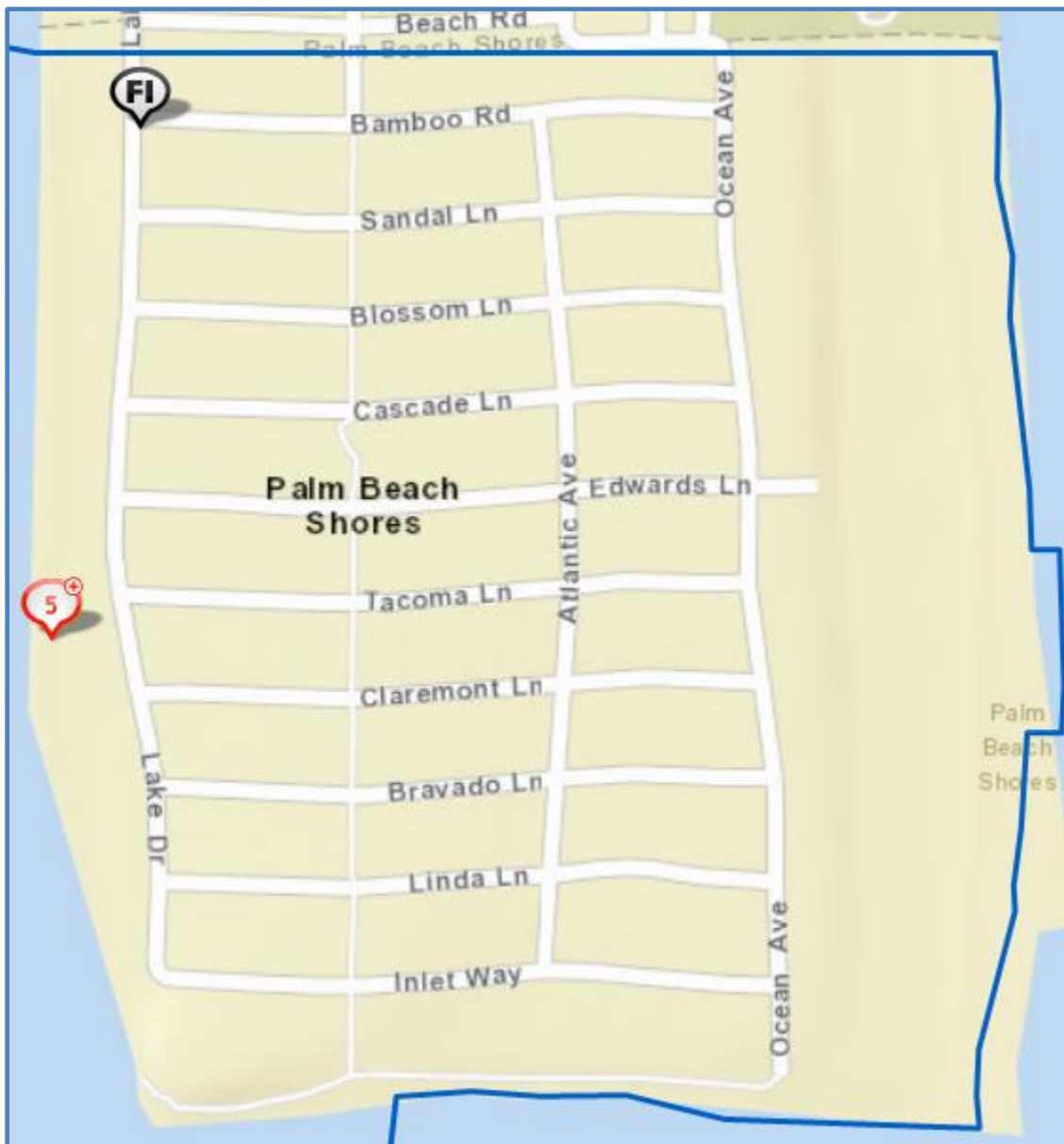
## District 20 Map of Activity

Data: Source: CrimeView Dashboard



## FIR MAP

(6) Records Plotted in CrimeView Dashboard.



**(6) Conducted per the FIR Track system.**

Note: This # could change due to FIR's being input into the system after search was conducted.



**MONTHLY ACTIVITIES REPORT TO THE TOWN COMMISSION**  
**TOWN OF PALM BEACH SHORES**  
**DEPARTMENT OF EMERGENCY SERVICES**

**TO:** Mayor Alan Fiers  
Town Commissioners

**FROM:** Trevor L. Steedman, Fire Chief / Director of Emergency Services

**DATE:** 22 January 2024

---

**FIRE DEPARTMENT**

**COMMUNITY RISK REDUCTION (CRR) INITIATIVES**

- Fire / Life Safety Inspections and Fire Protection Systems Plans Review
  - Ongoing Plans Reviews and Inspection Services
    - Annual inspections are complete. Re-Inspections are being scheduled as required.
- Hydrant Inspection Program (Monthly) – Performed by PBSFD
  - Per Riviera Beach Water Utilities, hydrant inspection program was requested to be curtailed until all tie-ins and new hydrants are online.
- Certificate of Public Convenience & Necessity (COPCN)
  - County attorneys are authoring modifications to enable our municipal eligibility for primary and secondary COPCN's. Current COPCN revision process is estimated by PBC officials to conclude by second quarter of CY2024. Language is intended to include existing / already established municipal Fire – Rescue departments.
- *Community CPR & AED* – Coordinating with POA to present the opportunity in conjunction with POA meetings.
- *Courtesy Home Fire Safety Surveys* – (Implemented: November 2017)
- *Pulse Point* mobile application site – *Pulse Point* is a pre-arrival solution designed to support public safety agencies working to improve cardiac arrest survival rates through improved bystander performance.





## **MONTHLY ACTIVITIES REPORT TO THE TOWN COMMISSION**

### **TOWN OF PALM BEACH SHORES**

### **DEPARTMENT OF EMERGENCY SERVICES**

- *Pre-Incident Planning* – On-going initiative to familiarize first responders with high-risk occupancies, unique hazards and special properties in Palm Beach Shores and plan accordingly for potential emergencies.
- *File of Life Program* – (Program initiated on 15 March 2017). Program materials funded through budgeted line item: *Community Risk Reduction - Prevention*. Kits are available during business hours at the Town Hall front office.
- *Fire Extinguisher Selection, Use and Maintenance*
  - Hands-on training and education opportunity presented to community members and our partners in the business community by PBSFD Firefighters. Presented at November POA meeting.
- *Code X-Ray Placard Program* – Identifies Unsafe/Unstable/Vacant buildings.
  - 123 Ocean Avenue – Sea Spray – Vacant / Structural - Under Demolition
  - 107 Sandal Lane - Under Renovation – Vacant
  - 115 Inlet Way – Multiple code violations – Recommend to condemn

#### **STAFFING**

- Career Staff. – No full-time vacancies. Part-Time list to be posted 07 February 2024
- Volunteer Staff
  - Recruitment and Retention efforts remain a priority. The entry versus attrition rate (predominantly due to full-time employment opportunities with other area departments) remains constant. Entry into local Fire Academies and Paramedic Programs is down. There are 44 volunteer members certified to State Minimum Standards on the “Active” rolls at the time of this report.

#### **WORKFORCE & OFFICER LEADERSHIP DEVELOPMENT**

- Training & Continuing Education programs

#### **FLEET DEPLOYMENT & MAINTENANCE**

- E80 out of service – Warranty work / repairs – Ocala



## **MONTHLY ACTIVITIES REPORT TO THE TOWN COMMISSION**

### **TOWN OF PALM BEACH SHORES**

### **DEPARTMENT OF EMERGENCY SERVICES**

#### **INDUSTRY & PROFESSIONAL STANDARDS COMPLIANCE INITIATIVES**

- Adopted *National Fire Service Professional Qualifications Board* standards or equivalent for Line, Staff and Command level Officers, Fire Apparatus Driver Operator (FADO) and Firefighters to include:
  - NFPA 1001 *Standard for Fire Fighter Professional Qualifications*
  - NFPA 1002 – P *Standard for Fire Apparatus Driver/Operator (FADO) Professional Qualifications.*
- PBSFD FADO program (implemented in September 2017).
- NFPA 1021: *Standard for Fire Officer Professional Qualifications*
  - Validate rank structure for integration into County NIMS/ICS model.
- NFPA 1720 *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Volunteer Fire Departments*

#### **OCEAN RESCUE**

#### **GEAR & EQUIPMENT**

- All apparatus in in service at the time of this report

#### **BEACH & WATER CONDITIONS**

- Water quality listed “Good” at the time of this report.

#### **OFFICE OF EMERGENCY MANAGEMENT**

#### **Florida Recovery Obligation Calculator (F-ROC)**

- F-ROC is a new initiative, sponsored by the Florida Division of Emergency Management (FDEM), that standardizes, streamlines, and simplifies the Public Assistance process. This will result in a quicker recovery and reduced risk for Applicants.



## **MONTHLY ACTIVITIES REPORT TO THE TOWN COMMISSION**

### **TOWN OF PALM BEACH SHORES**

### **DEPARTMENT OF EMERGENCY SERVICES**

- The Town has opted-in to the program. Initial State training requirements were met. Opt-In guarantees a minimum of 20% disaster expense recovery.
- Chief Steedman attended Abatement information training sessions:
  - January 18 – RFI Abatement
- The Disaster Readiness Assessment (DRA) was submitted and under review.
- Abatement period will determine deficits in Town policies / procedures

#### **Comprehensive Emergency Operations Plan (CEOP): - Ongoing**

- Purpose and Scope: Update/Create CEOP for the Town of Palm Beach Shores
- Four areas of focus: Preparation, Response, Mitigation and Recovery
- Complies and aligns with 27P-6.0023, Florida Administrative Code, County Comprehensive Emergency Management Plans (CEMP) and County Emergency Management Programs
- Facilitate grant opportunities and streamline FEMA reimbursement efforts.
- Community Emergency Supply Program – Operational.

#### **Continuity of Operations Plan (COOP): - Ongoing**

- Purpose and Scope: The COOP enables organizations to continue their Essential Functions (EF's) across a wide spectrum of emergencies. This Plan applies to the functions, operations, and resources necessary to ensure the continuation of the Town's Essential Functions, in the event its normal operations at Town Hall or Town facilities are disrupted or threatened with disruption. This Plan applies to all Town personnel and contractors vital to daily operations. Palm Beach Shores staff must be familiar with Continuity policies and procedures and their respective Continuity roles and responsibilities. This Continuity Plan ensures the Town of Palm Beach Shores is capable of conducting its essential missions and functions under all threats and conditions, with or without warning, including natural and manmade disasters, technological emergencies, and military or terrorist attack-related incidents.



## **MONTHLY ACTIVITIES REPORT TO THE TOWN COMMISSION**

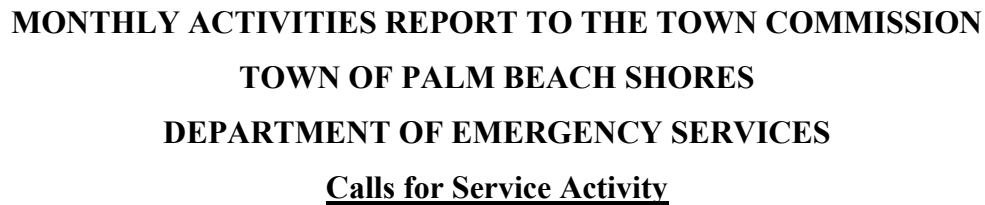
### **TOWN OF PALM BEACH SHORES**

### **DEPARTMENT OF EMERGENCY SERVICES**

- Based on a vulnerability assessment which identifies capabilities, limitations, and potential threats.
- Identify and address any potential critical points of failure.

#### **Incident Action Plans (IAP's): – As-Needed**

- Purpose and Scope: Provides a recognized template to establish control objectives and communicate critical information during planned and unforeseen events and emergencies.
- Response strategies and operational goals for operational periods are regularly updated.



OCEAN RESCUE (December 2023)	Rescue Report	Rescues: 00	Assists: 00	Vessel Assists: 00
	Prevention & Education	Contacts: 271		
	Beach Usage	Guarded Area: 5,900	Total: 16,100	Inlet: 14,177
	First Aid Provided	Occurrences (Minor): 30		

FORMAL TRAINING & DRILLS	DATE	TIME	LOCATION	TYPE			NATURE	STAFFING	NOTES
				FIRE	RESCUE	EMS			
	Dec		Various				Shift-Based Training	Various	All Shift-Based training in Dec.
	<p><b>Formal Training Drills –</b></p> <p><b>Personnel Participation –</b></p> <p><b>Personnel Training Hours –</b></p>								



## ***Public Works Department***

### ***Monthly Status Report***

***January 2024***

#### **Community Center:**

1. The Project concerning the Kitchen Remodel on the 2<sup>nd</sup> floor is in progress and the completion date is projected to be Thursday, January 25, 2024. Phases completed include the Inspections: Plumbing, Electrical, Framing, and Drywall, the stove Fire Suppression Hood System Installation and Fire Alarm Protection, Flooring, Wall Panels, Ceiling, Lighting, and Painting. Installation of all Shelving, Appliances, Grease Traps. The final phase of the project is the Water Filters, and any final touch ups required for Final Inspections. The Stove Hood System construction and the installation including Scheduled Private Events delayed the project completion date of the third week of January 2024.
2. Receiving quotes for new roll down shades on the 2<sup>nd</sup> floor.
3. Receiving quotes for new roll down shades on the 1<sup>st</sup> floor.
4. Receiving quotes for new sound panels and acoustics suggestions on the 2<sup>nd</sup> floor.
5. The projects listed is funded through the approved Donations and the general budget.

#### **Grounds & Parks:**

1. Scheduling to install concrete slabs under the Parkway benches due to safety concerns. The concrete slabs will replace the existing individual square pavers creating an uneven surface and trip hazards. There is a total of 37 concrete slabs to be installed. The Public Works Staff will perform this project.
2. Scheduling to convert all the Irrigation mechanical time clock controllers and zone valves to digital located along the Parkway. There is a total of 5 stations to be converted. This will improve water consumption and maintenance costs. The Public Works Department staff will complete the work. The delay for the project is due to new Public Works Staff training.
3. The projects listed are funded through the approved general budget.

#### **Streets:**

1. Scheduling to repair the Sewer Manhole spacer ring to secure the Manhole Lid located on Linda Lane in the 300 block. The repairs are required due to Heavy Traffic and Road surface change. Waiting for contractors' availability. Scheduling for another contractor to perform the work. The Project delays are due to the Road & Drainage Project.
2. Scheduling to repair the existing drainage swales on the East Side of Lake Drive due to the Water Main Project.
3. The projects listed are funded through the approved general budget.

## **Lift Stations:**

1. Scheduling to reline the streets sewer manholes in various locations. Rescheduling upon the completion date of the Road & Drainage Project.
2. Receiving quotes for new Flow Meters required update due to technology and equipment changes.
3. Scheduling to perform the maintenance on 4 each check valves located in the Lift Stations Valve Pits.
4. Scheduling to perform the high-pressure cleaning inside the Lift Stations Wet Wells and Pumps.
5. The delays are due to Contractor Scheduling for availability.
6. The projects listed are funded through the approved general budget.

## **Public Works Building, Police Building, Fire Department Annex Building, Beach Building:**

1. Receiving quotes to replace the Town Hall roof tiles and flat roof.
2. The repairs to the Beach Building exterior include exterior concrete, stucco, roof repairs, door repairs, and painting. The interior repairs include exhaust fans, tiles on walls, new flooring materials, plumbing, electrical, and painting. The project start date was Wednesday, October 10, 2023. Public Works Staff will perform this project. The delay factors for completion are due to several disruptions involving numerous Town Projects.
3. Scheduling to repair the Fire Annex Building replace the kitchen exhaust fan over stove to a commercial exhaust fan, replace ceiling lighting with LED Lights, and paint interior walls & doors. Public Works Staff will perform this project. The project will be scheduled immediately following the Beach Building Repairs.
4. The projects listed are funded through the approved general budget.

## **Capital Projects For 2023-2024:**

1. **Beach Playground Equipment:**
2. **Tidal Valves Lake Drive & Tacoma Lane / Lake Drive & Inlet Way:**
3. **Town Hall Roof Repairs.**

## **Training / Certificates:**

1. Continuing Education in Florida Stormwater Erosion and Sedimentation Control. No cost to the Town.
2. OSHA'S Model Training Program for multiple certifications & continuing education credits. No cost to the Town.
3. Safety Meeting scheduled for Tuesday, January 16, 2023, Public Works Safety Officer (Public Works Director).
4. Continuing Training on Lift Stations Pumps, Valves, and control panels training performed by PSI Technologies and tabletop and PCS. No cost to the Town.
5. Continuing Training on Irrigation Design, spray patterns, and pump controllers. Tabletop and Landscaper Contract and Melrose Irrigation. No cost to the Town.
6. Continuing Training on Street Light repairs and safety protocols. No cost to the Town.

7. Continuing Training on DOT roadwork protocols. No cost to the Town.

**Updates:**

1. AT&T Project.
2. Road and Drainage Project.
3. Community Center Kitchen Remodel.
4. Beach Bathroom Building Repairs.

**Notes:**

1. The Iguana Extermination Program will continue as soon as the training and documentation has been completed with the new Public Works Staff.





## Town Clerk's Monthly Status Report December 2023

### BUILDING DEPARTMENT STATISTICS:

**December 2023: Total Permits issued: 3 Total Permit Fees Paid: \$ 1676.85**

**REMINDER:** Working without a permit will result in a stop work order and a charge of 4 times the permit fee. Unsure if you need a permit, call the Building Department, and we'll be glad to help you.

### CODE ENFORCEMENT STATISTICS:

The following is a count of properties that had Code Enforcement violations from December 7, 2023 - January 17, 2024.

#### Code Violation: Sec. 14-106. Florida Building Code (Work without a permit)

1 Closed. 1 Open            308 Inlet Way.

#### Code Violation: Sec. 14-329 Property Maintenance

1 Open                      115 Claremont Lane

#### Code Violation: Sec. 70-75. Prohibition. (Commercial/Recreational Vehicle)

2 Open                      107 Edwards Lane, 115 Claremont Lane

#### Code Violation: Sec. 18-29. Rental property without a Business Tax Receipt.

29 Closed 5 Open    207 Bravado Ln, 2301 Park Ave, 324 Bamboo Rd., 201 Inlet Way, 115 Bravado Ln

#### Total Amount of Cases created that are closed from 12/7/23 - 1/17/24:

30

#### Total Amount of Cases that are open from 12/7/23 - 1/17/24:

9

#### Total count of Cases 12/7/23 - 1/17/2024:

39

#### Notice of Violation:

308 Inlet Way (Work without a permit)

107 Edwards Lane (Commercial vehicle)

115 Claremont Lane (Recreational vehicle)

**Special Magistrate:** None at this date.

### **Openings:**

There are seats open for appointment to the P&Z Board. Please send a letter of interest and/or a resume or bio to the Town Clerk's office. [jgoudreau@pbstownhall.org](mailto:jgoudreau@pbstownhall.org)

### **Election Information:**

There are two Commission seats and the Mayor's Seat (unopposed) up for election this year, and with the withdrawal of the third candidate, Austin Mottinger, there will not be an election this March. Incumbent Steven Smith and the New Commissioner Elect, Kathleen McGahran, will be sworn in at the March 2024 Reorganizational Meeting.

### **Election information for the 2024 Elections:**

*Election Day: 7:00 a.m. - 7:00 p.m., Tuesday, March 19, 2024*

2024 Presidential Preference Primary (PPP)

Deadline to register to vote; and, in the PPP to register with one of the two major political parties: Tuesday, February 20, 2024, Early Voting: TBD

Deadline to request that a Vote-by-Mail ballot be mailed to you: 5:00 p.m. on Thursday, March 7, 2024.

Deadline to return your Vote-by-Mail ballot to our Main Office: 7:00 p.m. on Tuesday, March 19, 2024

**Jude M. Goudreau, CMC  
Town Clerk**

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

October 2023

**DRAFT**

For Review Only

Prepared by: \_\_\_\_\_

Commented [MB1]: Insert your logo or name here





## Town of Palm Beach Shores, Florida

### **TOWN OFFICIALS**

Alan Fiers – Mayor

Tracy Larcher – Vice Mayor

Brian Tyler – Commissioner

Mark Ward - Commissioner

Steve Smith - 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 2023 ~~40~~ 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.

**Commented [MB2]:** Doesn't this need to be updated to be current amendment?

## **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 that is energy efficient and reduces greenhouse gas emissions.                            |
| 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 <del>that promotes the reduction of greenhouse gas emissions.</del>
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 <del>that promotes the reduction of greenhouse gas emissions.</del>
	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)**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
3	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	
4	Elementary	115	110				
	Middle	130	130	110			
	High	125	125	125	120	110	
5	Elementary	110					
	Middle	130	130	110			
	High	135	135	130	130	110	
6	Elementary	110					
	Middle	130	130	125	120	110	
	High	120	120	125	120	110	
8	Elementary	110					
	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
9	Elementary	125	125	125	125	110	
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
12	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
1	Elementary	165	125	130	130	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
2	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	120	120	120
3	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	125	120	120
4	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
5	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
6	Elementary	155	145	125	125	120	120
	Middle	135	135	135	130	120	120
	High	120	120	125	125	120	120
8	Elementary	120	120	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120
9	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
10	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	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, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.
- WEST -** The Shoreline of Lake Okeechobee South, to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border

#23

- NORTH -** The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23
- SOUTH -** The L-16 and L-21 Canals, also referenced as the Bolles Canal
- EAST -** The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal
- WEST -** The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal



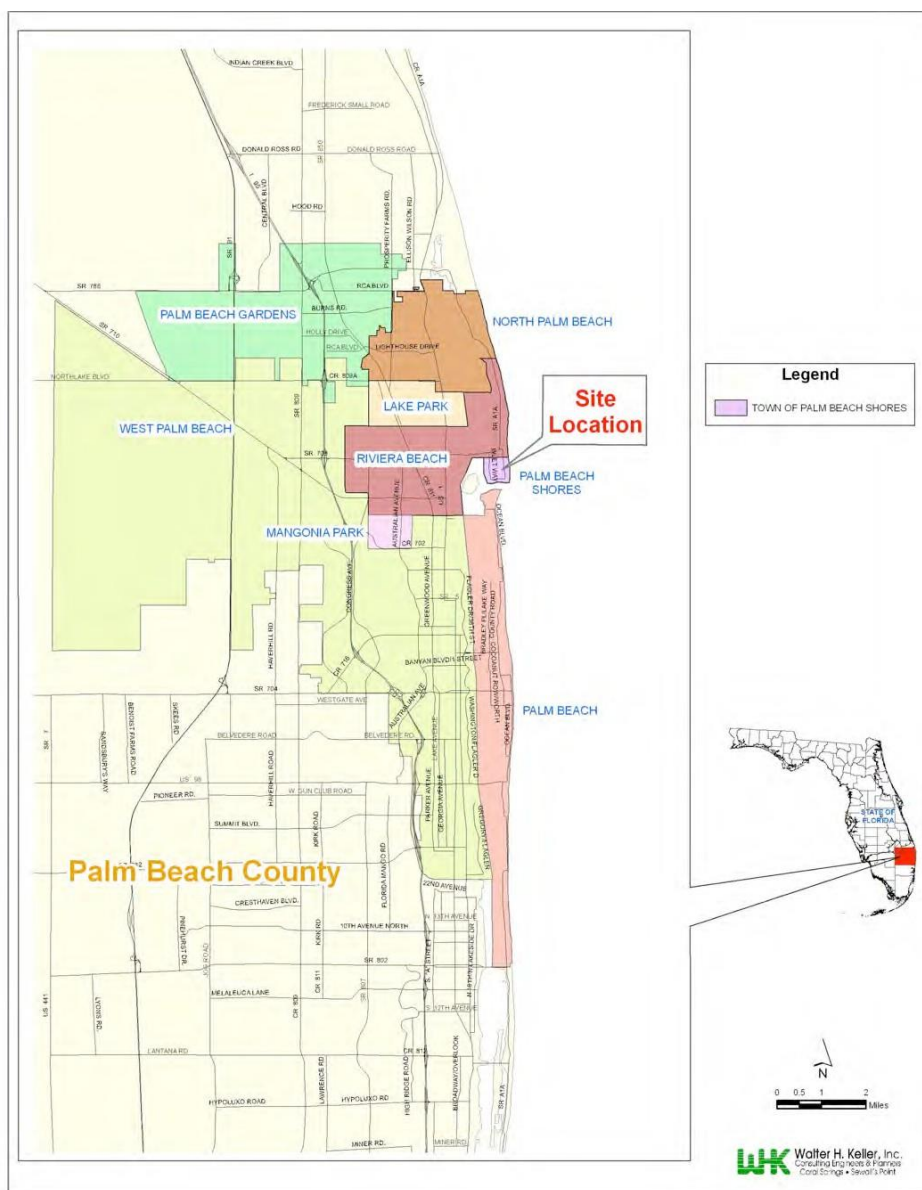
### **III. UPDATED DATA AND ANALYSIS**

#### **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.

### Figure 1 - Regional Location Map



### 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.

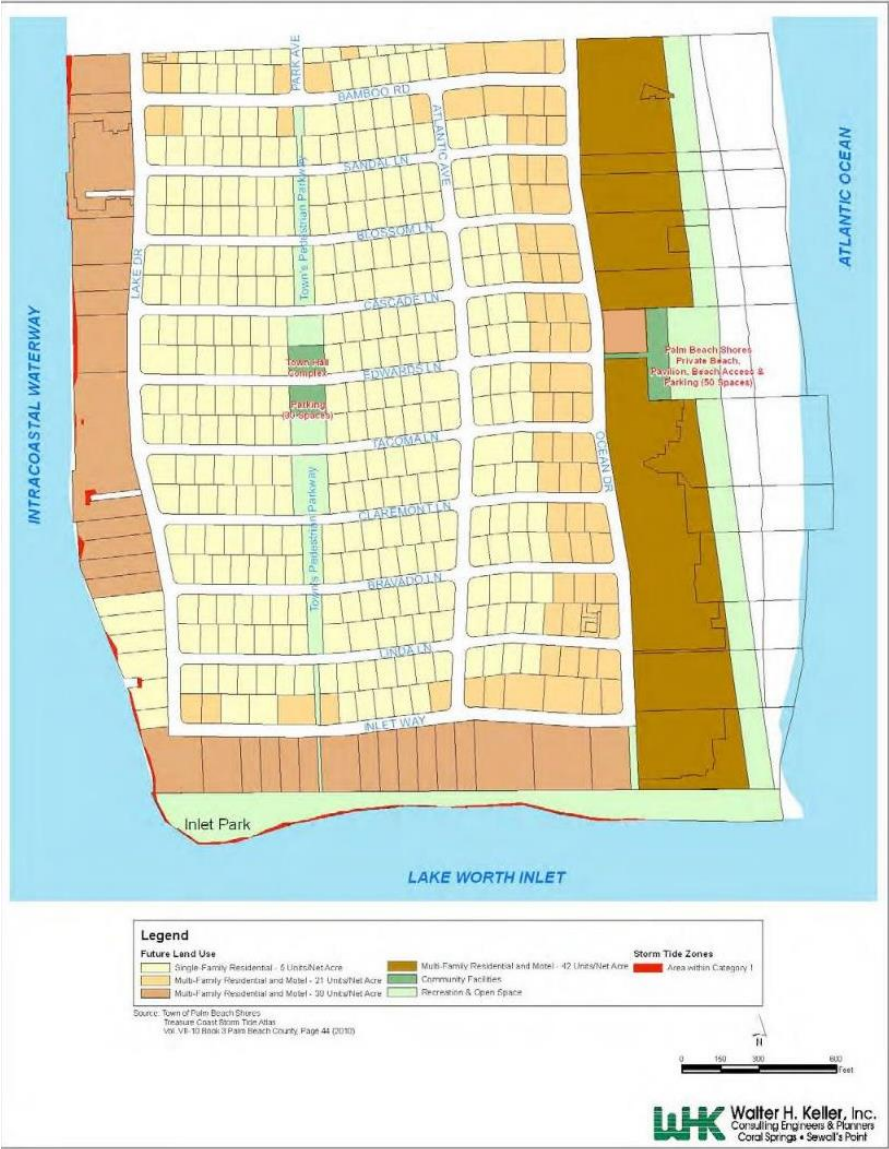
**Table 1 – 2008 Land Use and Vacant Land**

Land Use	Acreage	% of Total
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		Town of Palm Beach Shores		Town of Palm Beach Shores		Town of Palm Beach Shores	
Analysis Sub-category		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							
Total Owner Occupied		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%
Total Renter Occupied		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 Census		Town of Palm Beach Shores		Palm Beach County	
Census Category	Census 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	per DU	Pop	Units	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.

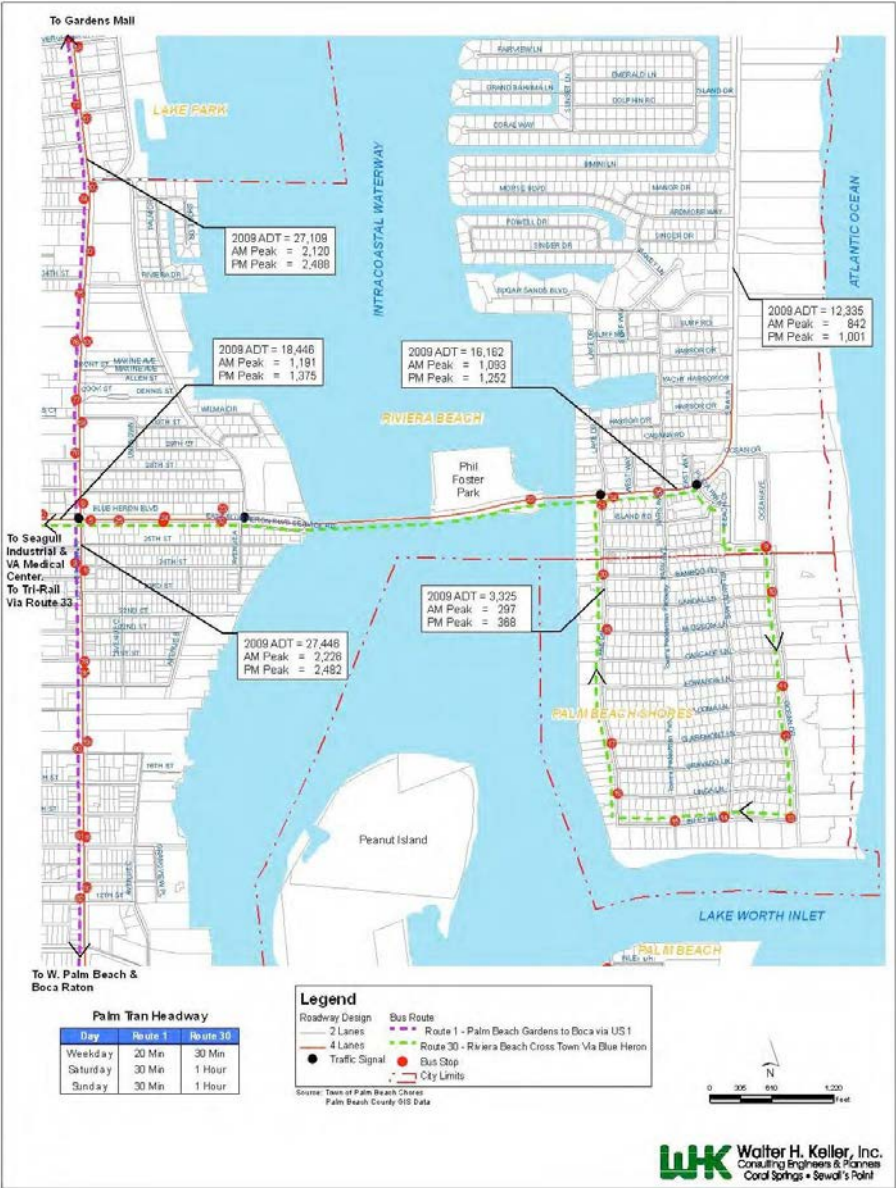
The 2010 (existing) transportation system is provided in Figure 3. Ocean Drive, Inlet Way and Lake Drive are the Town's collector roadways. All other roadways are local streets. An existing sidewalk is located on the east side of Ocean Drive, the west side of Lake Drive and on the majority of the south 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.

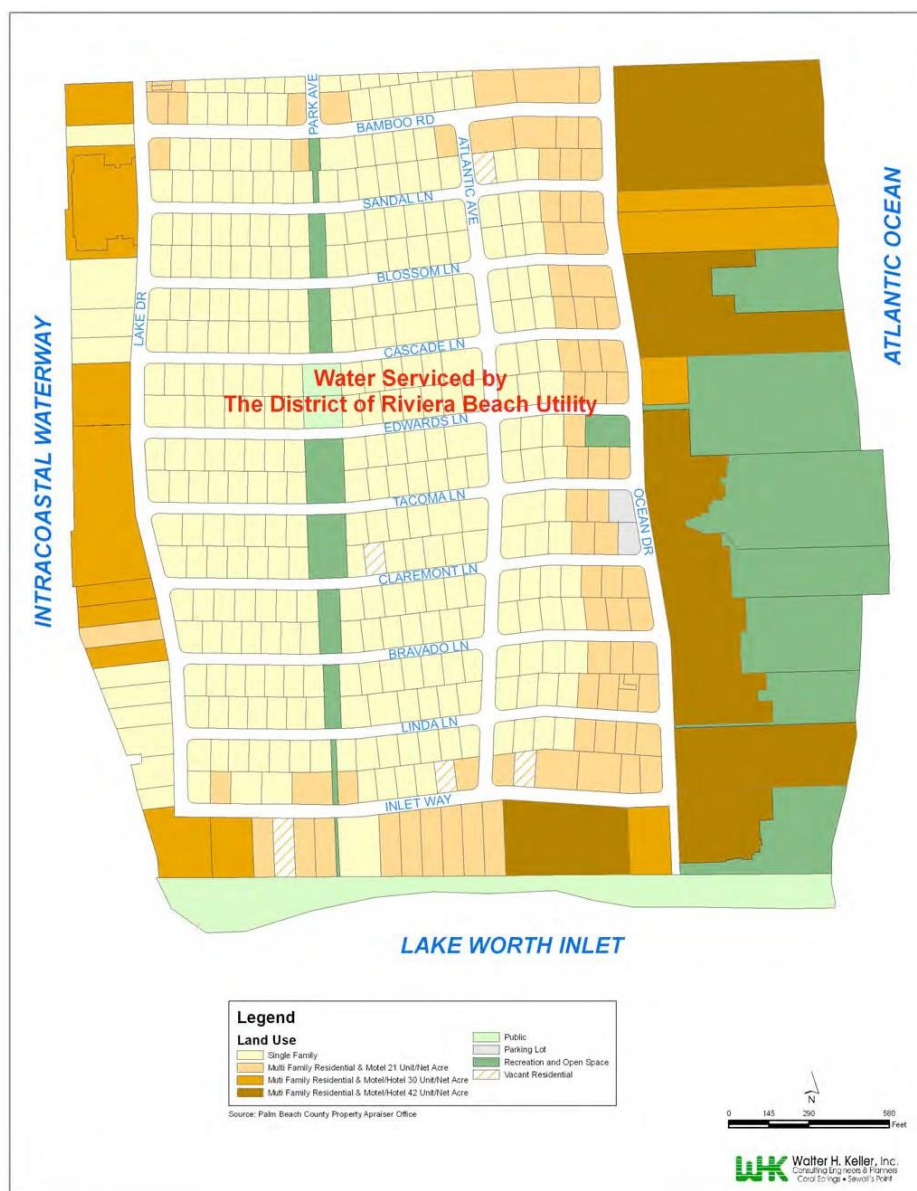
### Map of Current and Future Areas Served

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)**

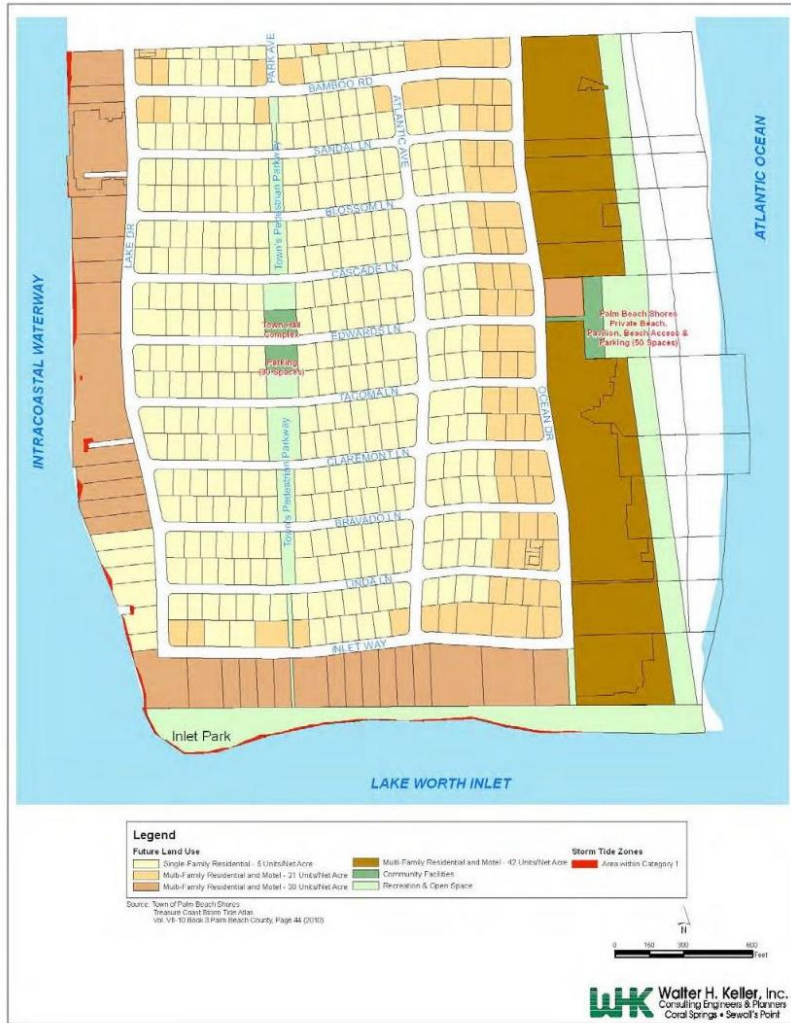


Figure 9 –Soils Map

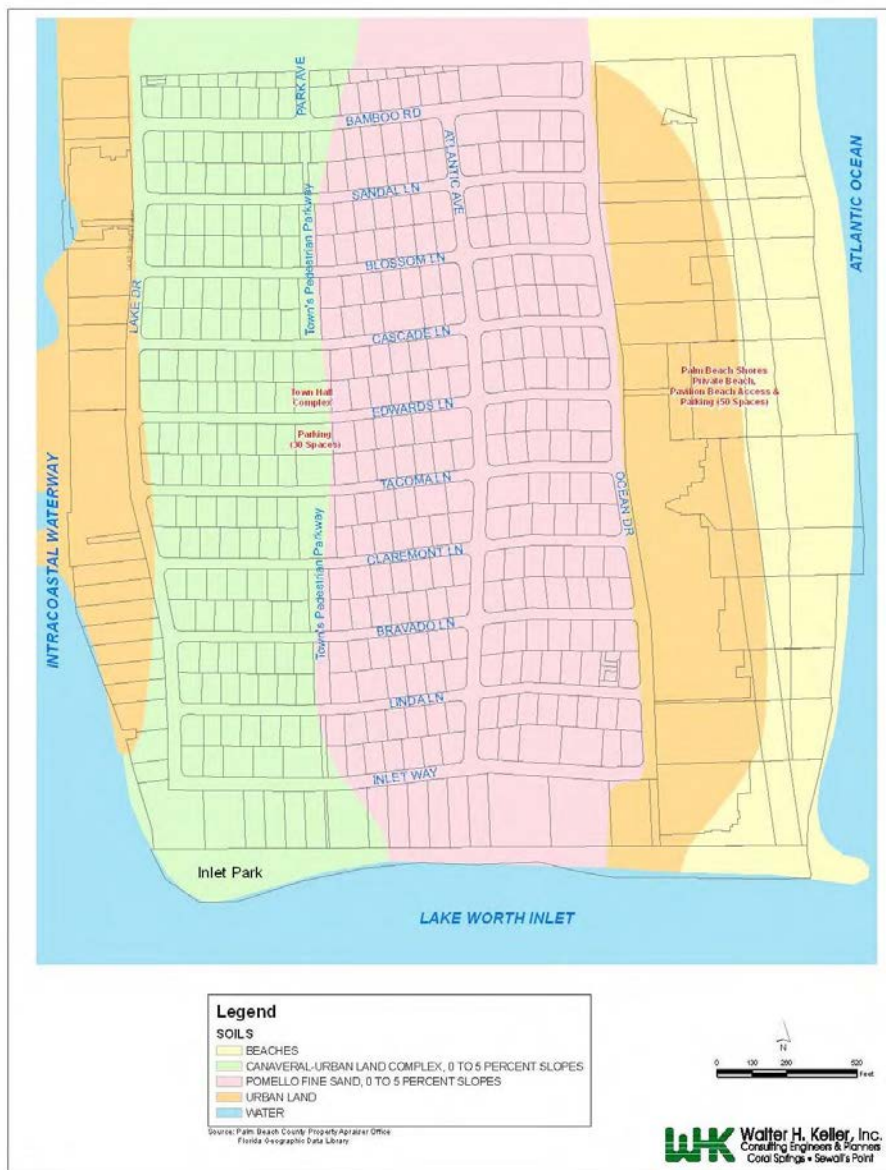
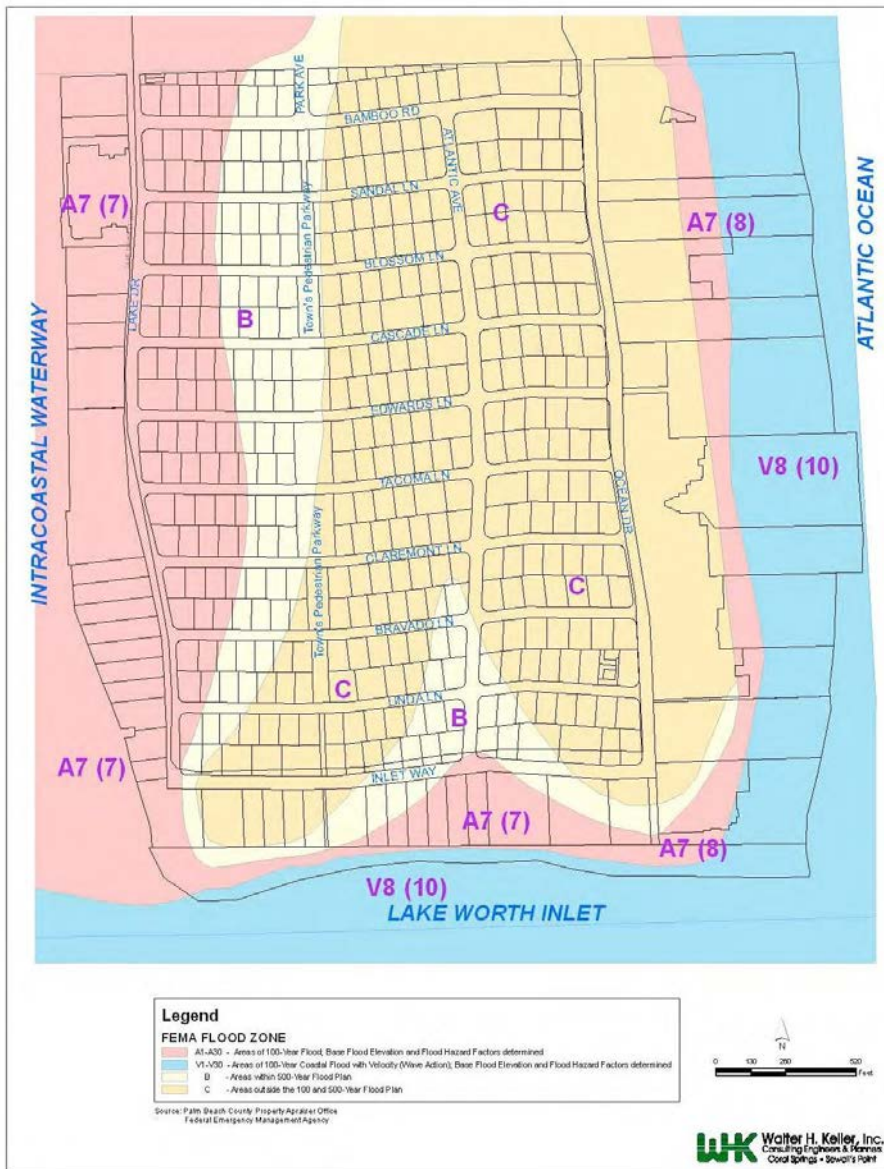


Figure 10 –Flood Map



## 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.



Town of Palm Beach Shores,  
Florida

# Comprehensive Plan

January 2024

**DRAFT**

For Review Only

Prepared by:

Commented [MB1]: Insert your logo or name here



## Town of Palm Beach Shores, Florida

### **TOWN OFFICIALS**

Alan Fiers – Mayor

Tracy Larcher – Vice Mayor

Brian Tyler – Commissioner

Mark Ward - Commissioner

Steve Smith - 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 2023 10 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.

**Commented [MB2]:** Doesn't this need to be updated to be current amendment?

## **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 that is energy efficient and reduces greenhouse gas emissions.                            |
| 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)**

CSA	FACILITY TYPE	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	120	110				
	Middle	130	125	110			
	High	110					
2	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	110		
3	Elementary	110					
	Middle	130	130	110			
	High	125	125	125	120	110	
4	Elementary	115	110				
	Middle	130	130	110			
	High	125	125	125	120	110	
5	Elementary	110					
	Middle	130	130	110			
	High	135	135	130	130	110	
6	Elementary	110					
	Middle	130	130	125	120	110	
	High	120	120	125	120	110	
8	Elementary	110					
	Middle	130	130	125	125	110	
	High	125	125	120	120	110	
9	Elementary	125	125	125	125	110	
	Middle	125	125	125	120	110	
	High	130	130	130	130	110	
10	Elementary	135	120	110			
	Middle	125	125	125	125	110	
	High	120	120	120	110		
11	Elementary	135	135	110			
	Middle	125	125	125	110		
	High	125	125	110			
12	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
1	Elementary	165	125	130	130	120	120
	Middle	130	125	120	120	120	120
	High	120	120	120	120	120	120
2	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	120	120	120
3	Elementary	120	120	120	120	120	120
	Middle	130	130	120	120	120	120
	High	120	120	125	125	120	120
4	Elementary	155	150	120	120	120	120
	Middle	135	135	120	120	120	120
	High	135	135	130	130	120	120
5	Elementary	155	150	120	120	120	120
	Middle	140	135	120	120	120	120
	High	135	135	130	130	120	120
6	Elementary	155	145	125	125	120	120
	Middle	135	135	135	130	120	120
	High	120	120	125	125	120	120
8	Elementary	120	120	120	120	120	120
	Middle	135	135	135	135	120	120
	High	120	120	120	120	120	120
9	Elementary	130	130	130	130	120	120
	Middle	135	135	135	130	120	120
	High	130	130	130	130	120	120
10	Elementary	205	165	130	130	120	120
	Middle	140	140	140	140	120	120
	High	120	120	120	120	120	120
11	Elementary	245	245	120	120	120	120
	Middle	125	125	120	120	120	120
	High	125	125	120	120	120	120
12	Elementary	150	150	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, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.
- WEST -** The Shoreline of Lake Okeechobee South, to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach / Hendry County Border, South along the Palm Beach / Hendry County Border to the Palm Beach / Broward County Border

#23

- NORTH -** The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23
- SOUTH -** The L-16 and L-21 Canals, also referenced as the Bolles Canal
- EAST -** The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal
- WEST -** The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal

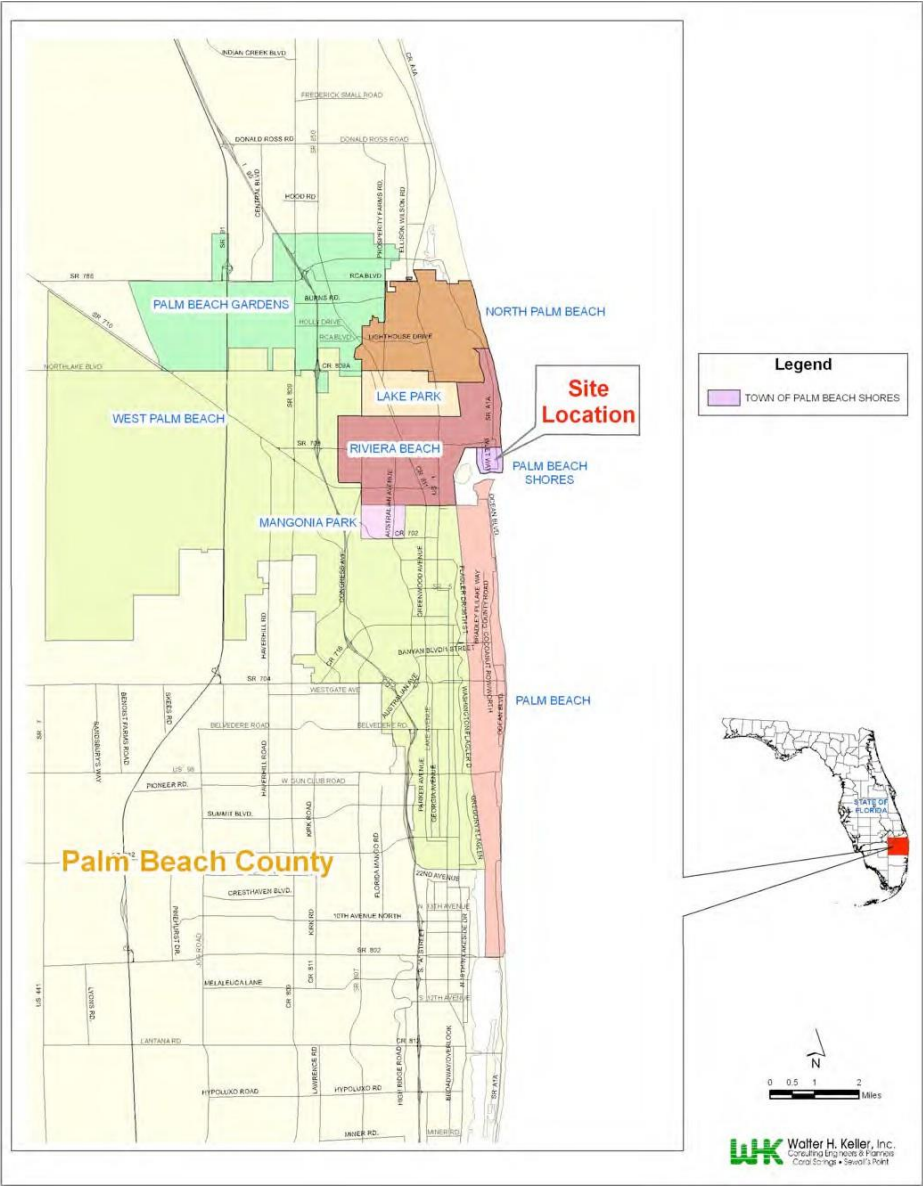
### **III. UPDATED DATA AND ANALYSIS**

#### **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.

Figure 1 - Regional Location Map



### 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**

Land Use	Acreage	% of Total
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.



### **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		Town of Palm Beach Shores		Town of Palm Beach Shores		Town of Palm Beach Shores	
Analysis Sub-category		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							
Total Owner Occupied		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%
Total Renter Occupied		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			
		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 Census		Town of Palm Beach Shores		Palm Beach County	
Census Category	Census 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	per DU	Pop	Units	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.

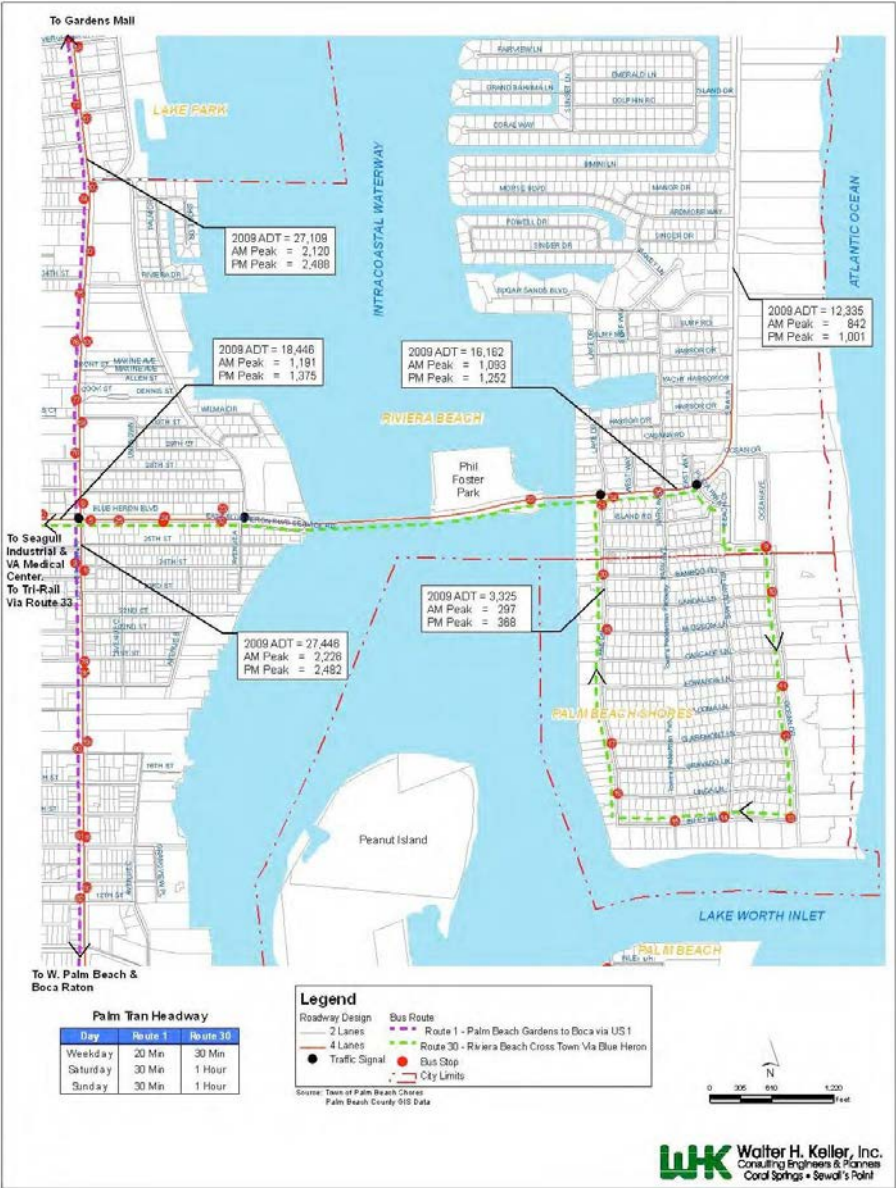
Access to the regional transportation system is provided by Ocean Drive/Plaza Park and Inlet Way through the City of Riviera Beach with signalized intersections on East Blue Heron Boulevard (SR A1A). Blue Heron Boulevard connects to the mainland west of the Intracoastal Waterway (as a four lanes) via 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.

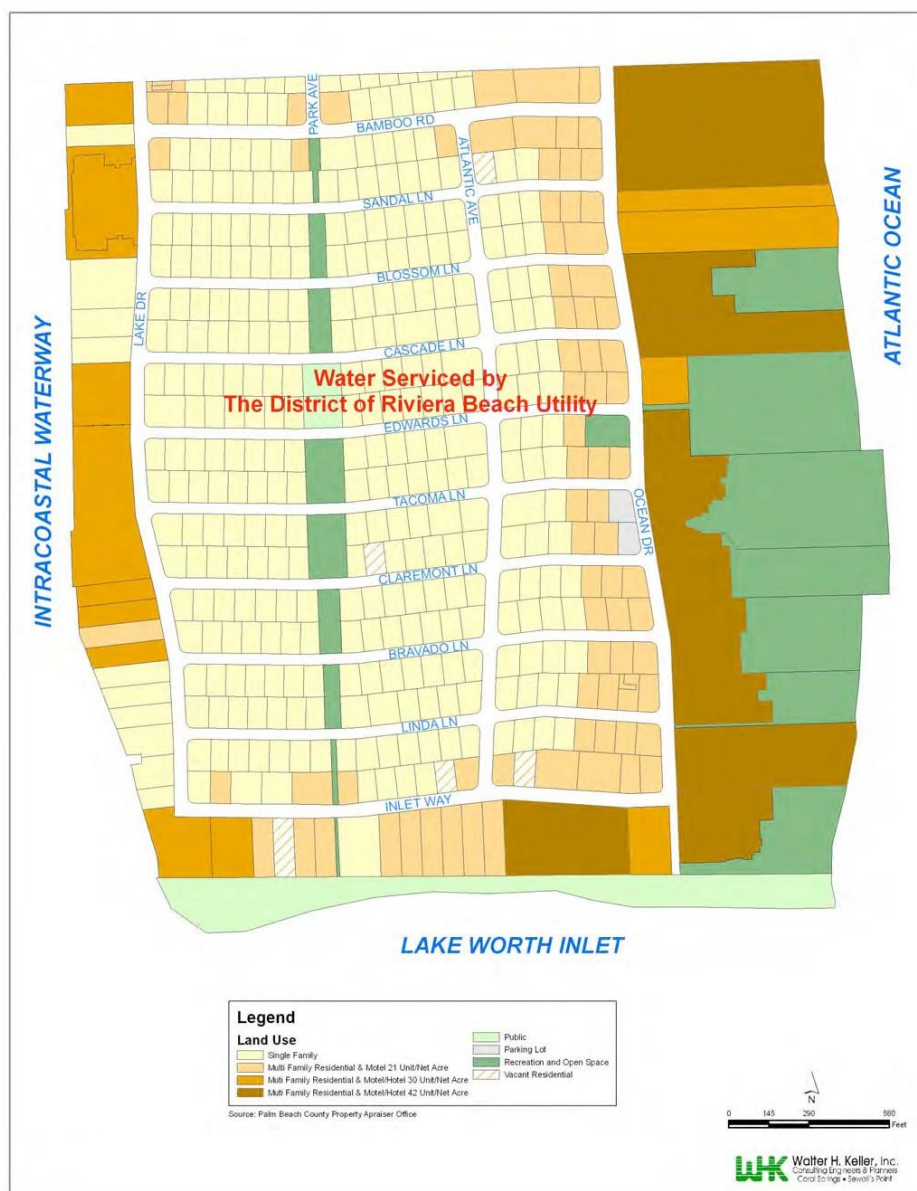
### Map of Current and Future Areas Served

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 plan 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)**

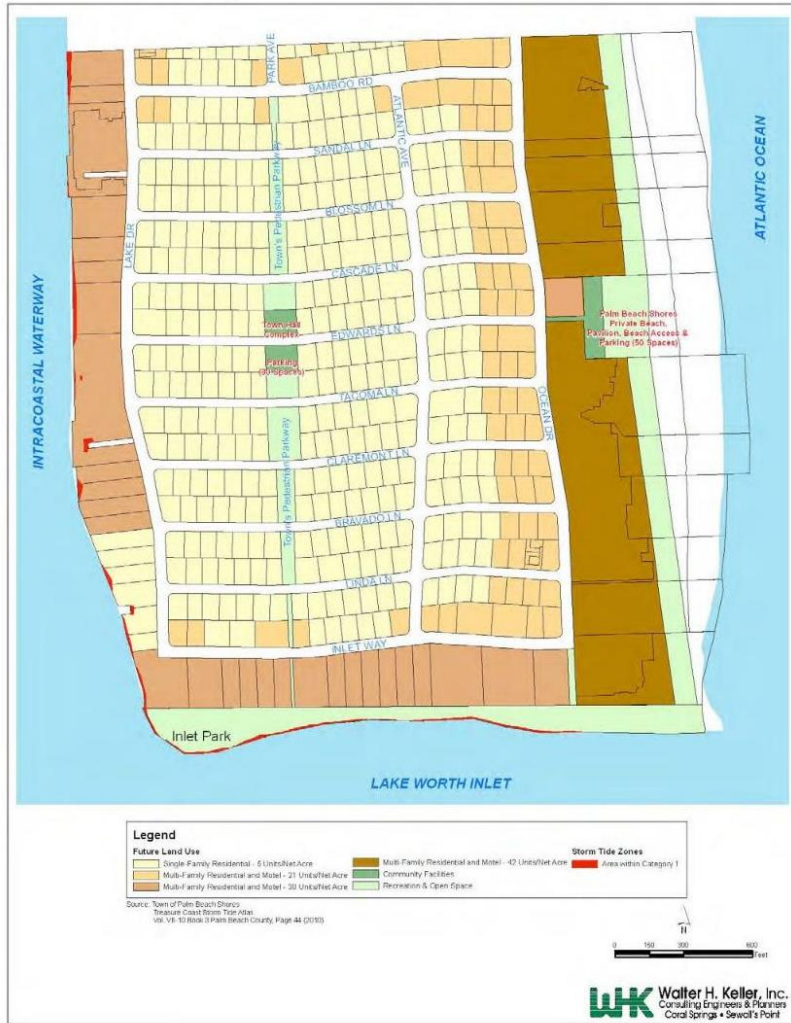




Figure 9 –Soils Map

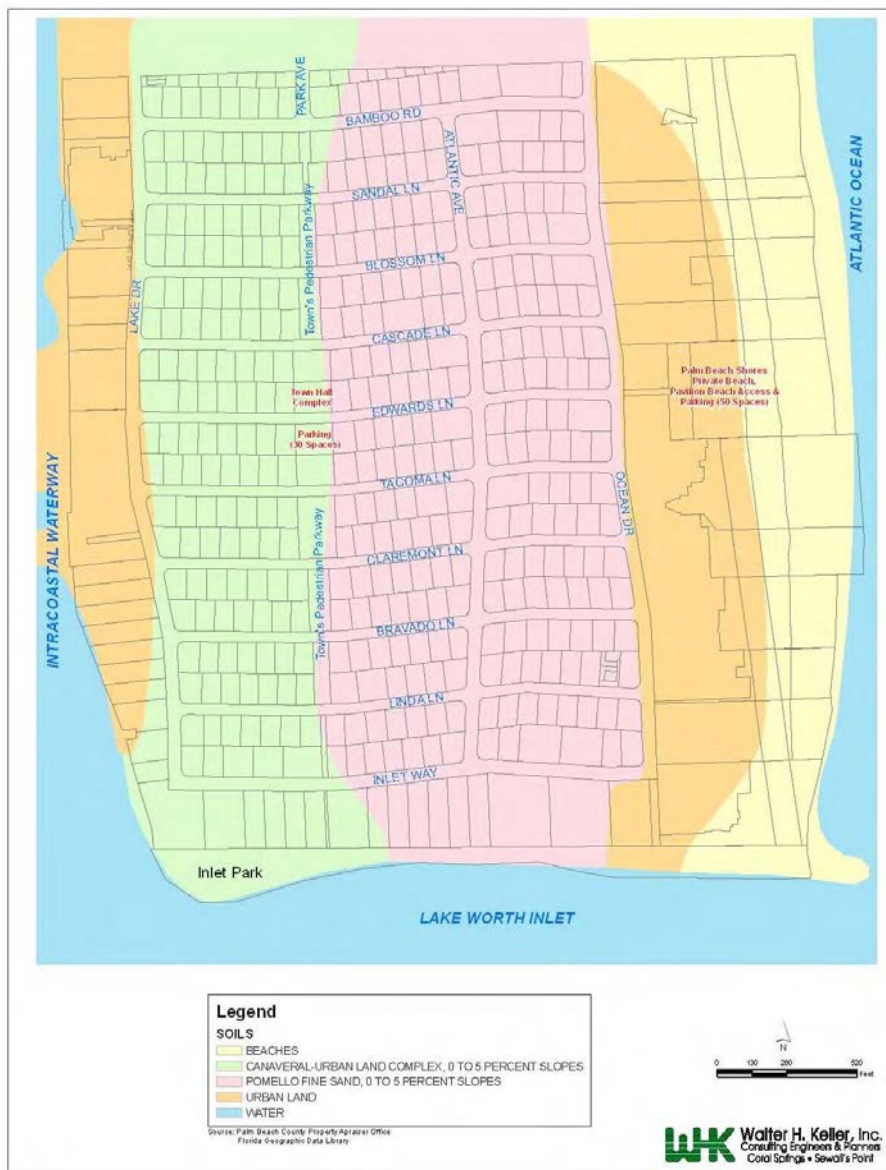
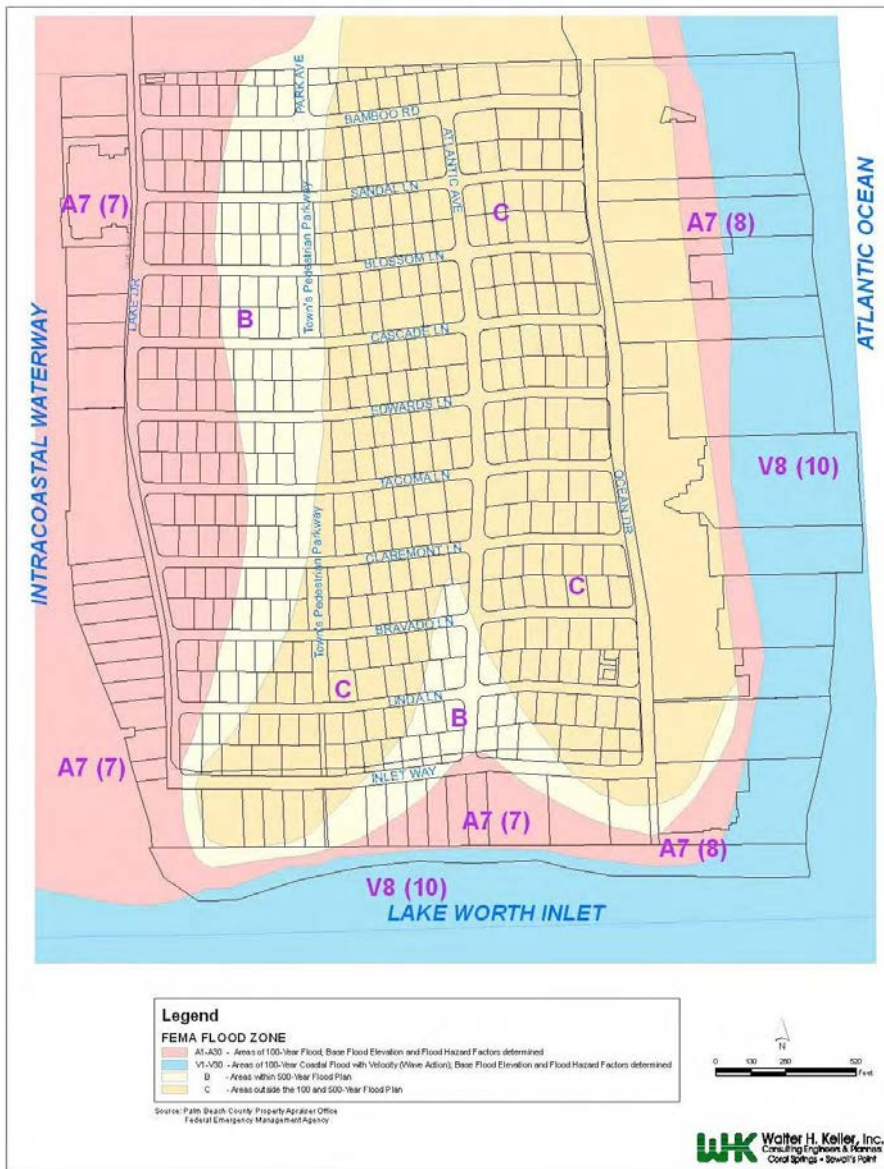


Figure 10 –Flood Map



## 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

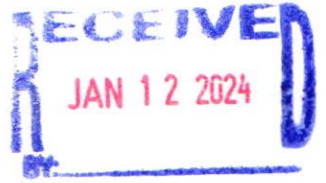
procedures used in preparing the 1988 Plan (plus any future modifications there to) shall be used in preparing recommendations for amendments to the 1988 Comprehensive Plan.

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.

**TORCIVIA, DONLON,  
GODDEAU & RUBIN, P.A.**

701 Northpoint Parkway, Suite 209  
West Palm Beach, Florida 33407-1950  
561-686-8700 Telephone / 561-686-8764 Facsimile  
www.torcivialaw.com



Glen J. Torcivia  
Lara Donlon  
Christy L. Goddeau\*  
Leonard G. Rubin\*

\*FLORIDA BAR BOARD CERTIFIED  
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Jennifer H.R. Hunecke  
Susan M. Garrett  
Elizabeth V. Lenihan\*  
Ruth A. Holmes  
Ben Saver  
Tanya M. Earley  
Daniel Harrell, Of Counsel

January 5, 2024

Mayor and Commissioners  
Town of Palm Beach Shores  
247 Edwards Lane  
Palm Beach Shores, FL 33404

Re: Special Magistrate

Dear Mayor and Commissioners:

I am respectfully requesting that you consider appointing Tanya Earley as a back-up Special Magistrate for the Town's code enforcement hearings. I have attached her resume for your review.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glen J. Torcivia". The signature is fluid and stylized, with a long horizontal stroke at the end.

Glen J. Torcivia  
GJT/ar

Enclosures

**TORCIVIA, DONLON,  
GODDEAU & RUBIN, P.A.**

---

701 Northpoint Parkway, Suite 209  
West Palm Beach, Florida 33407-1950  
561-686-8700 Telephone / 561-686-8764 Facsimile  
www.torcivialaw.com

**TANYA M. EARLEY**

**Experience**

***Associate, Torcivia, Donlon, Goddeau & Rubin, P.A.***

August 2023 – present  
West Palm Beach, FL

- Represent a portfolio of municipal clients and provide an array of legal services, including attending city council and advisory board meetings; providing training on sunshine, public records, and ethics; prosecuting code enforcement matters; drafting contracts and interlocal agreements; drafting and reviewing ordinances; and meeting regularly with city leadership.

***Attorney, City of Fort Pierce***

City Attorney, October 2021 to July 2023  
Interim City Attorney, July 2021-October 2021  
Assistant City Attorney, May 2019-July 2021  
Fort Pierce, FL

- Attended all meetings of the City Commission and the Fort Pierce Redevelopment Agency and provide legal counsel as needed
- Rendered written and verbal legal opinions to City officials, charter officers, department heads, and staff
- Reviewed, approved, negotiated, and/or drafted a vast array of documents, including contracts for goods and services, interlocal agreements, union contracts, proposed resolutions, and proposed ordinances
- Advocated for the City in Code Enforcement and Animal Control hearings
- Advocated for the City in matters before the Civil Service Appeals Board
- Coordinated and assisted in the defense of employee grievances from inception to arbitration
- Prepared, filed, and prosecuted civil forfeiture and risk protection order actions on behalf of the Fort Pierce Police Department
- Represented the City in litigation at the trial and appellate levels, including filing pleadings, motions, briefs, and making court appearances
- Oversaw all administrative functions of the City Attorney's Office and the Risk Management Department



- Supervised all employees of the City Attorney's Office and the Risk Management Department

**Assistant State Attorney, *Office of the State Attorney***

March 2014-May 2019

Kissimmee, FL

- Prosecuted crimes for the State of Florida with an emphasis on economic and violent crimes
- Supervised and trained legal interns and attorneys
- Appeared in circuit court daily for motions and calendar calls
- Deposed witnesses, defend depositions, and prepared discovery responses
- Drafted and responded to pretrial motions

**Assistant State Attorney, *Office of the State Attorney***

August 2007 – October 2011; and September 2012-March 2014

Miami, FL

- Prosecuted crimes, including vehicular homicide, armed robbery, and narcotics trafficking
- Served as lead counsel for jury trials, bench trials, and probation violation hearings

**Associate, *Donna M. Ballman, P.A.***

October 2011 – September 2012

Davie, FL

- Litigated employment law claims including labor, discrimination, and non-compete disputes
- Negotiated and drafted settlement agreements
- Drafted legal documents, including pleadings, discovery motions, and summary judgment motions
- Appeared in court for motions, evidentiary hearings, and case management conferences

**Intern, *The Honorable Adalberto Jordan, United States District Judge***

Summer 2005

Miami, FL

- Drafted orders addressing summary judgment, choice of law, and the pleading requirements of the Federal Rules of Civil Procedure

**Paralegal Specialist, Civil Division, Torts Branch, *United States Department of Justice***

July 2000 - July 2004

Washington D.C.



- Supported attorneys in the defense of claims filed under the National Vaccine Injury Compensation Act
- Compiled data in response to Congressional inquiries

### **Education**

- University of Miami School of Law, Coral Gables, FL  
Juris Doctor, *cum laude*  
Honors: Dean's Honor Scholarship; Award of Distinction, Litigation Skills Program
- Georgetown University, Washington, DC  
Bachelor of Arts, English  
Honors: Dean's List

### **Bar Admissions**

- Florida, 2007