PLANNING AND ZONING COMMISSION MEETING

TOWN OF PALM BEACH

APRIL 7, 2026

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Gail Coniglio, Chair
Marilyn N. Beuttenmuller, Member
Barbara Chapman, Member
William J. Gilbane, Member
Martin Klein, Member
Carol LeCates, Member
Jorge Sanchez, Member
Matthew Ailey, Alternate Member
Victoria Donaldson, Alternate Member
Anne Fairfax, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE CHAIR

MINUTES

1. Minutes of the February 3, 2026, Planning and Zoning Commission Meeting
2. Minutes of the March 2, 2026, Planning and Zoning Commission Meeting

APPROVAL OF AGENDA

COMMENTS

3. OFFICIALS
4. STAFF
5. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: Submit a written comment Register to comment virtually

UNFINISHED BUSINESS

6. Zoning Code Items - Quick Fix #16 - #24

6.1 QUICK FIX #16: Chimneys & Dormers & Towers - Forthcoming

6.2 QUICK FIX #22: Guest Houses on Estate Properties

6.3 QUICK FIX #23: Tandem Parking

7. Amendments to the adopted 2024 Town of Palm Beach Comprehensive Plan:

a. Amendments to the Data & Analysis and Goals, Objectives and Polices
Future Land Use Element
Historic Preservation Element
Infrastructure Element (Updated 2026 Water Supply Facilities Work Plan)

b. Map Series
Future Land Use Map
Zoning Map
Archaeological Sites Map

ANY OTHER BUSINESS

MEETING SCHEDULE

8. The next meeting is scheduled for May 5, 2026

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Minutes of the Planning and Zoning Commission Meeting
Held on February 3, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:30 a.m. in the Town Council Chambers.

Members Present: Chair Coniglio, Vice Chair Gilbane, Matthew Ailey, Marilyn Beuttenmuller, Barbara Chapman, Victoria Donaldson, Anne Fairfax, Carol LeCates

PLEDGE OF ALLEGIANCE

Deputy Town Clerk Gayle-Gordon gave the Invocation and Chair Coniglio led the Pledge of Allegiance.

Clerk's Note: Jorge Sanchez arrived at 9:32 a.m.

MINUTES

1. Minutes of the December 2, 2025, Planning & Zoning Commission meeting

Ms. Beuttenmuller made the following revisions:

Page 2:
Second line: ….interpretations are clarifying…

Page 4:
Ms. Beuttenmuller suggested that staff provide clarity regarding the cause versus the benefits…, it *should say cost versus the benefits*…

A motion was made by Mr. Gilbane and seconded by Ms. LeCates to approve the minutes of the December 2, 2025, meeting as amended. The motion was carried unanimously, 7-0.

2. Minutes of the January 6, 2026, Planning & Zoning Commission meeting

Ms. Beuttenmuller made the following revisions:

Page 3, 4th paragraph:
Chair Coniglio's…she had not yet seen a house in the North end be rebuilt as a one story.

Page 4
2nd full paragraph: …staff reviewed additional projects….

Page 5
1st paragraphs second lines…the word shows should be shops

Page 6
Line five: remove the word which: ….retail or restaurants carried different parking…
Last paragraph: "She" explained that the discussion about commercial…: replace the word SHE with Ms. Hofmeister.

A motion was made by Mr. Gilbane and seconded by Mr. Sanchez to approve the minutes of the January 6, 2026, meeting as amended. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. LeCates and seconded by Mr. Gilbane to approve the agenda as presented. The motion was carried unanimously, 7-0.

COMMENTS

3. OFFICIALS

Chair Coniglio announced that the next meeting will be held on Monday, March 2, 2026.

Ms. McDonald said asked for further clarification with respect to the west end. Ms. Hofmeister stated there are a couple of things when it comes to the town resident, not town serving which is related to commercial operations. She said the comprehensive plan prioritizes the "town resident" in its goals. While the Comprehensive Plan is a policy document rather than a regulatory tool, it guides subsequent code updates and decision-making. Ms. Hofmeister emphasized that town residents should be prioritized, particularly regarding parking and tennis memberships which are governed through the Recreation Center.

Ms. McDonaldson noted that it also said it was not in coordination with the dock rules. Ms. Hofmeister stated that based on further review, there would be a new definition

with regard to town residents; it would not just be anyone living on the island for three months. She said there will be a defined permanent and seasonal resident.

Mr. Gilbane said this was an area in the comprehensive plan that he spent a lot of time on with Ms. Hofmeister. He said that the Comprehensive Plan intentionally incorporated the concept of "town resident" as a policy strategy to guide future code updates. The goal was to distinguish residents from the broader "town-serving" category, which would include hotel guests, employees and other users, particularly when addressing intensity-of-use issues such as parking and access to facilities such as the Mandel Recreation Center. It was noted that there had been refinements to the definitions of full-time and seasonal residents to provide consistency, and that procedural requirements such as documentation for resident eligibility, would remain outside of the comprehensive plan. The Town Council had agreed that upcoming discussions related to town-serving uses and club membership qualifications would be an appropriate place to apply such distinctions.

Ms. Hofmeister said speaking to "town serving" has to be distinguished from "town resident." She stated that this could be brought back for further discussion next month.

4. STAFF

5. PUBLIC - 3 MINUTE LIMIT

UNFINISHED BUSINESS

6. Zoning Code Items - Quick Fixes #8-14

6.1 Quick Fix #12: Basements - Amended to Address Flood Vents Openings

Mr. Bergman made a presentation on basements, stating there would be a comprehensive fix to the code with respect to this issue. He reminded the PZC of previous discussions regarding matters of drainage and flooding, the differences between South end underground parking garages and ending residential basements. He noted some items remain under review and will be presented to the Commission again in the future for considerations that would simplify the rules and try to put the town's basement regulations into alignment with the Florida Building Code and FEMA requirements. However, today, the board would be considering a simple but necessary text amendment.

Mr. Bergman explained that the issue arose during review of the Ambassador and Edgewater project, which sought twenty variances and proposed underground parking rather than surface parking. Both ARCOM and the Town Council supported the underground parking concept.

The Town's current basement regulations allow wall openings only for vehicular access, pedestrian access, and fire escape. As a result, the applicant could not classify the lower-level garage as a basement and could not seek a variance from that limitation. To allow the application to proceed, the Town accepted a hold harmless letter, prepared

and reviewed by the Town Attorney, with the understanding that either the applicant or staff would bring forward a text amendment to address the issue.

The Town Council's intent was to permit underground parking in condominium buildings to qualify as a basement. However, once FEMA-required flood vents are installed in these structures, they no longer meet the current definition of a basement. The proposed amendment would correct that conflict.

The matter was also scheduled for discussion at the upcoming Town Council meeting.

Ms. Chapman requested some clarification on the draft Ordinance. Mr. Bergman stated that the draft ordinance was very simple and had been provided at the dais.

Ms. LeCates inquired about DEP permitting requirements. Mr. Bergman explained and thought it was likely that the permit would be approved.

Ms. Fairfax spoke regarding water issues in the south end. She thought it was important to envision what could happen in the future with sea level rise. Mr. Bergman stated this is the reason FEMA requires the flood vent systems. He also spoke about mechanical systems that are designed to keep water out of the lower levels. He noted that DEP is involved in this process to make sure the primary dunes are protected.

Mr. Sanchez spoke regarding underground garages and building heights. He thought there were two ways of constructing parking garages, one with sum pumps and others basically functioning like a swimming pool, impermeable to a certain height, flooding concerns should be mitigated. He referenced the Town-owned garage at 1140 Royal Palm Way, explaining that it relies on pumps and is expected to flood at times, with advance notice given not to leave vehicles during those times. He contrasted that approach to a fully sealed garage designed for the prevention of water intrusion.

Mr. Sanchez asked whether a property owner in the South End could increase building height from five stories to ten stories through a variance. Mr. Bergman stated that such a change would not be permissible through a variance and would require an amendment to the comprehensive plan.

Ms. Donaldson spoke about water intrusion. She thought the major issue was the Intercoastal waterway.

Ms. Chapman spoke about looking at each project individually rather than as one.

Ms. LeCates has noticed that many environmental agencies do not look at the projects cumulatively. She said it would be interesting to have communications with DEP regarding the entire subject area.

Mr. Gilbane spoke about his experience working with FEMA following Super Storm Sandy, and the importance of having a mechanical means to empty the water out from a structure. He said one size does not fit all when it comes to resiliency and it is important to have varied ways of dealing with flood events in the code.

Ms. Beuttenmuller commented on the WHEREAS clauses in the Ordinance and suggested removing some of them. Joanne O'Connor, Town Attorney, explained the reasons for including several WHEREAS clauses, as they provided the history of the Ordinance.

Motion was made by Mr. Gilbane and seconded by Mr. Sanchez that the proposed Ordinance No. XXX-2025 be recommended to the Town Council with the adjustments agreed upon by the Town Attorney, and be brought to the Town Council next week. The Motion was carried 6-1, with Ms. LeCates dissenting.

6.2 Quick Fix #14: Front / Rear Setbacks

Mr. Murphy presented revisions to the RB Zoning District front and rear yard modification provision, describing it as a "quick fix" previously discussed by the Commission. He explained that the item had been directed for study by an elected official and allows a structure to move five feet closer to the front property line in exchange for providing an additional five feet in the rear yard to create more usable rear yard space.

There was consensus to retain the provision in the Code but to establish formal criteria for the Architectural Review Commission (ARCOM) to grant the modification as a waiver. Mr. Murphy noted the item had been reviewed by the Town Council and the Planning Commission multiple times and was now being presented in ordinance format for potential transmittal to Town Council.

Staff clarified that, consistent with prior Commission direction, the ordinance retained the requirement that only the first story may encroach to 25 feet, while the second story must remain at 30 feet. Any modification beyond that would require a variance rather than a waiver. Staff also noted that requests for this type of front setback adjustment had historically been limited.

The primary purpose of the amendment was to establish clear criteria for RCOM when considering such waivers while keeping the underlying Code structure intact. Staff requested the Commission's endorsement to move the ordinance forward to Town Council.

Ms. Chapman stated her reasoning for keeping the WHEREAS clauses.

Mr. Sanchez had a little problem with what was being presented, and he stated the importance of Town Council paying attention to the experience of their appointees to

the Landmarks Preservation and Architectural Review Commissions. Ms. Fairfax agreed with Mr. Sanchez's comments and shared her thoughts.

Chair Coniglio wondered if the proposal was approved as it currently exists, if a balcony or outdoor architectural feature could be included on the second floor. Mr. Murphy said yes, as discussed last month.

Ms. Lecates stated that she was happy leaving the second story back.

Mr. Gilbane felt that a second story increased the type of architectural that was less desirable.

Motion was made by Ms. LeCates and seconded by Ms. Chapman to approve the Ordinance as currently drafted with the 25 and 30 feet setback. The Motion was carried 4-3, with Mr. Sanchez, Mr. Gilbane and Ms. Donaldson dissenting.

Mr. Sanchez asked if there could be a change to allow for a portion of the structure to move forward, allowing a better way for architects to look at historical architecture. Mr. Murphy responded.

Mr. Murphy confirmed the dissenters' reason for dissenting were primarily wanting the whole 2nd floor to be pushed back.

NEW BUSINESS

7. Discussion of Proposed Changes to the Commercial Zoning Districts

Ms. Hofmeister gave updates and explained that the review of commercial districts had begun in May, prior to several new Commissioners joining the Commission. The review was paused to address state-mandated changes identified in the Evaluation and Appraisal Report for the Comprehensive Plan, as well as various "quick fix" amendments undertaken by staff.

Ms. Hofmeister stated that the review of commercial districts had now resumed and was anticipated to take several months to complete. No draft ordinance had been prepared at this time, as the item was intended solely for discussion and to bring new Commissioners up to speed.

Ms. Hofmeister clarified that the discussion would focus on commercial establishments, particularly in relation to "town-serving" and "town resident" concepts, rather than individual residential properties. Staff further noted that draft Comprehensive Plan

updates had been prepared and could be brought forward at the next meeting if the Commission so desired.

Ms. Hofmeister discussed the detailed changes being suggested by staff, while stating that staff would be further looking at the lists of permitted uses, conditional uses which were formerly known as special exception uses and prohibited uses. She also discussed the term Town Serving and its meaning.

Chair Coniglio asked when changes were made to the Town-Serving number and how the new calculation with leasable area affected it. Ms. Hofmeister responded that staff thought the number had changed at a time when there was an inability to lease out the space. She said the square footage is not changing, but the way it is interpreted will be different.

Chair Coniglio asked if there was any appetite of the Commission to focus on the town-serving number, and maintain that within the comprehensive plan. Mr. Gilbane stated it is not only the size of the building that matters, it is also the intensity of use. He felt that traffic and the trip generation from off-island that the use is going to generate on roadways that are already operating below a preferred standard. Ms. Hofmeister said the principle of equivalency would be brought forward. She said parking does regulate commercial uses, but that had not been used since variances are allowed.

Mr. Gilbane asked if an intensity standard would be reached, allowing staff to deny construction until roadway levels of service can be maintained. He said it is tough to move forward talking about square footage, without the discussion on intensity of use. Ms. Hofmeister responded that construction will take longer than off-season. She said when the comprehensive plan was adopted, the level of service is changed and the Town needs to ensure the level of service is being met. Ms. Hofmeister further stated that the Town staff cannot tell developers that development may not occur because of property rights.

Mr. Bergman stated this is the starting point for a long discussion on commercials and it needs to be determined whether additional commercial zoning districts were needed or if there should be less. He said the biggest thing at this time is to look at uses. He stated there is an ongoing study of the town's parking regulations which are not currently adequate.

Mr. Gilbane asked if the Planning department could group the uses by intensity. Ms. Hofmeister responded, and said the strikethrough version could be provided to the commission members. She said once the proposals are approved, there will be a cleaner version.

Ms. Hofmeister asked if the Commission was happy with the direction the discussions are moving at this time. She stated that there would be additional information presented

for more discussion at future meetings as staff refines and stabilizes the supplementary district regulations.

Mr. Ailes asked about the changes to definitions, and wondered if the 3,000 square foot limit (4,000 square feet on Worth Avenue), had been reduced. Ms. Hofmeister clarified that the metric had been revised from gross leasable square footage to gross floor area, which is measured to the exterior walls and aligns with property appraiser data and development review standards.

The commission further discussed balancing commercial development between the north and south ends of Town. Ms. Hofmeister advised that a South End study was underway in coordination with the Citizens Association, including density mapping and stakeholder outreach to determine appropriate uses and community needs.

Residential uses in commercial districts were addressed, and Ms. Hofmeister confirmed that residential uses above the first floor were currently permitted in the Town-Serving Commercial, Worth Avenue, and Office Professional Institutional (OPI) districts, but not in the CPC or CB districts. Several Commissioners expressed support for expanded mixed-use residential opportunities to promote vitality, reduce traffic, and encourage shared parking.

Attorney O'Connor advised that any regulatory changes must consider state law constraints, including SB 180, which limits more restrictive land use regulations through October 2027, as well as federal and state protections regarding religious institutions and schools. Limitations on such uses must avoid substantially burdening religious freedom absent a compelling governmental interest, such as public safety.

There was some discussion pertaining to short-term rentals, clarifying that rentals of less than three months were not permitted in residential districts and that time-share uses were distinct from short-term rentals.

Staff invited additional comments and one-on-one meetings with Commissioners to refine direction before bringing future amendments forward.

ANY OTHER BUSINESS

MEETING SCHEDULE

8. The next meeting is scheduled for Monday, March 2, 2026

ADJOURNMENT

A motion was made by Mr. Sanchez and seconded by Mr. Gilbane to adjourn the meeting at 11:28 a.m. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Gail Coniglio, Chair

TOWN OF PALM BEACH

Minutes of the Planning and Zoning Commission Meeting
Held on March 2, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

Members Present: Gail Coniglio, William Gilbane, Marilyn Beuttenmuller, Barbara Chapman, Martin Klein, Carol LeCates, Jorge Sanchez, Victoria Donaldson, Anne Fairfax

Members Excused: Matthew Ailey

Staff Present: Wayne Bergman, James Murphy, Jennifer Hofmeister, Pat Gayle-Gordon

PLEDGE OF ALLEGIANCE

Deputy Town Clerk Gayle-Gordon gave the Invocation. Chair Coniglio led the Pledge of Allegiance.

MINUTES

1. Minutes of the February 3, 2026, Planning and Zoning Commission Meeting
   This item will be deferred to April 7, 2026.

A motion was made by Mr. Gilbane and seconded by Mr. Klein to defer the minutes of the February 3, 2026 meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Mr. Klein and seconded by Ms. Chapman to approve the agenda as presented. The motion was carried unanimously, 7-0.

COMMENTS

2. OFFICIALS

Mr. Sanchez spoke about an ordinance enacted requiring garages to be screened and not visible from the street. James Murphy, Assistant Director of PZB, explained that the code currently requires landscaping to screen front-yard parking when vehicles are parked parallel to the road. He noted that while the code requires a three-foot screen, there are no maintenance or height limits on front-yard landscaping, which can lead to excessive growth and "green tunneling." He suggested the Town Council could direct staff to review or modify this provision as part of a broader discussion about front-yard landscaping and screening.

Chair Coniglio agreed with Mr. Sanchez. She noted that the Town previously addressed situations where neighboring hedges grew excessively tall and extended onto adjacent properties, suggesting there may be precedent for regulating landscaping in this way. As Chair of PZC, she stated she would be willing to bring the issue forward to the Town Council for further review, though they were uncertain about including a sunset provision. Mr. Murphy responded that, with any ordinance, content can be added or removed, and the sunset provision could be included as a pilot case. He said that, should it be amenable to the Town Council, that requirement could be removed.

Mr. Gilbane noted that whether or not the provision is in the code, ARCOM would review the plan and decide whether it is appropriate.

Ms. LeCates said that many homes fronting busy roads rely on hedges to provide privacy and buffer traffic noise, particularly along County Road.

Mr. Bergman explained that the code currently requires front-yard parking to be screened by a hedge of at least six feet in height. If the Commission wishes, staff could ask the Town Council whether they would like to revisit this requirement and potentially address it as part of a future tranche, quick-fix amendment. He also noted that the issue had also been discussed several years ago but no action was taken. Chair Coniglio thought it was worth discussing.

The consensus was for staff to bring their question to the Town Council for discussion.

Ms. Fairfax noted that property owners often must seek variances for existing conditions that are already grandfathered, citing a recent example at the Esplanade where a minor height difference required a variance despite being an existing condition. The member suggested exploring whether the code could identify such situations differently so owners would not need to go through the variance process for conditions that are effectively grandfathered.

Mr. Bergman explained that not all requests require a variance, noting that some minor deviations—such as matching an existing nonconformity—could potentially be treated as a waiver instead. Under the proposed code reform, ARCOM and the Landmarks Preservation Commission may be given limited discretion to approve de minimis

changes, allowing smaller issues to be addressed without requiring a formal variance process.

Ms. LeCates stated that when the Council approved the proposal to reduce the front yard setback by 5 feet to increase rear yard space, it appeared the original intent of the provision may not have been fully understood. She explained that the reduced setback was originally intended to be rarely used as a waiver and that the five-foot second-story setback served as a disincentive to overuse. Allowing the second story to extend up to 50% of the elevation could unintentionally encourage more homes to shift closer to the street, effectively altering the front-yard setback pattern in the RB District and moving away from the regulation's original intent. Mr. Murphy responded, explaining the fundamental purpose of the ordinance: to allow ARCOM discretion to review and approve, or deny, such encroachment, which was previously a matter of right.

Mr. Gilbane requested that more photographs be provided in the future, as Mr. Sanchez's pictures were very helpful. He also discussed why he voted the way he did on the five-foot issue.

3. STAFF

4. PUBLIC - 3 MINUTE LIMIT

Anita Seltzer, 44 Cocoanut Row spoke regarding planning issues.

NEW BUSINESS

5. Tranche 4 Introduction

5.1 QUICK FIX #16: Chimneys & Dormers & Towers - Forthcoming

5.2 QUICK FIX #17: Beach Access Stairs

James Murphy along with Wayne Bergman presented the quick fix for beach access stairs and seawalls.

Mr. Murphy provided an update regarding Town Council actions that had been taken thus far on quick fixes. He explained that the next topic would be awnings and canopies, which are currently exempt from CCR calculations but may later be enclosed, prompting applicants to request CCR variances. The proposed amendment aims to close that loophole. Mr. Murphy also noted that, of seven potential code changes supported by Town Council, including tandem parking and two-story guest houses, four are being presented now due to time constraints, with the remaining items to be brought forward later.

Mr. Bergman explained that the Town previously lacked clear regulations for beach access stairs, leading to inconsistent designs and uncertainty about their placement, setbacks, and allowed features. To fix this, staff suggested a simple ordinance setting basic standards, such as definitions, setbacks, projections, one structure per parcel, approved gates, and forbidden features, which

align with DEP (Florida Dept. of Environmental Protection) requirements. The item was expedited as a "quick fix" and scheduled for review at the upcoming LPA meeting.

Ms. Beuttenmuller asked whether the proposed language referencing beach access structures located seaward of bulkheads or seawalls would also apply to properties where the yard transitions directly to the dune or beach and access is provided by a simple wooden walkway rather than stairs from a bulkhead or seawall. Mr. Bergman said that would be a dune crossover, and something that is also on the staff list of items to bring forward to the PZC.

Chair Coniglio thought the presentation made sense but wondered what would happen in the event of a hurricane. Mr. Murphy said that nonconforming structures such as stairs, driveways or homes may remain, but if they are destroyed or renovated beyond 50%, they would have to be bought up to current standards. This is why codifying clear regulations aligned with DEP requirements is important. He further noted that if an owner wishes to rebuild a nonconforming structure, a variance would be required.

Ms. Fairfax felt that if the current situation was not creating harm, perhaps there was not a need for any changes.

In response to the discussion, Mr. Bergman explained that approvals for beach access structures had been handled inconsistently over the years due to the lack of clear standards. The proposed amendment would establish basic parameters in the zoning code and align Town requirements with the permitting standards of the Florida Department of Environmental Protection for structures located seaward of the Coastal Construction Control Line.

Mr. Gilbane supported the proposed amendment, noting that after recent storms destroyed several beach access stairs, there was significant confusion about how both private and shared stairs could be rebuilt. He stated that establishing clear regulations would reduce ambiguity, ease the process for residents, and serve as a positive and practical improvement. Chair Coniglio noted that the proposed regulations would not apply to beach access stairs damaged by major storms, as owners could rebuild the structures as they currently exist.

Motion was made by Mr. Sanchez and seconded by Mr. Klein to recommend approval to the Town Council of Ordinance No. 009-2026. The motion was carried unanimously, 7-0.

Chair Coniglio asked Mr. Bergman to ensure that, when presenting the item to the Town Council, they explain that the new regulations would apply only to future beach access structures and not to stairs rebuilt after storm damage, which may be reconstructed as they previously existed.

5.3 QUICK FIX #19: Commercial Landmark Properties - Remove Principle of Equivalency Parking

Mr. Murphy presented a recommendation to remove the Principle of Equivalency pertaining to parking for commercially landmarked properties. He explained that the discussion focused on a code provision that may exempt landmark commercial buildings from providing additional parking when interior renovations increase occupancy or use. Because the Town has moved away from using gross leasable area in parking calculations—and due to concerns about potential over-commercialization—staff recommended removing the provision entirely. The change would affect

approximately 50 landmark commercial properties and had received strong support from the Town Council. The proposal is to delete this section in its entirety.

Joanne O'Connor, Town Attorney, noted that while staff is advancing the proposed code change, the Town is monitoring potential impacts from SB 180 and other bills currently moving through the Florida Legislature. She explained that competing proposals could either keep Palm Beach County subject to SB 180 or limit the law's application to areas within 50 miles of a declared disaster and to properties actually damaged by the storm. Because of this uncertainty, there may be a slight delay before the item reaches Town Council, but staff believed it was important to continue moving the proposal forward.

Ms. Chapman felt that where unintended consequences are referenced, there should be an explanation of what those consequences have been. She also wondered if the Landmarks Preservation Commission had seen this proposal and been given the opportunity to comment. Mr. Murphy said the Landmarks Preservation Commission had not seen this proposal because this was a direction by Town Council.

Public Comments
Anita Seltzer, 44 Cocoanut Row spoke regarding off-street parking and requested some clarification.

Mr. Murphy clarified that outdoor courtyards and similar exterior features do not create additional parking requirements and are instead reviewed by the Landmarks Preservation Commission for design considerations. Staff also noted that the language discussed does not override existing code sections that specify parking requirements for different uses, such as office, retail, and café uses.

Mr. Gilbane stated that, as a preservationist, while the concept of the current provision may work in theory, it does not function well in a fully built-out town without an established intensity standard. The member supported removing it in the short term to give Town Council more control and said it would also encourage the development of a clearer intensity standard in the future.

Ms. Fairfax asked whether landmarked commercial buildings without on-site parking would be required to secure parking elsewhere. Mr. Murphy clarified that parking requirements still apply when there are improvements or changes of use, though the Town Council may review landmark buildings differently than new construction. The proposed amendment does not remove parking rights but clarifies the interpretation of interior changes, such as removing hallways or adjusting the leasable area, that previously did not trigger additional parking requirements.

Motion was made by Mr. Gilbane and seconded by Mr. Klein to approve staff's recommendation to the Town Council of Ordinance No. 007-2026. The motion carried unanimously, 7-0.

5.4 QUICK FIX #20: Signage on Awning Valance

Mr. Murphy explained that a valance is the flap or lower edge that hangs from an awning. Because the current zoning code does not allow signage on awnings, businesses must request variances for this type of sign. However, historical research showed that modest signage on awning valances has long been common in Palm Beach commercial areas, particularly where buildings lack space for traditional wall signs. This item is being presented to the PZC because multiple variances have been requested, most recently the Elefante. Staff is trying to create a regulating authority by

which to review this type of request while removing the need for unnecessary variances from the code.

A brief discussion ensued about the size of lettering and the percentage of signage that would be allowed. Mr. Murphy answered the commissioner's questions.

Motion was made by Mr. Gilbane and seconded by Mr. Klein to approve Ordinance No. 006-2026 as amended to take into account 20% versus 25%. The motion carried unanimously, 7-0.

5.5 QUICK FIX #22: Guest Houses - Forthcoming

5.6 QUICK FIX #23: Tandem Parking

Mr. Murphy presented the quick fix that would allow for maximized capacity, professional coordination, space optimization, and operational efficiency. He explained that tandem parking is also known as stacked parking, and it occurs when two or more vehicles are parked in a single space, one behind the other. The proposed amendment would allow tandem parking to be reviewed as a special exception rather than a variance, shifting the review from a hardship standard to a more flexible process that could include operational conditions and circulation plan requirements.

Ms. LeCates asked why circulation plans and operational conditions were not required for parking variances. Mr. Murphy explained that a variance review is limited to demonstrating hardship under the seven variance criteria and does not typically require additional operational details. Instead of modifying the variance criteria, staff proposed reviewing tandem parking as a **special exception**, which allows the Town to require circulation plans and operational conditions as part of the approval.

Mr. Gilbane expressed support for allowing tandem parking but raised concerns about existing valet operations in town, noting that they often appear disorganized and sometimes use public parking spaces instead of designated areas. The member cited safety concerns on streets like Bradley Place and questioned whether tandem parking provisions would be effectively used without stronger oversight and regulation of valet operations.

Chair Coniglio was concerned about this causing the burden to fall on the town to determine whether or not the practice is safe or unsafe, usable or manageable. Mr. Murphy responded. She raised concern about enforcement, asking what requirements or mitigation measures would apply if valet operations were not properly managed. She also questioned what would prevent valets from occupying entire parking lots or public parking spaces and how the Town would address failures to maintain valet operations in accordance with approved conditions.

Mr. Gilbane said the real issue is that there are not exclusive garages or lots dedicated to valet, other than the Apollo lot. He questioned whether valet was actually helping the parking problem. Mr. Murphy said it is intended to be limited and is very limited. Mr. Gilbane felt that the parking problem in town was in large part due to valet services using public parking.

Ms. LeCates expressed opposition to this and cautioned the encouragement of more parking and more intense uses. She said there had been a number of studies over the years and the town has plenty of garages. A lot has to do with whether those facilities are shared and the hours of

operation. She thought that shifting the burden to the town instead of the applicant was potential for disaster. She also thought that it was antithetical to the goals of the comprehensive plan, stating that more parking leads to more intensity of use.

Mr. Klein expressed concern about changing tandem parking approvals from a variance to a special exception, stating that while tandem parking in a valet-operated garage may be reasonable, he was uncertain why the variance process should be replaced.

Mr. Murphy said these variances are requested often, and staff thought having actual regulations and review criteria that are tangible rather than an applicant stating a lofty letter of intent that they meet hardship criteria would be better.

Attorney O'Connor explained that both variances and special exceptions require applicants to meet specific criteria, but a variance requires demonstrating a hardship, which can be difficult to justify for tandem parking. She noted that reviewing tandem parking as a special exception may be more appropriate in some cases, as it allows the Town to evaluate planning considerations and operational conditions if the applicable criteria are met.

Ms. Donaldson described an experience at the Honor Bar parking lot where valet attendants quickly directed drivers away from certain spaces, indicating they were reserved for the restaurant's use. The member asked whether that portion of the lot was effectively unavailable to the public unless patrons were visiting the restaurant. Mr. Murphy acknowledged the concern and explained that the regulation was intended for primary-use parking facilities, such as structured garages or lots, rather than locations where public parking and valet operations overlap. Staff agreed that the example raised a valid safety concern and illustrated how mixed-use parking situations could create operational conflicts.

Mr. Gilbane suggested linking the tandem parking discussion to the recent removal of the principle of equivalency provision, noting that some landmarked properties had increased use without corresponding parking. The member stated that issues with valet operations and tandem parking highlight the broader need to address parking, intensity of use, and zoning standards together, and asked staff to help refine the proposal so it more clearly applies to private valet garages or surface lots. Mr. Murphy respectfully said the simplest way would be to limit it to valet-operated garages only.

Mr. Murphy requested additional input on one part of the ordinance. He clarified that tandem parking should not count toward required parking spaces because doing so could lead to an intensification of use without adequate parking. Instead, tandem parking would only be permitted in valet-operated garages and not used to satisfy minimum parking requirements. Staff also noted that mechanical lifts are not included in the proposed ordinance.

Public Comment
Anita Seltzer, 44 Cocoanut Row spoke regarding parking.

Motion made by Mr. Klein and seconded by Ms. Beuttenmuller to approve Ordinance No. 008-2026 as amended.

Ms. LeCates reiterated her point that she did not feel the direction was consistent with the goals of the comprehensive plan to reduce intensity. She did not think tandem parking was suitable in Palm Beach, and she stated that if the town wishes to control congestion and intensity, things should be moving in the opposite direction.

Additional discussion suggested revisiting the proposal to consider limiting tandem parking to a percentage above the existing parking capacity, such as 10%, to help prevent intensification of use. The board agreed it would be helpful for staff to return with data on existing parking garages and potential impacts before forwarding the item to Town Council, noting that waiting one month would allow for a more informed discussion.

After discussion, the motion was tabled until next month's meeting.

5.7 QUICK FIX #24: Bulkhead, Seawalls, Groins

Clerk's Note: This item was heard immediately after item no. 5.2

Mr. Bergman explained that many variance requests involve moving seawalls farther toward the water, as the current code only allows a 12-inch extension. Because the Florida Department of Environmental Protection typically allows up to 18 inches, staff proposed revising the code to match that standard. Extensions beyond 18 inches, such as matching neighboring seawalls that extend farther waterward, would still require a variance.

Mr. Bergman further suggested that a discussion be held to consider the level of approval required when property owners seek to move a seawall farther waterward, such as to match neighboring seawalls, and whether it should remain a zoning variance or be handled through a waiver process. Staff responded that the current proposal addresses only aligning the code with the DEP's 18-inch standard, and that broader procedural changes had not yet been explored due to the quick turnaround.

Mr. Sanchez stated that it would be important to give property owners enough room to construct new seawalls. He noted that 12 inches is not enough.

Motion was made by Mr. Klein and seconded by Ms. Beuttenmuller to recommend to the Town Council approval of Ordinance No. 010-2026, as amended. The motion was carried unanimously, 7-0.

Clerk's Note: Mr. Sanchez, Ms. LeCates and Ms. Donaldson left the meeting before adjournment.

ANY OTHER BUSINESS

Jennifer Hofmeister, Planner III, noted that upcoming discussions on commercial zoning will be tied to required updates to the Comprehensive Plan, including a new water supply plan and future land use map changes. Staff will begin reviewing commercial districts by analyzing historic studies and updating data on commercial bay sizes and FAR, but the discussion will initially occur in a workshop format rather than as a proposed ordinance to ensure public input.

There was additional discussion about forthcoming items, informing the commissioners of what they may expect in future discussions as part of the zoning code reform process.

Chair Coniglio welcomed new member Martin Klein to the Commission.

MEETING SCHEDULE

6. The next meeting is scheduled for April 7, 2026

ADJOURNMENT

Motion was made by Mr. Gilbane and seconded by Mr. Klein to adjourn the meeting at 11:55 a.m. The motion was carried unanimously, 6-0 with Ms. Fairfax as a voting member and Mr. Sanchez, Ms. LeCates and Ms. Donaldson having left the meeting earlier.

Respectfully Submitted,

_____

Gail Coniglio, Chair

TOWN OF PALM BEACH

Information for Planning and Zoning Commission Meeting on: April 7, 2026

To: Planning and Zoning Commission

Via: Wayne Bergman, Planning, Zoning, & Building Director

From: Planning, Zoning, & Building Staff

Re: Zoning Code Items - Quick Fix #16 - #24

Date: 1/29/2026

No attachments; however, a PowerPoint presentation will be provided by staff.

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Quality of Life
On-island Mobility
Management of Environmental Threats
Collaborative Town Government

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH

Information for Planning and Zoning Commission Meeting on: April 7, 2026

To: Planning and Zoning Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: QUICK FIX #16: Chimneys & Dormers & Towers - Forthcoming

Date: 3/20/2026

This quick fix will be forthcoming at a future meeting.

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
No Fiscal Impact

TOWN OF PALM BEACH

Information for Planning and Zoning Commission Meeting on: April 7, 2026

To: Planning and Zoning Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: QUICK FIX #22: Guest Houses on Estate Properties

Date: 3/20/2026

ATTACHMENTS

Staff Report
Draft Ordinance No. 014-2026

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

STAFF DIRECTIVE:

The Town's zoning code (Chapter 134) currently allows one (1) guest house with kitchen and bathroom facilities per property. At the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to establish provisions allowing additional guest houses based on lot area.

DISCUSSION:

The proposed amendment would allow one (1) additional guest house with kitchen and bathroom facilities for properties located in the R-AA, R-A, and R-B districts that have a lot area equal to or greater than the minimum required in the R-AA district (60,000 square feet). Zoning relief would not be permitted in conjunction with a request for an additional guest house.

Ordinance No. 014-2026 is ready for approval on First Reading.

WRB/JGM/AF/FHM

ORDINANCE NO. 014-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, AND DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW ONE (1) ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to allow additional guest houses based on lot area.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning, Article VI, District Regulations, Division 2, R-AA Large Estate Residential District, Section 134-791, is hereby amended as follows:

Sec. 134-791. Accessory structures.

***

(5) Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area is equal to or greater than the minimum lot area required in the R-AA district, and relief from zoning requirements is not requested. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members or household staff and approval of the planning, zoning and building director or his designee.

***

Section 3. Chapter 134, Zoning, Article VI, District Regulations, Division 3, R-A Estate Residential District, Section 134-841, is hereby amended as follows:

Sec. 134-841. Accessory structures.

***

(5) Nothing contained in this section shall prohibit the construction of one (1) ~~an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area is equal to or greater than the minimum lot area required in the R-AA district, and relief from zoning requirements is not requested. Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members or household staff and approval of the planning, zoning and building director or his designee.

***

Section 4. Chapter 134, Zoning, Article VI, District Regulations, Division 4, R-B Low Density Residential District, Section 134-891, is hereby amended as follows:

Sec. 134-891. Accessory structures.

***

(5) In the R-B district, nothing contained in this section shall prohibit the construction of ~~an~~one (1) enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area is equal to or greater than the minimum lot area required in the R-AA district, and relief from zoning requirements is not requested. Such enclosed accessory building(s) shall be used only for the occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~household staff, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members or household staff and approval of the planning, zoning and building director or his designee.

***

Section 5. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 7. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2026; and for the Second and Final Reading on this _____day of _____, 2026.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, President Pro Tem

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

ATTEST:

Kelly Churney, Town Clerk

Edward Cooney, Town

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TOWN OF PALM BEACH

Information for Planning and Zoning Commission Meeting on: April 7, 2026

To: Planning and Zoning Commission

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: QUICK FIX #23: Tandem Parking

Date: 3/20/2026

ATTACHMENTS

Staff Report
Draft Ordinance No. 008-2026

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

STAFF DIRECTIVE:

At the Town Council meeting on January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for active consideration. These items are affectionately referred to as "Quick Fixes Tranche 04." The presentation was well received with a consensus of the Council to have the “items” to be drafted into a working draft ordinance for review at the Planning & Zoning Commission. This is Quick Fix item number 23.

DISCUSSION:

The proposed amendment introduces flexibility into the parking regulations by allowing tandem spaces to be reviewed on a case-by-case basis through a **special exception** rather than requiring a variance. This approach enables the Town to approve necessary parking solutions for sites with unique constraints while maintaining strict oversight over site design, safety, and operational efficiency.

Utilizing a special exception rather than a variance offers several advantages:

- **Case-by-Case Analysis:** Allows the Council to review the suitability of tandem parking based on the specific layout and building and neighborhood context of the site.
- **Conditioning Power:** Enables the imposition of strict conditions (e.g., screening, restrictive covenants, valet service) to mitigate potential impacts, unlike variances which are usually granted as-is.
- **Reduced Burden on Applicants:** Provides a more efficient legal pathway for applicants to meet parking demands on constrained lots without proving the stringent "unique physical hardship" required for a variance.

Ordinance No. 008-2026 is ready for approval on First Reading.

WRB:JGM

ORDINANCE NO. 008-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE IX, -- OFF-STREET PARKING AND LOADING, DIVISION 2, -- OFF-STREET PARKING, BY CREATING A NEW SECTION TO PROVIDE REGULATIONS FOR TANDEM (STACKED) PARKING IN A VALET OPERATED AND MAINTAINED PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions to promote efficient use of land and parking resources within its zoning districts to support economic vitality and orderly development;

WHEREAS, tandem (stacked) parking arrangements, when properly managed, can increase parking capacity without requiring additional impervious surface or structural expansion;

WHEREAS, valet-operated and maintained parking systems ensure that tandem parking spaces are accessed and managed exclusively by trained personnel, thereby mitigating potential operational and safety concerns;

WHEREAS, the adoption of tandem parking provisions aligns with the Town's goals to encourage innovative parking solutions that reduce congestion and improve accessibility for residents, businesses, and visitors;

WHEREAS, the Town has determined that allowing tandem parking in valet-operated and maintained garages will not adversely affect traffic circulation, pedestrian safety, or emergency access when implemented in accordance with established standards;

WHEREAS, the Planning, Zoning, and Building Department has reviewed best practices and recommends incorporating tandem parking provisions into the zoning ordinance to provide flexibility for property owners while maintaining compliance with overall parking requirements;

WHEREAS, public input and professional analysis support the conclusion that tandem parking, under valet control, is a practical and beneficial option for certain commercial and mixed-use developments;

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of April 7, 2026, and recommended adoption of Quick Fix No. 23 to Town Council.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning Article IX, OFF-STREET PARKING AND LOADING, DIVISION 2, SEC. 134-134-2172 Size of spaces and access is hereby amended as follows:

Sec. 134-2172. - Size of spaces and access.

An off-street automobile parking space shall consist of a parking space having minimum dimensions of nine feet in width and 18 feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an access drive shall be ten feet for one-way traffic. Minimum width of an aisle designed and intended for the maneuvering into a 90 degree parking space shall be 25 feet; 20 feet into a 60 degree parking space; and 15 feet into a 45 degree parking space. Minimum width of an aisle

designed and intended for the maneuvering of an automobile into a parking space shall be in conformance with the illustration set forth in section 134-2171. ~~The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver.~~ The parking plan shall be designed to ensure that each automobile can be placed in and removed from its assigned parking space and maneuvered to and from the property without requiring the movement of another vehicle, except as permitted for tandem (stacked) parking in compliance with Sec. 134-2183.

Sec. 134 -2183. Tandem (Stacked) Parking – Valet Operations

A. Purpose.

The purpose of this section is to allow tandem (stacked) parking configurations in limited circumstances where continuous valet services are provided in a valet operated and maintained parking garage, in order to increase operational efficiency while ensuring safe circulation, fire access, and functional site design.

B. Special Exception Required.

Tandem (stacked) parking shall be permitted only upon approval by the Town Council as a Special Exception with Site Plan review in accordance with Sec. 134-328 and Sec.134-329 of this Code.

C. Applicability.

Tandem parking shall be allowed within a parking garage that is operated exclusively by a full-time valet service and only in compliance with the conditions set forth herein.

D. Definition.

For purposes of this section, *tandem (stacked) parking* shall mean two (2) or more parking spaces arranged end-to-end such that one vehicle must be moved to allow another vehicle to exit.

E. Conditions of Approval.

In addition to meeting all the requirements for granting a special exception use under Sec. 134-229, the following additional criteria must also be met:

1. **Valet Operation Required.**

   The parking facility shall be operated by a continuous, on-site valet service during all hours the principal use is open to the public.

2. **Operational Plan.**

   A valet management plan shall be submitted and reviewed and approved, including staffing levels, vehicle stacking procedures, peak-hour operations, queuing analysis, internal circulation diagrams, and emergency access provisions.

3. **Dimensional Compliance.**

   Each individual space within a tandem configuration meets the minimum dimensional standards for parking spaces established by this Code.

4. **Accessible Parking.**

   Accessible parking spaces required by the Americans with Disabilities Act (ADA) and applicable state law shall not be configured in tandem.

5. **Maximum Percentage.**

   The total number of tandem spaces provided shall not exceed 15% of the total parking structure capacity.

6. **Use of Tandem Spaces**

   Tandem parking spaces shall be permitted exclusively for the approved uses on the subject property.

7. **Recorded Restriction.**

   A declaration or restrictive covenant, in a form approved by the Town Attorney, shall be submitted and recorded in the public records of the County, requiring

the continued operation of valet service as a condition for utilizing tandem (stacked) parking spaces toward satisfaction of required off-street parking. Failure to maintain valet operations in accordance with the approved Special Exception shall render such tandem spaces ineligible to count toward required parking minimums.

8. **Loss of Valet Service.**
   If valet service ceases for more than thirty (30) consecutive days, tandem spaces shall no longer count toward required parking minimums, and the property owner shall remedy the deficiency within a timeframe established by the Town.

9. **Public Safety and Circulation.** The tandem arrangement will not adversely impact traffic circulation, emergency access, fire lanes, or public rights-of-way. The Director of Planning. Zoning and Building or designee may require additional maneuvering space, internal circulation modifications, or traffic management measures to ensure safe ingress and egress.

10. **Requirement for Future Review.** The applicant, or subsequent owner/operator, shall submit a written report to the Planning Department and Town Council on an annual basis to review the operations of the approved use. The first review shall occur twelve (12) months from the date of the issuance of the Certificate of Occupancy or commencement of operations, and annually thereafter.

Secs. 134-21834—134-2210. - Reserved.

Section 3. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this _____ day of _____, 2026; and for the Second and Final Reading on this _____day of _____, 2026.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

ATTEST:

_____
Kelly Churney, CMC, Town Clerk

_____
Edward Cooney, Town Council Member

TOWN OF PALM BEACH

Information for Planning and Zoning Commission Meeting on: April 7, 2026

To: Planning and Zoning Commission

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Jennifer Hofmeister, AICP, Planner III

Re: Amendments to the adopted 2024 Town of Palm Beach Comprehensive Plan:

a. Amendments to the Data & Analysis and Goals, Objectives and Polices
   Future Land Use Element
   Historic Preservation Element
   Infrastructure Element (Updated 2026 Water Supply Facilities Work Plan)

b. Map Series
   Future Land Use Map
   Zoning Map
   Archaeological Sites Map

Date: 3/20/2026

ATTACHMENTS

Staff Report
Back up to Comp Plan & Zoning Map Changes
Draft Ordinance No. 012-2026: To Transmit Comp Plan 2026 Amendments
Draft Ordinance No. 013-2026: New Zoning Maps

STRATEGIC PLAN

Strategic Priorities:
Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:
Sound Fiscal Management
Cooperative Relationships
Water Resources
Emergency Management
Quality of Life
Community Preservation

On-island Mobility
Management of Environmental Threats
Sustainable Management of Town Assets
Collaborative Town Government

FUNDING
No Fiscal Impact

BACKGROUND:

Following the adoption of the 2024 Town of Palm Beach Comprehensive Plan, PZB staff identified policies within the Future Land Use Element that require further amendments. In addition, amendments to the Historic Preservation Element and Infrastructure Element are also required in order to address a newly discovered archaeological zone by the Town's archaeological consultants in February 2026 and the required update to the Town of Palm Beach Water Supply Facilities Work Plan (Work Plan), respectively. Further, the Town's Future Land Use Map and Zoning Map require changes to accommodate the adopted new Beach Area Future Land Use Designation and the adopted new Parks and Recreation and Public Facilities Zoning Districts. The Archaeological Sites Map is being amended to recognize the expanded archaeological zone. Finally, the Data and Analysis for the Future Land Use, Historic Preservation and Infrastructure Elements are updated to support these proposed amendments.

The statutory requirements provided for in §163.3202 Fla. Stats. state that should comprehensive plan policy changes create inconsistencies with the land development regulations, amendments to the Zoning Code must be completed within one year of adoption. For this reason, PZB staff directed attention to processing the state mandated changes to the Zoning Code.

The Work Plan is a directive pursuant to §163.3177(6)(c) Fla. Stat, which states the Florida Department of Environmental Protection (FDEP) requires local governments to revise their Work Plans within their comprehensive plans no later than 18 months after South Florida Water Management District (SFWMD) approves the Regional Water Supply Plan or updates. As the City of West Palm Beach is the Town's potable water supplier, the Town must follow the City's adoption. The City of West Palm Beach adopted their most recent updated Work Plan in March 2026.

DISCUSSION:

The following is the summary of Comprehensive Plan Amendments proposed for transmittal to the Department of Commerce:

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES (GOPS):

1. To create a new POLICY 1.1 to acknowledge the Comprehensive Plan as the blueprint to guide growth, development, resource protection and public services and facilities.

2. To create new POLICIES 1.3 and 1.4 to replace POLICY 1.12 with a new definition of Town Resident.

3. To delete POLICIES 1.7 and 1.8 as they are duplicates of POLICIES 2.1 and 2.2.

4. To amend POLICY 1.13 to change the designation names for Residential Categories and to adjust the density to whole numbers based upon an acre.

5. To amend POLICY 1.14 as follows:

    a) To incorporate the definitions of Town-Serving Commercial Establishments.
    b) To adjust the density to whole numbers based upon an acre.
    c) To update the uses permitted in non-residential uses.
    d) To create a new Beach Area Future Land Use Category.

6. To amend POLICY 1.15 to establish Floor Area Ratio (FAR) as the intensity standard for non-residential uses.

7. To delete POLICIES 6.4, 6.5 and 6.6 as the policies are directives that have now been addressed with the proposed amendment.

8. To amend POLICY 8.1 to replace standards for new Planned Unit Developments (PUDS) with a list of the three APPROVED PUDS.

9. To amend POLICY 2.3 to change the language to read from Zoning Ordinances to Zoning Code.

HISTORIC PRESERVATION ELEMENT GOPS:

1. To amend POLICY 1.4 to reflect the continuous monitoring of archaeologically sensitive sites and zones in coordination with appropriate state and county agencies needed in their protection.

INFRASTRUCTURE ELEMENT GOPS:

1. To amend POLICY 3.1 to update the Potable Water Level of Service Standard in accordance with the City of West Palm Beach as the Town's potable water provider.

2. To amend POLICY 5.2 to address the updated 20-year Water Supply Facility Work Plan (Work Plan) that is adopted by reference.

COMPREHENSIVE PLAN MAP SERIES:

1. To amend the adopted 2024 Comprehensive Plan Map Series as follows:

    a) To replace the Future Land Use Map to identify the Beach Area Future Land Use Designation.
    b) To include the Lake Worth Lagoon in the Conservation Future Land Use Designation.
    c) To amend the designations of public buildings to have a Public Future Land Use Designation.
    d) To amend the Future Land Use Designations of park sites owned by local governmental agencies and the Preservation Foundation of Palm Beach, Inc. to a Recreation Future Land Use Category.
    e) To amend the Future Land Use of the former U.S. Post Office located at 95 North County Road that is now privately owned to Commercial Future Land Use.
    f) To establish associated acronyms for each Future Land Use Category and to update the Archeological Sites Map.

ZONING MAP

1. To replace the 1974 Official Zoning Map with the 2026 Official Zoning Map.

WB:PJH:JH:jh

FUTURE LAND USE ELEMENT

DATA AND ANALYSIS

EXECUTIVE SUMMARY

After over 100 years of graceful evolution, Palm Beach is a fully developed community, world-renowned for architectural and natural beauty, quality of life, and small-town village-like charm. The Town's Future Land Use Element is based upon the stated desire of Town residents to remain a high-quality residential community. The Future Land Use Element provides guiding land use objectives for the Town and policy direction to ensure their implementation. This Element is pivotal to the Town's Comprehensive Plan, as it recognizes the intrinsic value of the Town as a residential community and takes on the challenge of setting goals, objectives and policies to control the type, distribution, density, and intensity of development and redevelopment. The Future Land Use Element is focused on preserving and protecting this residential island community by maintaining the culture, serenity, and unique small-town character of the Town.

STATE REQUIREMENTS FOR THE FUTURE LAND USE ELEMENT

The Future Land Use Element focuses on policies for future growth and redevelopment and sets the framework for the other Elements of a comprehensive plan. For instance, through the identification of compatible land use designations and distribution throughout a community, the Future Land Use Element accommodates land uses for needed housing, recreation and open space areas, conservation, and transportation rights-of-way. All these components are contained in other Elements to support a community.

The Future Land Use Map establishes the "physical form" of a local jurisdiction and the physical relationship of land uses. Florida statutes require local governments to designate land use categories within the Future Land Use Element for residential and commercial uses, recreation, conservation, education, public facilities, and public and private uses of land. Additionally, and where applicable, the Future Land Use Map and/or Map Series identifies any industrial and agriculture lands, historic district boundaries and historically significant properties, and transportation concurrency areas. The following categories for natural areas are also delineated within the Future Land Use Map Series:

- Existing and planned public potable water-wells, cones of influence, and wellhead protection areas
- Beaches and shores, including estuarine systems
- Rivers, bays, lakes, floodplains, and harbors
- Wetlands
- Minerals and soils
- Coastal high hazard areas

The Future Land Use Element also provides approximate acreage and the general range of density or intensity of land uses. It states the purpose of each use and general standards

that will be regulated through the land development regulations supported in local zoning codes.

All policies, land development regulations, zoning ordinances, site plans, and zoning maps MUST MAINTAIN CONSISTENCY with the Future Land Use Element and Map once the comprehensive plan is adopted. This requirement is mandated pursuant to §163.3202, Fla. Stat., which states that within one year following the submission of a comprehensive plan or revised comprehensive plan, each local government must adopt and/or amend land development regulations to be consistent with the adopted comprehensive plan.

THE TOWN OF PALM BEACH FUTURE LAND USE ELEMENT

Future Land Use policies and zoning regulations work in tandem to create a full picture of how land will be used. The categories help guide the growth and development of a community while zoning designations define the specific standards for how land is to be developed. The Town's Future Land Use Element establishes the land use categories that define allowable land uses, residential densities, and commercial intensities. The Goals, Objectives and Policies also ensure compatibility between adjacent land uses, the availability of public facilities and services, and the protection of the Town's environmental resources.

Each Future Land Use category corresponds to zoning districts contained in Chapter 134 of the Town of Palm Beach's Zoning Code. These districts are specific and detailed. They establish regulatory requirements for criteria such as: unit types, building height, setbacks, lot size, architectural design, and landscaping. In addition, zoning establishes Town-wide regulations such as parking, utilities, signage, and lighting. The Zoning Code specifies how land is to be redeveloped consistent with the Town's overarching Future Land Use policies.

The original Town Plan was adopted in 1929 and established the vision which still exists today. The "1929 Plan" recognized the importance of planning for the future, as local and regional changes would impact the quality of life for Town residents. It acknowledged the importance of public gardens, public buildings, open space, and trails. Traffic and parking were identified as issues due to the access to public baths for the public, and to limitations on roadway expansion and parking for visitors. These issues remain almost 100 years later. The 1929 Plan's vision was to preserve the quiet, residential character of the Town.

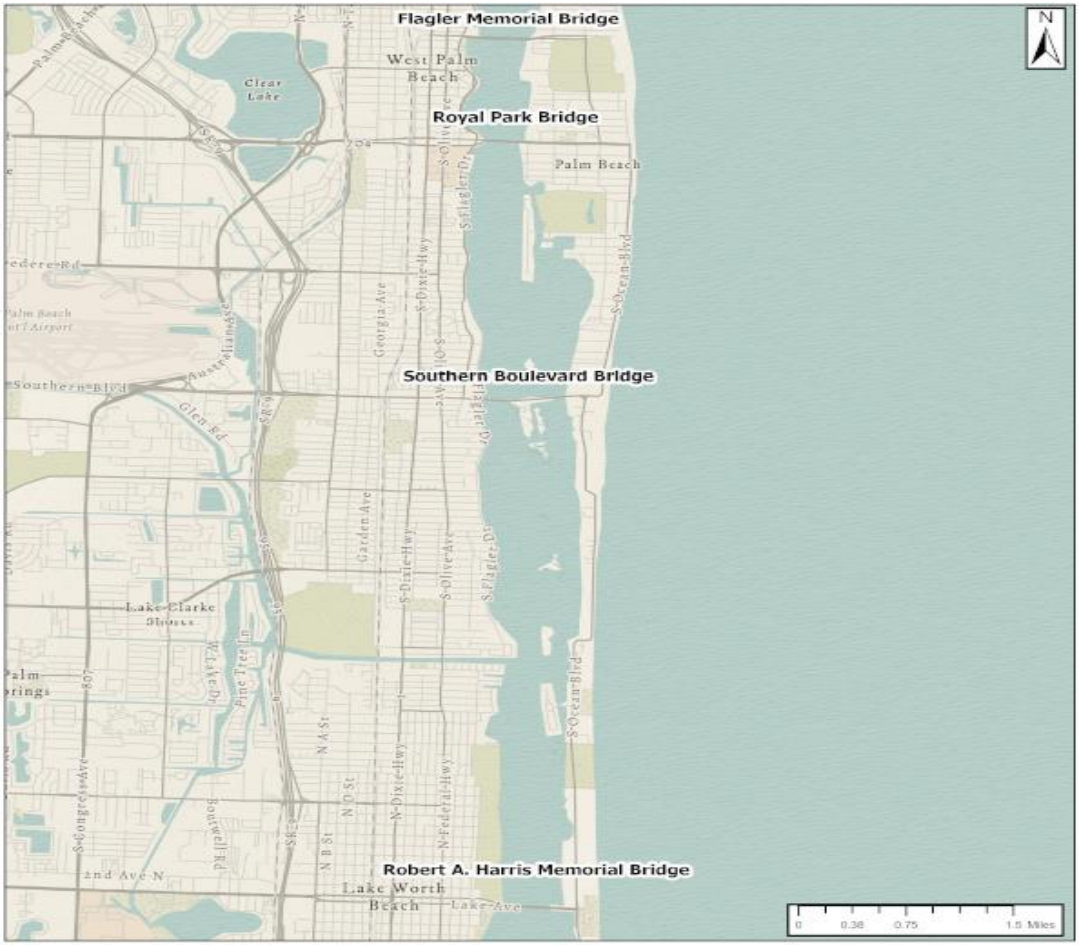
Town zoning also began in 1929 with the adoption of Ordinance Number One. This legislative document established the regulations for the assembly and construction of buildings and structures. The Zoning Code also divided the Town into seven districts and created a District Zone Map. Since the original approval, there have been numerous amendments to the Code. Within one year of the adoption of the 2024 Comprehensive Plan, the implementing Zoning regulations will need to be updated.

FUTURE LAND USE ELEMENT

DATA AND ANALYSIS

The Town of Palm Beach is a 12.28-mile-long barrier island consisting of approximately 2,432 acres. At no point is the island wider than three-quarters of a mile, and in places, it is only 500 feet wide. As displayed on Map 1.3, the Town is situated between the Intracoastal Waterway (locally known as the Lake Worth Lagoon) on the west and the Atlantic Ocean on the east. It is surrounded by water on three sides. Those water bodies comprise the Lake Worth Lagoon/Intracoastal Waterway (ICWW) to the west, the Lake Worth Inlet to the north, and the Atlantic Ocean to the east. By land, the Town is directly accessed to West Palm Beach via three bridges: the Flagler Memorial Bridge, referred to by locals as the "north bridge", the Royal Park Bridge, referred to as the "middle bridge", and the Southern Boulevard Bridge. A fourth bridge, the Robert A. Harris Memorial Bridge (Lake Worth Road), connects the Town to the City of Lake Worth Beach and separates Palm Beach properties south of the bridge along A1A from the Palm Beach properties north of the bridge.

Map 1.3 Bridges into Palm Beach



Expansion of the corporate limits of the Town is not possible. Therefore, the Town can only accommodate future residents and businesses within its existing jurisdictional boundaries through redevelopment of existing sites.

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

Land Use Issues

In addition, the impact of the world beyond the Town's limits has increased. Palm Beach County, including West Palm Beach, has grown immensely in the last several decades. According to the March 2021 report by location analyst company Unacast's, Palm Beach County was the largest 2020 gainer of population in the State of Florida, recording 11,100 new migrants from outside of the State. Consequently, intensive downtown West Palm Beach development continues to be a concern on the carrying capacity on the Town's roadways and public services.

Specific to West Palm Beach downtown, relocation of headquarters from other states will have a lasting impact on the Town. Data indicates that these new headquarters are marketing downtown West Palm Beach as the "Wall Street South". The new office towers are bringing younger, wealthy workers to the surrounding area, which includes the Town.

As a consequence of increased residential density and commercial intensity in West Palm Beach and Palm Beach County as a whole, the four roadways that provide access to the Town (Royal Poinciana Way, Royal Palm Way, Southern Boulevard, and State Road A1A) are heavily traveled and experience unacceptable levels of congestion on a daily basis. The increases are impacting the carrying capacity of the Town's streets and public services.

The three significant land use protection policies that have remained the mission statements for the Town of Palm Beach are as follows:

- Discourage the amount and type of region-serving commercial development while encouraging Town-serving development.

- Control the pace, type, and intensity of redevelopment activity in the Town.

- Encourage development and redevelopment at lower density levels than existing zoning allows, except for redevelopment where maintaining previous densities and/or intensities are allowed after unintentional damage or destruction, such as by fire or other casualties, act of terrorism, war or act of God or nature, and with approval from Florida Department of Environmental Protection (FDEP) if building east of the Coastal Construction Control Line (CCCL).

The tremendous pressure for expansion of commercial land use is a direct function of the economically valuable image of a Palm Beach address and the Town's proximity to downtown West Palm Beach. It is imperative that region-serving, high-traffic generating, commercial uses be prevented from further proliferating and also be reduced wherever possible. To this end, the Town is committed to fostering the presence of Town-serving businesses that are essential to the needs of Town residents.

The Town Code has established 3,000 and 4,000 square feet (exclusive to C-WA Worth Avenue Commercial District) as the maximum gross ~~leasable~~ floor area for ~~businesses~~ commercial establishments ~~in certain commercial districts~~. To be granted relief from this provision, the applicant may request a ~~variance~~ conditional use ~~and must~~ that demonstrates ~~that the business~~ competent substantial evidence that the use and the proposed development application meet all the conditional use criteria. ~~is Town-serving; that adequate parking is available to support the request for increased floor area; and that a hardship exists that prevents them from conducting their Town-serving business within 3,000 or 4,000 square feet or less; and meet several other standards. During the Code review, these square footages will be studied.~~

Given the expansion of outdoor dining in response to the Covid pandemic, which began in 2020, the intense redevelopment of the Royal Poinciana Plaza, and the addition of recent and previously approved restaurants and hotel rooms, the Town ~~is studying~~ studied restaurant usage and put in place for one year a Zoning in Progress (ZIP). One of the Town's consultants evaluated whether there was a link between food and beverage establishments and traffic and parking with the goal of possible limitations on new restaurants. The study did not find a direct correlation between food and beverage establishments and traffic therefore; the ZIP was removed. ~~The Town may conduct a similar study of hotel rooms and set an appropriate limit to the supply of rooms, especially given the likelihood of extensive redevelopment of aging structures in the Town south of Sloan's Curve.~~

Residential redevelopment will continue to play a major role in future land use. There is little open land remaining to develop. Developer interest may focus on large parcels that can be subdivided. Measures that can slow or prevent such changes include Historic Landmarks Regulations and strict application of the Town's Subdivision Regulations.

Policies Regarding Change

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

The Town has determined that added development and population growth are aggravating traffic problems, causing a critical level of overuse both on and off the Island. As traffic congestion is one of the most pressing concerns of Town residents, the Town commissioned a parking and traffic study to analyze and make recommendations for improvement. The previous Policy 2.4, now Policy 2.1, regarding the overuse of roadways and public services and facilities, has been maintained in this updated Comprehensive Plan. However, it was bifurcated to create a new Policy 2.2 that speaks directly to administrative measures to maintain a low-density residential character, prevent intensification, and control the tourism inflow, which is another cause of traffic and parking congestion.

POLICY 2.1

The Town shall continue to prevent critical and dangerous overuse of its infrastructure, parking resources, public services, and facilities, damage to its historic character, and to the overall property values of the community.

POLICY 2.2

The Town shall take all technical and administrative measures legally available to prevent the change or transition of existing low-density areas or structures to more intensive uses, thereby lowering residential density and commercial intensity.

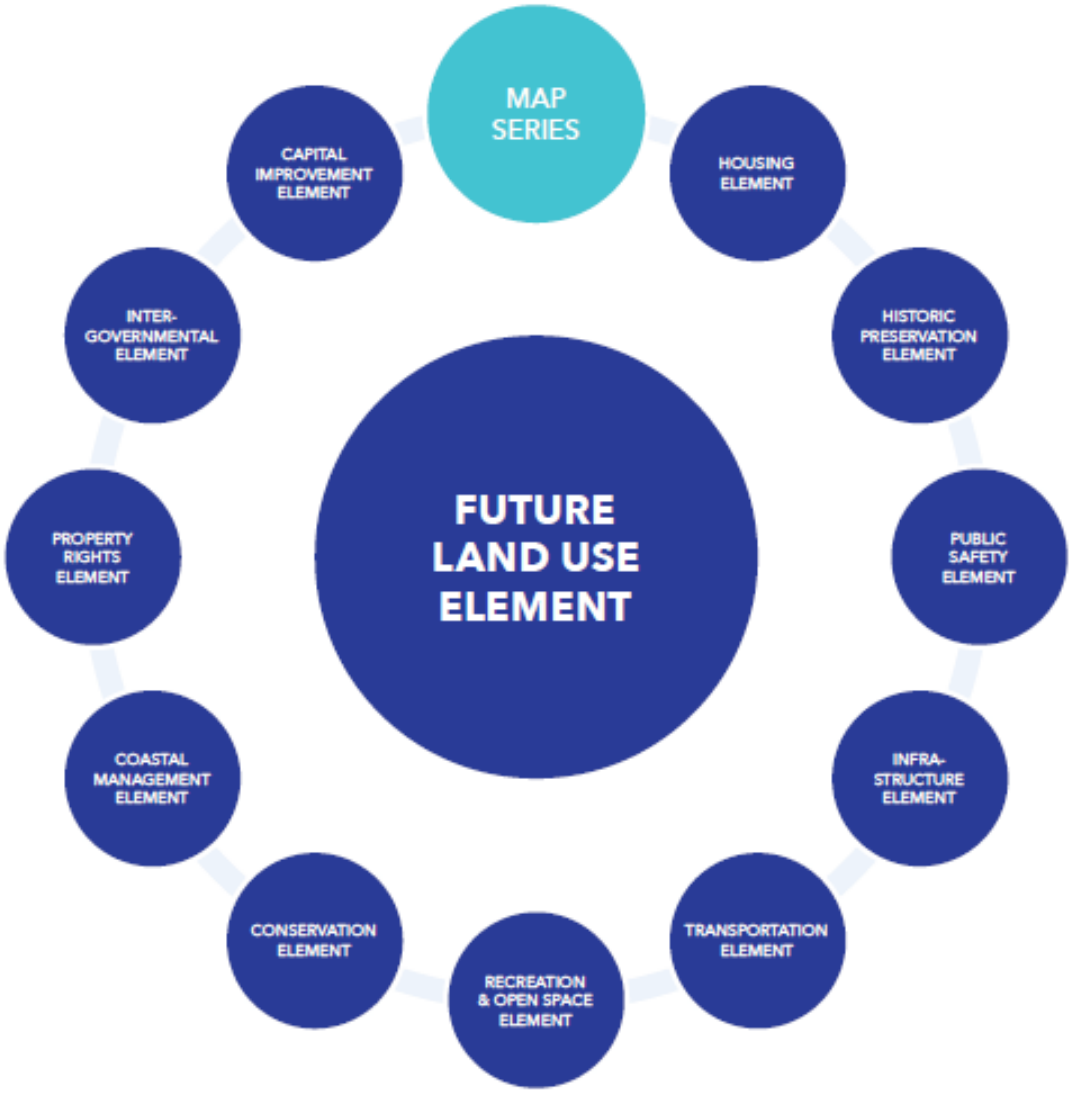
The R-B low-density zoning district, in particular, is experiencing a trend to demolish smaller existing homes and replace them with new structures built to the maximum size permitted under the Town's land development regulations. New construction is increasingly out-of-scale and out of character with the surrounding area. In order to maintain the existing character, regulations encouraging renovation and discouraging demolition and reconstruction have been proposed and included in the Historic Preservation Element and will be examined during the current Code Review process, which attempts to amend the Town's forty-year-old Zoning Code.

FUTURE LAND USE ELEMENT

DATA AND ANALYSIS

Future Land Uses

The Future Land Use Element, with its focus on Goals, Objectives, and Policies regarding land uses, development, and redevelopment, sets the framework for the other Elements in the Comprehensive Plan. For example, the Future Land Use Element provides population indicators that identify the necessary public services, housing, recreational lands, and transportation facilities.



The Future Land Use Map shows the location and distribution of land uses in Palm Beach. The following diagram provides a generalized percentage of the land uses in the Town today. As illustrated in Figure 1.1, ~~single-family~~ the Low Rresidential is the predominant Future Land Use category consisting of ~~50~~ over 46% of the land uses. There are no agricultural, industrial, or mobile home uses in the Town, and there are no rivers, bays, freshwater lakes, marina, water wells, cones of influence, or economically feasible mineral deposits.

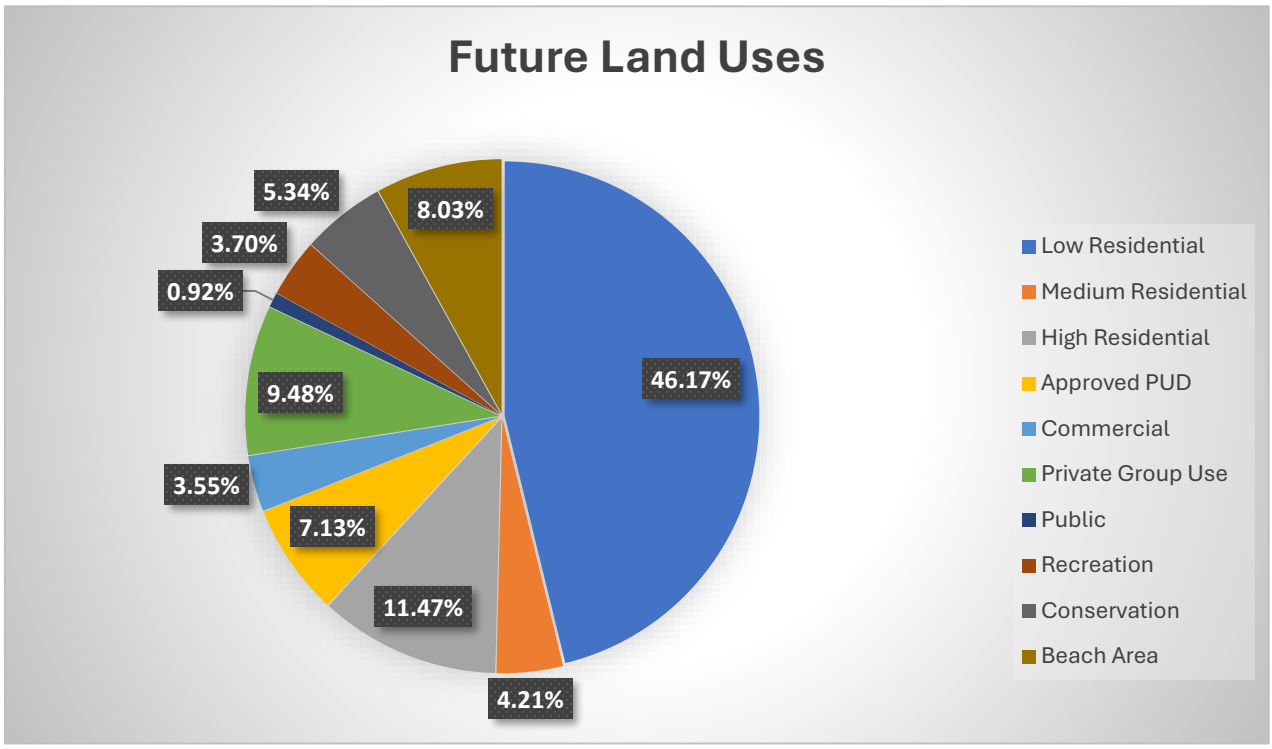


Figure 1.1 Future Land Use Percentages

The acreage by Future Land Use designation is presented in Table 1-1. These proportions are reasonably predictable, and the acreage is projected to be similar for the short-term (1-5 years) and long-term (20 years) planning periods for this updated Comprehensive Plan. Table 1-3 shows that residential designation accounts for approximately ~~74.81~~ 47%, and commercial is limited to ~~3.87~~ 2.25% of the Future Land Uses. This land distribution is consistent with the predominant residential character of the Town. Each Future Land Use designation is described in the following pages.

~~**Table 1-1**~~
~~**Future Land Use Square Footage**~~

~~FUTURE LAND USE~~	~~SQUARE FEET~~	~~ACREAGE~~	~~PERCENTAGE~~
~~Single-Family~~	~~48,818,998.80~~	~~1,121.00~~	~~50.20%~~
~~Multi-Family – Moderate Density~~	~~4,453,042.97~~	~~102.23~~	~~4.58%~~
~~Multi-Family – High Density~~	~~12,130,253.39~~	~~278.47~~	~~12.50%~~
~~Approved PUD~~	~~7,542,788.62~~	~~173.16~~	~~7.75%~~
~~Commercial~~	~~3,761,205.62~~	~~86.35~~	~~3.87%~~
~~Private Group Use~~	~~10,026,518.83~~	~~230.18~~	~~10.31%~~
~~Public~~	~~958,503.82~~	~~22.00~~	~~0.99%~~
~~Recreation~~	~~3,910,816.80~~	~~89.78~~	~~4.00%~~
~~Conservation~~	~~5,656,126.61~~	~~129.85~~	~~5.82%~~
~~TOTAL~~	~~**97,258,154.40**~~	~~**2,232.74**~~	~~**100.00%**~~

~~Source: Town of Palm Beach GIS Department, Future Land Use Map~~

Table 1-1
Future Land Use Square Footage

Future Land Use	**Acres**	**Percentage**
Approved PUD	163.89	3.42%
Beach Area	192.83	4.03%
Commercial	96.18	2.01%
Conservation	2,552.76	53.34%
High Residential	231.72	4.84%
Low Residential	1,327.58	27.74%
Medium Residential	132.42	2.77%
Private Group Use	8.60	0.18%
Public	3.02	0.06%
Recreation	76.56	1.60%
Totals	**4,785.56**	**100.00%**

Source: Town of Palm Beach GIS Department, Future Land Use Map

Table 1-2
Number of Single Family, Multi-Family and Hotel Units

MULTI-FAMILY UNITS		**SINGLE-FAMILY UNITS**	
Condominium	5,439	Single-Family Homes	2,393
Cooperative	951	Vacant	153
Townhouse	49		
Multi-family <5 Units	37	***Estimated* Total Single-Family Units**	**2,546**
MFR 5 to 9 Units	14		
Multi-Family 10 Units	4		
Total Multi-Family Units	**6,494**		
HOTELS	12		
Hotel Rooms	**1,550**		

As illustrated, the predominant land use within the Town is Conservation as the Town's jurisdiction encompasses the submerged lands that extend into the Lake Worth Lagoon. ~~accounting for 70 % of all land area.~~ Most single-family units are in the north and south-central portions of the Town. In contrast, most multi-family dwellings are in the southernmost part of Town, south of Sloan's Curve, and were developed beginning in the 1960s. Due to the high cost of land and the fact that Palm Beach is in a coastal hurricane vulnerability zone, there are no mobile homes in the Town.

~~Single Family Uses~~ Low Residential

This Future Land Use designation comprises approximately ~~1,121~~ 1,692 acres and is the predominant land use in the Town. The amount of land identified as ~~Single Family~~ Low Residential represents approximately ~~50~~ 28% of the total land area within the Town of Palm Beach (Table 1.1). This Future Land Use Category includes historic residences and those that have been redeveloped. Appropriate uses include estates, single-family homes, previously approved residential PUDs and development up to a maximum density of ~~4.356~~ 4 units per acre. Public uses and facilities, public and private schools, group homes and foster care facilities, essential services, and private group uses and cultural uses are also permitted within this category on a limited basis.

~~Multi-Family Uses~~ Medium Residential

This Future Land Use designation represents approximately 3% of the Future Land Uses in the Town. The corresponding zoning district is R-C Medium Density Residential with a maximum density of 6 dwelling units per acre. The R-C Medium Density Residential district is primarily located in Midtown, with a limited number of properties with the zoning in the south end. ~~*Multi-Family Moderate Density:*~~ Appropriate uses include single-family and two-family homes, townhouses, multi-family units.~~ and residential and previously approved mixed-use PUDs up to a maximum density of 6.534 dwelling units per acre.; public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.~~ ~~The Future Land Use Map designates close to 102 acres of l-and for Multi-Family Land Use.~~

High Residential

~~The multi-family High Residential~~ This Future Land Use designation ~~Future Land Use categories permits~~ corresponds to 2 zoning districts, the R-D(1) and R-D(2) high-density residential districts. ~~varying densities and uses, are~~ As shown on the Future Land Use Map, ~~. In total, the Future Land Use Map designates~~ approximately 5% ~~about 381 acres~~ of land is designated for this use. ~~The multi-family land use is split into two categories: Multi-Family Moderate Density and Multi-Family High Density, which have varying densities and allowable uses. *Multi-Family High Density*: The Future Land Use designation comprises approximately 278.47 acres, which is the second largest land use in the Town. This use represents approximately 12.50% of the total land area within Palm Beach (Table 1-1).~~ Appropriate uses include single-family and two-family homes, townhouses, and multi-family units~~, and residential and mixed-use PUD's up to~~ with a maximum density of ~~14.157~~ 13 dwelling units per acre. Hotels are also permitted but only in the R-D(2) zoning district with an allowable density of up to ~~28.314~~ 26 units per acre along with associated accessory commercial uses and time-sharing uses up to 9~~.801~~ units per acre. ~~The Comprehensive Plan designates nearly 278 acres of land for this use.~~

Commercial Uses

The Commercial Future Land Use designation comprises approximately ~~121~~ 96 acres, ~~representing~~ approximately ~~2.257~~2% of the total ~~land~~ area within Palm Beach (Table 1-1). While only ~~one~~ 1 commercial category is specifically identified on the Future Land Use Plan Map, the Town provides for commercial uses at varying intensities under different zoning categories. Appropriate uses include a wide range of commercial retail, service, professional and business uses largely intended to serve Town residents. The designation also includes hotels, motels and existing time-sharing uses, public uses and facilities, public and private schools, private group uses, and residential uses located above the ground floor. ~~In accordance with Code Section 134-392(b), nonconforming buildings or structures unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war~~

~~or act of God or nature, may exceed what is permitted in this land use category and the land development regulations if rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.~~

The character of the Town's commercial sector is generally limited to ~~three~~ 3 specific areas. These particular areas of commercial use were created to serve Town residents and are historic. While the Town of Palm Beach has always drawn visitors to its restaurants and retail areas, the rapid growth taking place in West Palm Beach is having a direct and dramatic negative impact on residents' quality of life.

The commercial uses are concentrated in the following ~~three~~ 3 areas:

1. A small commercial node is located at the south end of Town, near the Lake Worth Bridge, serving the needs of Town residents, as well as visitors staying in local hotels.

2. Worth Avenue and the surrounding area are located near Town Hall in the center of Town. Worth Avenue shops cater to the desires of seasonal and year-round residents of the Town as well as tourists. The Town-serving commercial area, including the commercial areas of South County Road and Peruvian Avenue, serves as an adjunct to the more famous Worth Avenue shopping area, providing additional shops, restaurants, and services. Royal Palm Way, also in the Town center area is a few blocks north of Worth Avenue and is dedicated primarily to offices, banking and professional uses. The Town's objective is to retain and enhance the "Town-serving" character of this section of Palm Beach

3. The commercial concentration in the vicinity of Royal Poinciana Way, near the Flagler Memorial Bridge, is primarily oriented to the local retail and service needs of Town residents and visitors. The Royal Poinciana Plaza consists of a concentration of shops, restaurants, offices, and the soon-to-be repurposed historic Playhouse.

The dominant character of the Town's commercial sector is one of small scale. The vast majority of the commercial uses in the Town encompass 4,000 square feet or less of gross ~~leasable~~ floor area. Despite the reputation of Worth Avenue and the presence of some large retail anchors and office uses in the Town, the overall character of the Town's commercial areas is one of small business ownership which, individually, would not normally be expected to draw the majority of its patrons from beyond the Town's limits. Most importantly, in order to maintain the Town's predominantly residential character, no additional lands for commercial uses are considered necessary or appropriate. Further, the intensification of a commercial establishment is defined as an increase in square footage, seating, off-street parking demand, or in the hours of operation.

Public Uses

This Future Land Use designation comprises approximately ~~22~~ 3 acres, less than 1% of the total land area within Palm Beach (Table 1-1). Appropriate uses include public schools, low-intensity public facilities at a scale and intensity necessary to serve the needs of Town persons, and owned, operated, or supervised by a governmental agency. ~~The designation of a property for Public Use on the Future Land Use Plan Map recognizes the current use of the property and that such properties may also be appropriate for residential or commercial development. A zoning ordinance is the tool which indicates those uses which are specifically allowed. Nonconforming buildings or structures unintentionally damaged or destroyed may be rebuilt in accordance with Code Section 134-392(b). Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.~~

Recreation Uses

This Future Land Use designation encompasses ~~89.78~~ 76.56 acres, and it is intended for low-intensity public recreational uses or activities at a scale and intensity necessary to serve the needs of Town residents, and to preserve the natural and scenic resources of the Town. The amount of land identified as Recreation represents ~~4.0~~ 1.6 % of the total land area within Palm Beach (Table 1-1). Only public facilities owned, operated, or supervised by a public governmental entity are given this designation. Nonconforming buildings or structures unintentionally damaged or destroyed, may be rebuilt in accordance with ~~Code Section 134-392(b). Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.~~

Private Group Uses

This Future Land Use designation ~~comprises approximately 230 acres and~~ represents ~~10.25~~ 0.2% of the total land area within Palm Beach (Table 1-1). Appropriate uses include low-intensity private clubs, golf and country clubs, houses of worship, cultural arts, and non-commercial recreation-type or cultural uses at a scale and intensity intended to serve the needs of Town residents. ~~The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property and further indicates that such properties may also be appropriate for residential or commercial development. The Zoning Ordinance indicates those uses which are specifically allowed or prohibited. Nonconforming buildings or structures unintentionally damaged or destroyed, may be rebuilt in accordance with Code Section 134-392(b). Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.~~

Approved Plan Unit Development (PUD)

This Future Land Use designation consists of approximately 173 acres and represents ~~7.75~~ 3.84% of the total land area within Palm Beach (Table 1-1). The Breaker's PUD contains additional development potential. If built to maximum density, the Breaker's PUD could hold another ~~251~~ 234 multi-family units and some commercial development. ~~Within this Future Land Use designation, the maximum density allowed cannot exceed 14.157 units per acre.~~ During the EAR of the Future Land Use Element, ~~the PZC recommended that~~ the Town Council voted to prohibit ~~not allow for~~ future PUDs. As a result, the Zoning Code now only recognizes amendments to the Approved PUDs. Nonconforming buildings or structures unintentionally damaged or destroyed may be rebuilt in accordance with ~~Code Section 134-392(b). Actual construction to replace, restore, or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.~~

Conservation

This Land Use designation is intended primarily for the spoil islands in Lake Worth and submerged lands located within the Town's boundary and located west of the Mean High-Water Level (MHWL) in Lake Worth and comprises approximately ~~130 acres~~ 47% of the acreage in the Town. Fishermen's Island, Hunter's Island, and Bingham Isle are leased by the Audubon Society as rookeries and bird sanctuaries and have been designated for conservation on the Town's Future Land Use Plan Map. Both areas are unique and will be preserved and protected from development and the negative impacts of public use.

~~The amount of land identified as Conservation represents 5.82% of the total land area within Palm Beach (Table 1-1). Parcels that are designated as Conservation Land Uses have been depicted on the Future Land Use and Conservation Maps of the Map Series.~~ Further review and analysis are presented in the Conservation Element.

Beach Area

This Land Use designation is intended for certain lands lying along the Atlantic Ocean, as shown on the Future Land Use Map. The Beach Area designation permits public structures and essential services necessary for beach renourishment and shoreline protection. Additionally, as a Special Exception, the following are allowed:

1. One beach cabana associated with the primary residential building.

2. Beach concessions related to an abutting hotel use and only for the use of hotel guests, visitors, or those persons associated with the hotel.

The amount of land identified as Beach Area represents approximately 4.5% of the total land area within Palm Beach (Table 1-1).

POPULATION AND ECONOMY

The Town experienced its greatest growth between 1950 and 1970 when its resident population increased from 3,886 to 9,086. Since then, population growth has fluctuated

Table 1-3
Population

	2020	2010	% Change
Total Population	9,245	8,348	10.75%
<18 years	606	572	5.94%
> 18 years	8,639	7,776	11.10%
>65 years	5,253	4,863	8.02%
Median Age	68.3	67.4	1.34%
Total Number of Households	5,051	4,799	5.25%
Avenue Household Size	1.78	1.74	2.30%
Total Housing Units	9,256	9,091	1.81%

https://data.census.gov/table?q=sex%20by%20age&g=160XX00US1254025&y=2020&d=DEC%20Demographic%20Profile

According to the most recent census data collected by Neilsberg Research, in 2024, the median age in Palm Beach is 70.7, as per the 2018-2022 American Community Survey (ACS) 5-Year Estimates. Of the total population, 4.44% were under the age of 15, 3.27% aged 15 to 29, 28.44% aged 30 to 64, 51.13% aged 65 to 84, and 12.73% were 85 years of age and older.[1]

Table 1-4 below shows US Census data in 10-year increments from 1950 to 2020. It is worth noting that the adjusted 2022 population estimates provided by the Office of Economic and Demographic Research that is used for the FY 2023-24 State Review-Sharing Calculations, indicate a population of 9,218, which is a decrease in population since 2020.

However, according to the population projections provided by the Shimberg Center of Housing Studies, University of Florida, the permanent population of the Town could increase to 10,322 by the year 2050 as indicated in Table 1-5.

[1] Palm Beach, FL Population Breakdown By Race (Excluding Ethnicity) Dataset: Population Counts and Percentages for 7 Racial Categories as Identified by the US Census Bureau // 2024 Edition | Neilsberg

Table 1-4
Historic Population Trends

Year	Population Estimate	Total Change	Percent Change
1950	3,886	-	-
1960	6,055	2,169	35.8%
1970	9,086	3,031	33.3%
1980	8,884	202	2.2%
1990	9,191	307	3.3%
2000	8,298	893	10.7%
2010	8,348	50	0.5%
2020	9,245	897	10.7%

Source: US Census 2020

Table 1-5
Population Projection Resident and Seasonal

Year	2020	2030	2040	2050
Population Projection	9,245	9,809	10,139	10,322

Source: Shimberg Center of Housing Studies, University of Florida 2020

During the winter season, November through April, the population swells to its highest as a result of the influx of seasonal residents and tourists. This estimate is based on full occupancy of all residential and transient lodging units, but does not include day tourists, shoppers, or employees working in the Town.

Tables 1-5 provides projections of the Town's permanent and seasonal populations through the year 2050. The seasonal population was calculated based on US Census Data of vacant seasonal units and number of persons per household (PPH) for 2010 and 2020 (2010: 3,627 vacant seasonal units x 1.74 PPH) (2020: 3,604 vacant seasonal units x 1.83 PPH). The seasonal population projection was estimated based on the population change ratio. Table 1-6 provides the year-round, seasonal and transient population change from 2010 to 2020.

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

Table 1-6

Peak Seasonal Population

YEAR	YEAR-ROUND	SEASONAL & TRANSIENT		TOTAL
	Residents	Seasonal	Transient	
2010	8,348	6,311(1)	3,100	17,759
2020	9,245	6,595(2)	3,100	18.940

(1) 1.74/unit (year-round occupied; 3,627 units)

(2) 1.83/unit (Seasonally vacant or held for occasional use; 3,604 units)

(3) Approximately 1550 units at 2/unit

Source: 2010 and 2020 Decennial U.S. Census

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

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

2. Worth Avenue is located near Town Hall in the center of Palm Beach. Worth Avenue shops cater to the desires of seasonal and year-round residents of the Town as well as tourists. While open year-round, the Avenue's principal business is conducted during the "season."

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

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

3. The commercial concentration in the vicinity of Royal Poinciana Way, near the Flagler Memorial Bridge, is primarily oriented to the local retail and service needs of Town residents and visitors. However, the Royal Poinciana Plaza, a concentration of shops, restaurants, and offices, and the Royal Poinciana Playhouse just east of the Flagler Memorial Bridge, serves a broader clientele.

4. The dominant character of the Town's commercial sector is one of small scale. Most of the commercial uses in the Town encompass 4,000 square-feet or less of gross ~~leasable~~ floor

area. Despite the reputation of Worth Avenue and the presence of some large retail anchors and office uses in the Town, the overall character of the Town's commercial areas is one of small business concerns which, individually, would not normally be expected to draw the majority of its patrons from beyond the Town's limits.

Table 1-7 below includes information regarding the Town's employment based on the US Census 2017 Economic Census. Based on the information from 2017, the largest employment sector in the Town was within the accommodation and food service sector where over 2,736 people were employed.

Table 1-7
Employment

	North American Industry Code System (NAICS) Code	Number of Establishments	Number of Employees
1	Wholesale Trade	12	55
2	Retail Trade	184	1565
3	Transportation and Warehousing	10	26
4	Information	4	13
5	Finance and Insurance	74	1119
6	Real Estate and Rental and Leasing	104	387
7	Professional, Scientific, and Technical Services	141	819
8	Administrative and Support and Waste Management	-	100-249
9	Educational Services	3	7
10	Health Care and Social Assistance	24	95
11	Arts, Entertainment and Recreation	27	1,181
12	Accommodation and Food Services	48	2,736
13	Other Services	122	1,115

Source: 2017 U.S. Census Bureau Economic Census

Development of Coastal and Flood-Prone Areas

The Coastal High Hazard Area (CHHA) is defined as "[t]he area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model." This area is a narrow area along the coast of the Town and is delineated in the Future Land Use Map Series. Future infrastructure and public and private development within the CHHA are restricted. The Town is legally limited in its ability to restrict development of private properties located in the CHHA.

However, the Town has long recognized the wisdom of limiting development densities and discouraging inordinate growth. The Town will continue to do so through the implementation of this Comprehensive Plan, which has as one of its basic tenets the effort to lower density

wherever legally and administratively possible. With the exception of some in-fill areas, lands within the 100-year flood zone have already been developed. Through its land development regulations, the Town will continue to prohibit structures except docks and municipally owned and operated parks and essential services as defined in Chapter 134 of the Town Code, on or over submerged land.

THE FUTURE LAND USE MAP SERIES

Pursuant to §163.3177(6)10, Fla. Stat., as a component of the Future Land Use Element, the Future Land Use Map Series has been provided as a separate Element within the 2024 Comprehensive Plan. The purpose of this is to allow specific maps that must comply with changes in state law or local conditions to be updated to protect and serve the residents of the Town, without a comprehensive plan amendment. Table 1-8 provides the complete list of maps in the 2024 Comprehensive Plan update.

Table 1-8

2024 Comprehensive Plan Map Series

1.1	Town Location Map
1.2	Future Land Use Map
1.3	Zoning Map Town
1.4	Town Bridges Map
2.1	Functional Classification Map
2.2	Roadway Number of Lanes Map
2.3	Road Network Map
2.4	Roadway Responsibility Map
2.5	Bicycle Facilities Map
2.6	Pedestrian Network Map
2.7	Public Transit Map
2.8	OD Zones Map
4.1	Landmark Structures Map
4.2	Historic Districts & Scenic Vistas Map

4.3	Historically Significant Buildings Map
4.4	Historic Markers Map
4.5	Archaeological Sites Map
4.6	Historic Specimen Trees Map
6.1	Public Buildings Map
6.2	Seawall Map
7.1	Parks & Recreational Facilities Map
7.2	Beach Access Map
8.1	Flood Zone Map
8.2	Coastal High Hazard Area Map
8.3	100-Year Floodplain Map
8.4	Beaches, Shores, and Wildlife Map
8.5	Estuarine Areas, Wetlands & Vegetative Cover Map
9.1	Minerals & Soils Map
9.2	Town Spoil Islands Map

Table 1-9 provides the Future Land Use and corresponding Zoning Districts for residential and ~~commercial~~ non-residential districts in the Town of Palm Beach.

Table 1-9
Future Land Use and Zoning District Designations

Future Land Use Designation	Corresponding Zoning District Classification
~~Single Family~~ Low Residential	R-AA – Large Estate Residential District
	R-A – Estate Residential District
	R-B – Low-Density Residential District

~~Multi-Family~~ ~~Moderate~~ Medium Density	R-C – Medium-Density Residential District
~~Multi-Family~~ ~~Moderate~~ High Density	R-D (1) – ~~Moderate~~ High Density Residential District
~~Multi-Family~~ High Density	R-D (2) – High Density Residential District
Commercial	C-B- Commercial Business District
	C-OPI – Commercial – Office, Professional and Institutional District
	C-PC- Commercial - Planned Center District
	C-TS- Commercial – Town Serving District
	C-WA – Commercial – Worth Avenue District
Conservation	Conservation District
Private Group Use	Cultural Institution District
Public	~~None~~ Public Facilities District
Recreation	~~None~~ Parks, Recreation and Open Space District
Approved PUD	PUD-A -The Breaker's Property
	PUD-B – Tres Vidas Property
	PUD-C – Sloan's Curve Property
~~None~~ Beach Area	BA – Beach Area

In preparing Table 1-8, it was discovered that three Future Land Use categories, Private Group Use, Public, and Recreation, do not have corresponding Zoning Districts. During the EAR process, the Town Council approved a privately initiated Zoning Map that corresponds to the Private Group Use Future Land Use Category. Additionally, the Beach Area (BA) does not have an associated Future Land Use Category. Further, the allowable densities in the R-D(1) Zoning District, which permit up to 10.89 dwelling units per acre, conflict with the allowable densities of the associated Multi-Family Moderate Land Use designation in the Comprehensive Plan, which limits density to 6~~.534~~ dwelling units per acre, A new Future Land Use category must be created that limits the maximum density to 10~~.89~~ dwelling units per acre to be consistent with the R-D(1) Zoning District. The Comprehensive Plan is the controlling instrument for proper planning, while the zoning code is the implementing regulatory document, and they must correlate. Where they do not, the Comprehensive Plan controls.

FUTURE LAND USE NEEDS

Redevelopment

There are few deteriorated structures or blighted areas in the Town nor are any expected during the planning period. The high value of real estate and the vigilance Town leadership and residents will continue to enforce a high standard of property conditions. Future redevelopment will be required to conform to the densities and intensities and levels of service established within the Future Land Use Element.

Preservation of Residential Neighborhoods

As far back as 1990, the Town Council and the PZC have been evaluating the portions of the Town's Zoning Code that regulate the size of homes in the R-B zoning district, the predominantly single-family area. Nevertheless, during the past several years, the issue of "excessively large homes" has become increasingly controversial in Palm Beach, as it has in other areas of the country.

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

During the 1980's and 1990's, a number of factors changed, resulting in the construction of significantly larger homes. New homes were designed for use as primary residences with more living space, larger rooms, and other amenities, in response to changing market demands. During that time, the Town's Zoning Code underwent modifications to reduce the size of a house allowed on a typical lot in the R-B zoning district. The Town's zoning regulations, when combined with the required reviews and approvals by the Architectural Commission and Landmarks Preservation Commission, try to ensure that change is controlled and gradual.

FUTURE LAND USE ELEMENT

DATA AND ANALYSIS

SUMMARY

Palm Beach is a premier residential community of exceptional beauty and charm that has preserved a high standard of living by retaining its distinctive character. The goal of the Comprehensive Plan is to preserve and protect the residential scale and quality of life with Town-serving commercial and recreational uses. Because the Town is "built-out", intensification of commercial uses will increase traffic congestion and strain the already limited parking availability causing negative impact on the quality of life for Town residents. Hence, the goal for reduced intensity remains as important as ever, if not more so.

As required by Florida statutes, the Zoning Code MUST MAINTAIN CONSISTENCY with the Comprehensive Plan. Together, these two documents lay the foundation of planning and zoning for the Town. ~~As noted in~~ With this amendment to the adopted 2024 ~~this~~ Comprehensive Plan, ~~there are~~ the inconsistency with the Future Land Use designations ~~land use~~ and zoning classifications ~~that do not presently correspond to one has~~ have been addressed. Two new zoning districts have been created, the Public Facilities to correspond to the Public Future Land Use category and the Parks Recreation and Open Space District to parallel to Recreation Future Land Use category. ~~Therefore, within one year following adoption of the updated 2024 Comprehensive Plan, the Town will review and correct inconsistencies with the Future Land Use Map and Zoning Map, potentially adding new zoning districts to correspond to their respective Future Land Use designations. As noted, a new Medium Density Residential District corresponding to the R-D(1) Zoning District should be created to allow up to 10 dwelling units per acre, but not permit hotel uses as the RD(2) does.~~ Lastly, as a coastal community, ~~an envisioned~~ a new Beach Area Future Land Use designation has been established ~~to be considered that~~ corresponds to the Beach Area Zoning District that provides for the permitted uses and addresses necessary beach renourishment and related public purpose essential services and activities.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS AND BUSINESSES BY MAINTAINING ITS UNIQUE SMALL TOWN CHARACTER.

OBJECTIVE 1

Because the Town of Palm Beach is built-out, the Town shall continue to regulate future development and redevelopment that maintains and enhances its unique physical and historic character, which is predominantly residential. The Town shall accomplish this by allowing the type and number of businesses and other services that meet the needs of Town residents. The measurement of this objective shall be the extent to which the following policies are implemented:

POLICY 1.1

The Town shall continue to acknowledge the comprehensive plan as the blueprint to guide the growth, development of land, resource protection, and provision of public services and facilities. However, is not intended to include the regulations that are found in the zoning code, but rather to require identification of Goals, Objectives and Policies that promote the vision of the Town, which are then implemented through the Code and other regulating documents.

POLICY 1.~~1~~2

The Town shall continue to comply with §163.3202, Fla. Stat., regarding land development regulations, containing specific and detailed provisions which are required to implement the adopted Comprehensive Plan, and which, at a minimum:

a. Regulate the subdivision of land.
b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space.
c. Protect lands designated for Conservation.
d. Regulate signage.
e. Regulate areas subject to seasonal or periodic flooding and provide for drainage and stormwater management.
f. Ensure safe and efficient movement of traffic flow and vehicle parking needs.
g. Provide that no development order or permit shall be issued which results in a reduction of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

h. Provide that public facilities and services meet or exceed the standards established in the Capital Improvements Element required by §163.3177, Fla. Stat. and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.
i. Provide clean and safe potable water.

POLICY 1.3

The Town shall adopt the definition of Town resident (full-time) to mean someone who is domiciled at an address within the Town and lives there on a permanent basis, as evidenced by at least one of the following:

1. A Homestead Exemption on such address owned by the resident.
2. A voter registration using such address.
3. A State of Florida Driver's License or Florida Identification Card using such address.
4. A Declaration of Domicile at such address recorded in the public records of the Palm Beach County Circuit Court and Comptroller.

POLICY 1.4

The Town shall adopt the definition of Town Resident (seasonal) to mean someone who owns or rents a residence within the Town but does not qualify as a full-time resident.

POLICY 1.5

The Town shall define Town persons to mean Town Residents, as well as visitors staying at accommodations in, or employees working within the Town.

POLICY 1.~~2~~6

The Town shall maintain Future Land Use designations that focus on preserving and protecting the Town's primarily residential community, with the limited Town-Serving commercial uses, by controlling the type, distribution, and density of development and redevelopment.

POLICY 1.~~3~~7

The Town shall revise the Zoning definition of "Acre" to reference the U.S. customary acre size of 43,560 square feet, not the "Palm Beach Acre" of 40,000 square feet.

POLICY 1.~~4~~8

The Town shall protect the stability of its residential neighborhoods by advocating and promoting year-round occupancy and neighborhood improvements and enhancements.

POLICY 1.~~5~~9

The Town shall continue to conduct staff reviews of each proposed new development or redevelopment project for the purpose of determining compliance with the Town's Comprehensive Plan and Code of Ordinances.

POLICY 1.~~6~~10

The Town shall maintain its character as a predominantly residential community by approving development and redevelopment projects that are necessary to meet the needs of Town residents.

~~POLICY 1.7~~

~~The Town shall prevent critical and dangerous overuse of its infrastructure, parking resources, public services and facilities, and damage to its historic character, to maintain the overall high property values of the community.~~

~~POLICY 1.8~~

~~The Town shall take all technical and administrative measures legally available to minimize the change or transition of existing low-density areas or structures to more intensive use patterns thereby lowering the pattern of residential density and commercial intensity, where possible to minimize tourism inflow.~~

POLICY 1.~~9~~11

The Town shall continue to enforce the provisions of its Zoning Ordinance which are directed toward compliance with Town-serving commercial establishments and to rigorously discourage those uses which are likely to attract patronage on a regional level.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

POLICY 1.~~10~~12

The Town shall identify each of the land uses deemed appropriate for each of the individual land use categories.

1.~~10~~.12.1 Where essential services are indicated as an appropriate use, essential services shall include public utility facilities related to water supply, telephone (excluding wireless telecommunication facilities), cable television, gas, electrical distribution systems, shoreline protection and renourishment activities, and Town-owned services such as sanitary sewer, stormwater drainage, and solid waste collection and disposal systems, including any necessary appurtenant structures serving the Town.

POLICY 1.~~11~~13

The Town shall ensure that development orders are issued for new residential development or redevelopment that are consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies:

1.~~11~~.13.1 ~~Single-Family~~ Low Residential – Intended to accommodate and preserve estates and single-family residential development at a maximum density of 4~~.356~~ dwelling units per and a maximum height of two stories.

Appropriate uses include single-family dwellings~~, previously Approved PUDs as set forth in Policies 10.1.1 and 10.1.4, cluster development, public uses and facilities, public and private schools, private group uses,~~ and essential services.

1.~~11~~.13.2 ~~Multi-Family~~ ~~Moderate~~ Medium ~~Density~~ Residential – Intended to accommodate and preserve residential development at a maximum density of 6~~.534~~ dwelling units per and a maximum height of two stories.

Appropriate uses include single-family, two-family, townhouses ~~and~~ multi-family dwellings; ~~residential PUDs as set forth in Policy 8.1.2; mixed-use PUDs as set forth in Policy 8.1.3; public uses and facilities; public and private schools; private group uses; group homes and foster care facilities;~~ and essential services.

1.~~11~~.13.3 ~~Multi-Family~~ High ~~Density~~ Residential – Intended to accommodate residential development at a maximum density of ~~14.157~~ 13 dwelling units and, under limited circumstances, a maximum height of five stories.

Appropriate uses include single-family, two-family, townhouses multi-family dwellings and essential services.~~; residential PUDs as set forth in Policy 8.1.2; mixed-use PUDs as set forth in Policy 8.1.3;~~ Within the corresponding RD(2) zoning district, hotel ~~and motel~~ uses up to ~~28.314~~ 26 rooms per acre and associated accessory commercial uses ~~are permitted. (hotel and motel rooms are considered to be equivalent to 0.5 dwelling units)~~; and timesharing uses up to 9~~.801~~ units per acre~~; public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and~~ are permitted. ~~essential services.~~

POLICY 1.~~12~~14

The Town shall ensure that development orders are issued by the Town for new non-residential development or redevelopment that are consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies:

1.~~12~~.14.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies:

a."Town-serving" shall mean establishments principally oriented to serving the needs of Townpersons and not substantially relying on the patronage of non-Townpersons. Commercial establishments ~~which~~ that are not required to meet town-serving requirements of 3,000 square-feet or less of gross ~~leasable~~ floor area in the C-OPI, C-PC, C-TS and C-B zoning districts, and 4,000 square feet or less of gross ~~leasable~~ floor area in the C-WA zoning district are assumed to meet the intent of the first part of this definition. Town-serving commercial establishments shall attract not less than the established percentage defined in the Zoning Code of their customers/members/clients from among Town persons.

~~b. "Town residents" shall include all property owners, both full-time and seasonal, and their guests, and renters of at least three months.~~

~~c~~b. ~~"Town persons" shall mean Town residents, as well as visitors staying at accommodations in, or employees working within the Town.~~

~~b. "~~Town-serving (office establishments)" shall mean businesses oriented to serving the needs of townpersons and not substantially relying on the patronage of non-townpersons primarily engaged in the provision of services that include but not necessarily limited to providing professional services such

as attorneys, doctors, veterinarians, insurance agents, real estate brokers, financial advisors, trust advisors, consultants, interior designers, architects, engineers, and similar office services as determined by the Planning, Zoning and Building Director.

c. "Town-serving (personal service establishments)" shall mean businesses oriented to serving the needs of townpersons and not substantially relying on the patronage of non-townpersons primarily engaged in the provision of services to individuals dealing with their personal needs. Personal services include, are but not necessarily limited to, hairstyling or beauty services, tailor/dressmaker, travel agent, cleaning services, dance studio, gyms and workout studios or similar personal services as determined by the Planning, Zoning and Building Director.

d. "Town-serving (retail establishments)" shall mean businesses that are principally oriented to serving the needs of townpersons and not substantially relying on the patronage of non-townpersons selling commodities or goods to ultimate consumers. Retail services include, but are not necessarily limited to, clothing stores, retail specialty food stores (excluding restaurants), other general merchandise stores, or similar retail services as determined by the Planning, Zoning and Building Director.

e. "Town-serving (retail specialty foods)" shall mean establishments that focus on selling a specific category of products for pick-up or fast casual dining, such as coffee shops, pickup windows associated with a primary restaurant, and diners.

1.~~12~~14.2. Conservation – Intended to preserve and protect unique natural areas and submerged land from development and the negative impacts of public use. No development or redevelopment is permitted on or over land designated in this category, with the exception of docks, essential services or parks owned and operated by the Town.

1.~~12~~.14.3. Commercial – Intended to preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services, and mixed commercial/residential uses. The mixed commercial/residential uses may be developed either as a unit or in individual parcels, provided these uses are primarily for the needs of Town residents.

a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up

to ~~28.314~~ 26 rooms per; time-sharing uses up to 9~~.801~~ units per acre; offices~~;~~ ~~public uses and facilities;~~ public and private schools south of 2500 South Ocean Boulevard; private group uses; and residential uses located above the ground floor.

b. Except for uses located in the Worth Avenue zoning district (C-WA), one residential unit may be located above the ground floor, or up to a maximum density of 6~~.534~~ dwelling units per acre, whichever is greater. In the Worth Avenue zoning district, the maximum allowable density shall be 10~~.89~~ dwelling units per acre provided the Worth Avenue Design Guidelines are met.

c. If allowed by the Zoning Code, the maximum building height of commercial buildings may be three stories with Town Council approval.

1.~~12~~.14.4. Public – Intended to recognize existing locations of, and provide sites for, public uses, structures, and facilities.

a. Appropriate uses include ~~public schools~~, low-intensity public buildings and facilities such as fire and police stations, Town Hall, etc., of a scale and intensity necessary to primarily serve the needs of Town residents. Only public uses owned, operated, or supervised by a governmental agency are given this designation.

~~b. The designation of a property for Public Use on the Future Land Use Plan Map recognizes the current use of the property.~~

~~c~~b. In limited circumstances, the maximum building height may be three stories with Town Council approval.

1.~~12~~.14.5 Recreation – Intended to provide for low-intensity public recreational uses or activities, natural resources, passive parks, public open space and rights-of-way, and scenic resources of a scale and intensity necessary to primarily serve the needs of Town residents. Only public facilities owned, operated, franchised, or supervised by a public governmental entity are given this designation.

1.~~12~~.14.6 Private Group Use – Intended to provide for low-intensity uses such as private clubs, golf and country clubs, public and private schools, ~~houses of worship,~~ museums, and non-commercial recreation~~-~~type or cultural uses at a scale and intensity intended to primarily serve the needs of Town residents.

a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property.

b. In limited circumstances, the maximum building height may be three stories with Town Council approval.

1.~~12~~.14.7 Approved PUD – Intended to recognize the previously approved PUDs, as shown on the Future Land Use Map as Approved PUDs. ~~PUD densities shall not exceed 14.157 dwelling units per acre.~~

1.14.8 Beach Area – Intended for certain lands lying along the Atlantic Ocean as shown on the Future Land Use Map. The Beach Area designation permits public structures and essential services necessary for beach renourishment and shoreline protection. Additionally, as a Conditional Use (f/k/a) Special Exception, the following are allowed:

a. One beach cabana associated with the primary residential building
b. Beach concessions related to an abutting hotel use and only for the use of hotel guests, visitors, or those persons associated with the hotel

POLICY 1.~~13~~15

The Town shall ~~has~~ implement ~~an~~ ~~establish~~ Floor Area Ratio (FAR) as the ~~non-residential~~ intensity standard ~~that~~ ~~are~~ for all commercial zoning districts.

OBJECTIVE 2

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

POLICY 2.1

The Town shall prevent critical and dangerous overuse of its infrastructure, parking resources, public services and facilities, and damage to its historic character, to maintain the overall high property values of the community.

POLICY 2.2

The Town shall take all technical and administrative measures legally available to prevent the change or transition of existing low-density areas or structures to more intensive use patterns, thereby lowering residential density and commercial intensity.

POLICY 2.3

The Town shall continue to enforce the provisions of its Zoning ~~Ordinances~~ Code, which are directed toward Town-serving commercial uses and discouraging those uses likely to attract patronage on a regional level.

OBJECTIVE 3

The Town shall issue development orders and permits for new development and redevelopment in the floodplain or coastal high hazard area only if they meet the building elevations identified in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) unless the structure has been landmarked or is designated a historically significant building and approved for a floodplain variance.

POLICY 3.1

Prior to the issuance of a development order or permit, the Town shall make and record the determination that the proposed building elevations meet or exceed elevations identified on the Flood Insurance Rate Maps, except when sufficient justification of extenuating circumstances may be shown unless the structure has been landmarked or designated as a historically significant building and approved for a floodplain variance.

OBJECTIVE 4

The Town shall ensure that development orders and permits for new development or redevelopment or building permits for development shall be issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

POLICY 4.1

A concurrency analysis shall be conducted prior to the approval of any application for a development order, and no final development order shall be issued unless:

a. Existing facilities and services meet the Town's adopted level of service standards, or

b. The final development order is conditioned on such facilities and services being available at the time the impact of the development will occur, consistent with the Town's Concurrency Management System and implementing policies of the Capital Improvements Element.

POLICY 4.2

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

POLICY 4.3

The Town shall coordinate with FDOT prior to the approval of any development that could potentially impact the operations of a State/SIS facility.

OBJECTIVE 5

The Town shall continue to ensure that the minimum property maintenance standards provided in Chapter 88, Code of Ordinances, are maintained.

POLICY 5.1

The Town shall continue to utilize the code enforcement procedures provided for in Article V, Code of Ordinances, to proactively maintain high building and property standards.

OBJECTIVE 6

The Town shall reduce the number of uses incompatible with the range and location of land uses, identified in the Town's Future Land Use Plan Map, through attrition; and not permit uses within the Future Land Use categories that are inconsistent with the community's character and the Town's Future Land Use Plan Map.

POLICY 6.1

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

POLICY 6.2

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

POLICY 6.3

The Town shall continue to allow designated landmarked structures, single-family dwellings, two-family, townhouse, multi-family, commercial, and public structures or public/private group uses which are unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature to be rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced provided Florida Department of Environmental Protection (FDEP) standards are met when building east of the Coastal Construction Control Line (CCCL). Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in Code Sections 18-237 and 18-238.

~~POLICY 6.4~~

~~The Town shall create a new Future Land Use category to correspond with the Beach Area (BA) Zoning District that provides for essential service uses.~~

~~POLICY 6.5~~

~~The Town shall create a new Multi-Family Medium Density Future Land Use category that corresponds to the R-D(1) Zoning District, which limits the number of dwelling units per acre to ten and does not permit hotels.~~

~~POLICY 6.6~~

~~The Town shall consider creating Zoning Districts to correspond with Public and Recreation Future Land Use Categories.~~

POLICY 6.~~7~~4

The Town shall within one year following the adoption of EAR-based amended Comprehensive Plan amend the Code of Ordinances and Zoning Map to be consistent with the adopted Comprehensive Plan.

OBJECTIVE 7

The Town will coordinate and comply with any resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

POLICY 7.1

The Town shall continue to coordinate with State, regional, county and local agencies to ensure cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes as amended. The Town will continue to monitor all other local governments' activities when notice is provided. The Town will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The Town will continue to work closely with the Florida Department of Transportation, Treasure Coast Regional Planning Council, Palm Beach County, the City of West Palm Beach, TPA, Palm Beach County School District and the State of Florida on regional issues. The Town will continue to maintain mutual aid agreements with other local governments with reference to fire service, police, and disaster preparedness.

OBJECTIVE 8

The Town shall acknowledge previously Approved Planned Unit Developments, (PUDs) but will not allow new PUDs in the future.

POLICY 8.1

The following ~~types of~~ Approved Planned Unit Developments (PUDs) shall be allowed in the Town:

1. PUD-A (The Breaker's Property)
2. PUD-B (Sloan's Curve Property)
3. PUD-C (Tres Vidas Property)

~~8.1.1 Single-family PUDs located within the Single-Family Residential Land Use Category not exceeding four dwelling units per gross Palm Beach acre.~~

~~8.1.2 Mixed residential development located within the Multi-Family Moderate or Multi-Family High Density Land Use Categories, not exceeding the maximum density allowable within the Land Use Category.~~

~~8.1.3 Mixed-use development within the Multi-Family Moderate Density or Multi-Family High Density Land Use Categories, allowing for a mix of residential uses not exceeding the maximum allowable density within the Land Use Category and nonresidential development not exceeding 20% of the gross floor area of the PUD.~~

~~The following equivalencies shall be used in determining the intensity of the nonresidential components, required pursuant to Chapter 163, F.S.~~

~~Land Use Type~~	~~Unit of Measurement~~	~~Equivalence to One Dwelling Unit of Gross~~
~~Hotels, motels or similar transient facilities~~	~~Number of bedrooms~~	~~Two (2) bedrooms~~
~~Principal Commercial Uses~~	~~Total floor area~~	~~750 square feet~~
~~Accessory Commercial Uses~~	~~Total floor area~~	~~1,500 square feet~~
~~Other Nonresidential Uses~~	~~Total floor area~~	~~1,000 square feet~~

OBJECTIVE ~~9~~8

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

POLICY ~~9~~8.1

The Town shall review, and revise, if necessary, its coastal area residential densities and commercial intensities to ensure that they do not result in hurricane evacuation or shelter capacity deficiencies.

OBJECTIVE ~~10~~9

The Town shall maintain public access to all recreational facilities, including recreational and commercial working waterfronts as defined in §342.07, Fla. Stat. under the jurisdiction of the Town of Palm Beach.

POLICY ~~10~~9.1

The Town shall establish priorities for siting appropriate water dependent and water related land uses consistent with §342.07, Fla. Stat. while at the same time protecting shoreline and conservation areas from degradation.

POLICY ~~10~~9.2

The Town shall, on an annual basis, inspect public access points to public beaches that are not under the Town's jurisdiction, to identify any impediments to access. The Town will notify respective governing agencies of impediments within three months of their identification.

POLICY ~~10~~9.3

The Town, in evaluating applications for marinas or marina siting, shall address all of the following: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane contingency planning; protection of water quality; water depth; environmental disruptions and mitigation actions; availability for public use; and economic need and feasibility.

HISTORIC PRESERVATION ELEMENT

DATA AND ANALYSIS

EXECUTIVE SUMMARY

The Town of Palm Beach Historic Preservation Element outlines the policies for the protection and preservation of the Town's historic and archaeological resources. The Element is optional per §163.3177, Fla. Stat Florida's 1975 Local Government Comprehensive Planning Act laid the foundation for local preservation planning in the State. The Act lists required elements for inclusion in the general plan but also includes "historic preservation and scenic" as one of the options.

The 1985 Local Government Comprehensive Planning and Land Development Regulation Act, which amended a portion of the 1975 legislation, requires coastal communities to address the preservation of historic and archeological resources. Although communities can fulfill the requirement by addressing the issue of preservation in the Future Land Use, Housing and Coastal Management Elements, the Town of Palm Beach determined that separate Elements would best serve the community.

Increasingly in South Florida, historic and cultural resources are threatened by destruction due to rapid growth in population and ensuing development. These resources are links to the past, making communities unique, giving them a "sense of place," and providing a source of pride. More importantly, historic resources allow for the education of present and future generations of their place and time in the continuum of the human experience and societal development. The purpose of historic preservation is not to halt growth or change, but rather to recognize that both are needed to keep a community thriving. The purpose of historic preservation is to integrate the past with the present and the future.

HISTORIC PRESERVATION IN THE TOWN OF PALM BEACH

Historic preservation in the Town of Palm Beach is best appreciated with a look at the Town's early years. The first of the permanent pioneers arrived at the island of Palm Beach in 1872. According to settler accounts, Palm Beach received its name from a shipwreck named the "Providencia." The ship washed ashore in January 1878 with a load of coconuts bound from Havana to Barcelona.

Historic Photo of the Breakers, Palm Beach, circa 1896

Contemporary Photo of the Breakers, Palm Beach, FL

Early

settlers lost no time salvaging and planting the coconuts, which were not native to South Florida, in an effort to launch a commercial coconut industry. In 1880, the first hotel, the Cocoanut Grove House, opened to accommodate tourists. By the early 1890s, the community was well established with several hotels, businesses, and winter residents. [1]

The pioneer era ended in 1894 with the opening of Henry M. Flagler's Royal Poinciana Hotel and the arrival of the Florida East Coast Railroad in 1896. The railroad tracks crossed Lake Worth to allow trains to deliver their passengers directly to the Flagler System hotels, which included the Palm Beach Inn directly on the ocean. It was soon renamed The Breakers because so many guests wrote asking for a room "down by the breakers". Fire destroyed the hotel in 1903. Henry Flagler then ordered a larger, more luxurious hotel built at the same location, which opened for business the following year. The hotel was again destroyed by fire in March 1925 and was replaced by the stone masonry and steel structure which continues to serve as a Palm Beach landmark today. [2]

During the early 1900s, Palm Beach architecture would change with the influence of Addison Mizner. Mizner's bold use of Spanish, Italian, Moorish, Gothic, and Romanesque architectural elements lead to the development of the Mediterranean Revival Style that now dominates Palm Beach. Mizner was followed by a number of distinguished architects including Howard Major, Maurice Fatio, Marion Sims Wyeth, John Volk, Belford Shoumate, and Howard Chilton. These architects left Palm Beach with a strong architectural heritage that includes Art Deco, Art Moderne, Modern, Greek Revival, French Neo-Classical, Bermuda, Regency, Tudor, Norman, Scandinavian, and Spanish Colonial architecture. [3]

We all have places that matter to us – places that define us, places that challenge us, places that bring us together and tell our story. These places help form our identity and our communities. They create opportunities for growth and help us feel at home. They explain our past and serve as the foundation of the future.

National Trust for Historic Preservation Research & Policy Lab

Residents saw the need for planning and architectural control during those formative years. In 1928, the "Art Jury" was established and charged with safeguarding the Town's architecture. Members of the Art Jury included such iconic architects as Addison Mizner, Maurice Fatio, and Charles Perrochet. The Art Jury members assisted in architectural critique to ensure that the beauty and visual harmony that made Palm Beach, Palm Beach was articulated in design.

[1] Town of Palm Beach website, "Town of Palm Beach's History" and "Historic Preservation" webpages.
[2] Ibid
[3] Town of Palm Beach, Florida 2010 Historic Sites Survey

Today, the Art Jury continues as two (2) similar, but distinct, bodies, those being the Landmarks Preservation Commission (LPC) and the Architectural Commission (ARCOM), for those buildings not historically significant but merit the need for architectural review to uphold the standards of the Town. The history of these two (2) commissions started in the 1970s.

A strong advocate for the architectural, botanical, and cultural heritage of the Town is the Preservation Foundation of Palm Beach. It was founded in 1980 as an outcome of the community needing a private advocacy organization to support the expanding historic preservation movement in the Town. Within a year, a number of prominent citizens joined to create a charitable foundation, the Preservation Foundation, to preserve the architectural history of Palm Beach and educate its residents about their heritage. The first board members and officers of the Foundation had been involved with the beginnings of the preservation movement and the formation of the Landmarks Commission. LaBaron S. Willard, Jr., was one (1) of the first Landmarks Commissioners who later became the first President of the Preservation Foundation. LaBaron Willard Jr. is known for establishing the bridge between public and private preservation.

Through the generosity of hundreds of residents, the Preservation Foundation has been able to save the following historically significant structures and places in the Town.

- Town's oldest house, Sea Gull Cottage
- Town Hall
- Earl E.T. Smith Park
- The Little Red Schoolhouse
- Pan's Garden
- The Phipps Ocean Park

TOWN OF PALM BEACH COMPREHENSIVE PLAN HISTORIC PRESERVATION ELEMENT

In 1976, as the national preservation movement was progressing with the passage of the Secretary of Interior's Standards for Historic Preservation Projects, so too was Florida embarking on new approach to conservation and management through the mandated comprehensive planning act. With regard to Palm Beach, Town leadership was similarly working to combat the loss of the Town of Palm Beach's historic resources.

The local planning component of the early Florida system was established with the 1975 Local Government Comprehensive Planning Act. The Act mandated that each local government in Florida adopt a local comprehensive plan by 1979, and that all development permits and land development regulations be consistent with the plan and the elements of the plan.

HISTORIC PRESERVATION ELEMENT

DATA AND ANALYSIS

The 1985 Local Government Comprehensive Planning and Land Development Regulation Act requires coastal communities to address the preservation of historic and archeological resources. Although communities can fulfill the requirement by addressing the issue of preservation in the Land Use, Housing and Coastal Management Elements, the Town of Palm Beach thought it best to have a separate element to serve the community. The Historic Preservation Element outlines the policies for the protection and preservation of the Town's historic and archaeological resources.

Certified Local Government

The passage of the Certified Local Government (CLG) program as a part of the National Historic Preservation Act in 1980 further strengthened historic preservation by linking the three (3) levels of government, federal, state, and local into a preservation partnership. The preservation effort focuses on the identification, evaluation, and protection of historic properties and archaeological sites. Designation as a Certified Local Government, either as a municipality or a county, makes historic preservation a public policy through the passage of a historic preservation ordinance.

Florida's Certified Local Government program has assisted in the survey, designation, and preservation of thousands of historic and cultural resources and increased public awareness of the importance of historic preservation. By identifying historic resources in the Town's comprehensive plan, proposed development projects are reviewed for consistency with preservation goals and strategies.

The Town Council adopted a Historic Preservation Ordinance (Palm Beach Code, Chapter 54, Historic Preservation, Section 54-36) to study and protect Palm Beach's most significant architectural achievements and ensure that the heritage of Palm Beach would not be lost for future generations. Since that time, the ordinance has been amended several times in an effort to clarify the purpose of the ordinance and its requirements.

The Historic Preservation Ordinance provides for the appointment by the Town Council of a Landmarks Preservation Commission (LPC). The purpose of creating a Landmarks Preservation Commission was to protect resources with historic, intrinsic aesthetic, and architectural character, and to better facilitate the upkeep and maintenance of those structures so designated. The ordinance lists the following as the goals of historic preservation in the Town.

- Safeguard and enhance that which reflects the Town's history and heritage.
- Stabilize and improve property values.
- Foster civic pride in the notable accomplishments of the Town's past.
- Protect the Town's attraction to residents and visitors.

- ❖ Strengthen the economy of the Town.
- ❖ Promote the education, pleasure and welfare of residents and visitors.

Landmarks Preservation Commission

The LPC is comprised of seven members, six of whom must be Town of Palm Beach residents. The LPC meets monthly to identify significant structures, subject them to a set of objective criteria, and designate those worthy of preservation as landmarks of the Town of Palm Beach. To be considered as a landmarked building, the structure must have an important historical association, or be an outstanding example of architectural design, or the significant work of a notable architect or master craftsman.

The LPC has a similar process for determining historic districts and scenic vistas. A historic district is intended to protect a specific geographic area that is highly concentrated with significant structures. However, not all buildings within the boundaries of the district need to fulfill the criteria for individual designation. Besides recommending the designation of worthy properties, the LPC also reviews changes and alterations to existing Landmark properties, issues Certificates of Appropriateness (COA) for work to be done and oversees the Town's Tax Abatement program.

Should the LPC determine that a building is worthy of study, the property is proposed for landmark designation, studied by staff, and later discussed at a subsequent public hearing. At that public hearing, the LPC votes on whether to recommend to the Town Council that the building under consideration be designated a Landmark of the Town of Palm Beach. The LPC's recommendation must then be ratified by the Town Council to be effectuated.

The Landmarks Preservation Commission reviews proposed changes to buildings, landscaping, garden walls, pools, fountains, driveways, signs, etc. in response to a property owner's request for a Certificate of Appropriateness. The Commission holds no jurisdiction over the interior building spaces of any property but does review changes and modifications to courtyards. The development order is in the form of a Certificate of Appropriateness. As of September 2023, 365 landmark properties, sites, and vistas are protected under the Historic Preservation Ordinance of the Town of Palm Beach as displayed on Map 3.1 of the Map Series.

The Town of Palm Beach and Palm Beach County have passed a Property Tax Abatement program that is available to local property owners for the restoration, renovation, or rehabilitation of their Landmarked properties. This benefit will abate tax increases on the improvements to the property for ten years. The Abatement is conveyed through a covenant that accompanies the deed to the property and may be transferred to future owners during the Abatement period.

Proposed improvements must comply with the Secretary of the Interior's Standards for Rehabilitation and be approved through the COA process as established by the Town of Palm Beach LPC.

The Effects of Landmarking have been recognized and are provided as follows.

- Preserve important buildings in the community.
- Preserve property values by discouraging redevelopment and increases in density.
- Stabilize and improve property values based on appraisal information.
- Require Landmarks Commission review of exterior alterations and new construction.
- Require exterior only review.
- Substitute Landmarks Commission review for Architectural Commission review.
- Offer restoration and rehabilitation information to property owners.
- Allow normal maintenance without review by the Landmarks Commission.
- Provide a mechanism for quick administrative approval
- Encourage historic research and community pride.
- Preserve the historic and cultural integrity of Palm Beach

In 1971-1974, resident Barbara Hoffstot, with Roger Grunke, surveyed the Town. Every structure was surveyed, although not all were recorded. Priority was placed on those structures known or believed to be significant to the Town, state, and/or nation. The work long predated the Town's Landmark Preservation Ordinance and was a catalyst in creating it and the resulting book, *Landmark Architecture of Palm Beach* (1974). There were three Editions to the book. The First Edition was written in 1974, the Second Edition in 1980, and the Third and Final Edition in 1991.

The Town began to survey all structures at least 50 years old in 1979. Nine years later, in 1988, a second survey was commissioned as an update. There are several methodologies for the survey. One (1) approach is the thematic survey, which identifies all historic properties of a specific type. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or town limit.

Approximately every decade, these surveys are updated. Each survey report holds valuable information relating to the development of Palm Beach. Additional reports referenced are also listed below. These reports are located on file within the State Division of Historical Resources, Site File Department, and include the following:

1981: Historic Buildings Survey of Palm Beach; by Eliza Smith with Landmarks Planning, In., Manuscript No. 02784

1988: Historic Buildings Survey; by John Johnson with the Historic Palm Beach County Preservation Board, Manuscript No. 03025

1994: Cultural Resource Assessment of Proposed Maintenance on the Royal Park Bridge across Lake Worth in Palm Beach County; by Karen Webster Milano and Ken Campbell with Group Enterprises, Inc., Manuscript No. 4244

1997: Historic Sites Survey; by Jane S. Day, Susan Krassy, Sandra Norman, and Teresa Van Dyke with Research Atlantica, Inc., Manuscript No. 05258

2004: Historic Sites Survey; Jane S. Day with Research Atlantica, Inc., Manuscript No. 11231

2006: Cultural Resource Assessment Survey of State Road A1A (South County Road) from North of State Road 80 (Southern Boulevard) to State Road 704 (Royal Palm Way) Palm Beach County, Florida; by SEARCH; Manuscript No. 13980

2007: Cultural Resource Assessment Survey for Flagler Memorial Bridge, Palm Beach County, Florida, by Janus Research; Manuscript No. 14808

2008: Cultural Resource Assessment Survey of S.R. 80 Bridges PD&E, by Florida Department of Transportation District IV; Manuscript No. 15645

2010: Historic Site Survey; by Jane S. Day and Research Atlantica, Inc.

2020: Town of Palm Beach Historic Site Survey; by Meghan Powell, Meagan Scott, and Patricia Davenport-Jacobs with Environmental Services, Inc.

In addition, the Preservation Foundation of Palm Beach funded a study in 2014 that analyzed the demolitions and new construction on the north end of the island between October 2008 and July 2014. Seventy-two structures were identified within the area extending from the northern tip of the island to Sunset Avenue. [4] In 2021, the Preservation Foundation sponsored a report on the impacts of landmarking on property values in Palm Beach.

It is worth noting that HB 423, which was in 2023, states a local government may not "prohibit or restrict" a private property owner from obtaining a demolition permit for any single-family residential structure "in a coastal high-hazard area, moderate flood zone or special flood hazard area," if the permit otherwise complies with applicable building code requirements. Therefore, a property can be landmarked against an owner's wishes, the owner just retains the right to apply for demolition of the structure if they objected to the landmarking after January 1, 2022.

The most recent Survey conducted in 2020 was performed as a geographical survey to identify and evaluate the significance of the extant structures within the incorporated limits of the Town of Palm Beach constructed in or before 1979. Historic and current USGS maps

[4] Town of Palm Beach Historic Site Survey, Environmental Services, Inc. 2020

were obtained to ascertain the nature and extent of properties throughout the project area and changes to the built environment that have occurred over the past forty-one years. The review suggested 2,134 parcels contained historic resources that met the survey criteria. Information collected in the field included parcel identification, architectural data, stylistic influence, address, and present and original use. Windshield inspections and visual assessments provided information on alterations, additions, and development over time. The condition of each building, a subjective professional evaluation, was assessed based upon visual inspection of structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building.[5]

Historically Significant Buildings

One of the reasons for many of the older homes being demolished in the Town of Palm Beach comes from the fact that once the proposed cost of a renovation exceeds 50 percent of the value of the building, that structure must be elevated to meet the base flood elevation for that location, referred to as a "substantial improvement". As such, this issue causes many owners to decide to demolish an old home and build new since raising or elevating these older buildings (many built with concrete and masonry block or tile) can be very difficult and expensive. Further, often these buildings structurally cannot be raised to a higher elevation. It can be less expensive to demolish a building and build a new building that complies with FEMA.

Prior to 2020, in the Town of Palm Beach, there were only two (2) categories of buildings: those that are Landmarked and those that were not. At that time, the Historical Preservation Code, Chapter 54, identified and detailed regulations for Landmarked buildings only. Older homes that were not Landmarked, did not qualify for the same FEMA and building code protections granted to a Landmarked building as these structures were not identified or defined.

In November of 2019, Planning, Zoning and Building staff proposed the creation of a new category of building, called "Historically Significant Buildings" that would not rise to the status and tax abatement level of a Landmarked building, but could be provided the exceptions found in the FEMA and Florida Building Codes to preserve them. On August 12, 2020, Ordinance No. 02-2020 was adopted by the Town Council that created Historic Conservation Districts and provided for the designation of historically significant buildings.

The goal was to create a new category of historic buildings and assign the FEMA and building code protections to these buildings. What has occurred is that more older homes have been preserved and the indirect result has been building lots not being raised several feet to accommodate the new construction. The raising of buildings can affect stormwater runoff

[5] Ibid

with neighboring properties, which often adversely changes the look and character of Palm Beach.

With this new legislation, when a building addition to these historic homes is proposed, a flood variance may be requested if the addition is in keeping with the historic character and architecture of the older building. Map 3.3 of the Map Series identifies properties that have taken advantage of this innovative historic designation. As of July 2023, there are 48 Historically Significant Buildings.

Historic Markers

The Town of Palm Beach participates in the Florida Historical Marker Program, which is part of the Division of Historical Resources. The program is designed to raise public awareness of Florida's rich cultural history and to enhance the enjoyment of our historic sites by citizens and tourists. These markers allow the story to be told of the places and people who created Florida that what is enjoyed today, by identifying the churches, schools, archaeological sites, battlefields, and homes that represent the past.

Currently the Town maintains the following 12 historic markers, which are depicted on Map 3.4 of the Map Series.

1. Bethesda-By-The-Sea – This Marker was erected in 1967 by Seminole Chapter, Daughters of the American Revolution. East of the marker is the Episcopal Church of Bethesda-By-The-Sea built in 1894.

2. Cocoanut Grove House – This Marker was erected in 2011 by the Seminole Chapter, NSDAR and the Florida Department of State. The Cocoanut Grove House was once Florida's only hotel on the east coast between Titusville and Key West. Originally built in 1876 as a private residence for the "Cap" Dimick family. Dimick was one of the co-founders of Palm Beach and served in the Florida State Legislature from 1890-1903. He was also the first mayor of the Town of Palm Beach after its incorporation in 1911. The Cocoanut Grove house opened as an inn after adding eight rooms to the building. In 1882, Dimick then sold the inn to Commodore Charles Clark, another Palm Beach pioneer. Flagler later rented the hotel for his workers while they were building the Royal Poinciana Hotel. In 1893, the Cocoanut Grove House was destroyed by fire.

3. Duck's Nest – This Marker was erected in 1980 by the Town of Palm Beach. The Duck's Nest is the oldest standing house in Palm Beach built in 1891 by Henry Maddock for his home. Parts of the house were assembled in New York and brought by barge to Palm Beach, as this was the only means of transport at that time.

Duck's Nest Historic Marker - Erected 1980

4. Episcopal Church of Bethesda-By-The-Sea - This Marker was erected in 1984 by Florida Board of Parks and Historic Memorials. The church was constructed in 1889 on the western shore of the Lake Worth Lagoon and was the first Protestant church building in southeast Florida.

5. Flagler Memorial Bridge – This Marker was erected in 2017 by the Florida Department of Transportation, the Town of Palm Beach, and the City of West Palm Beach. The bridge was completed in 1938 under Franklin Delano Roosevelt's New Deal Program. Colonel Edward Bradley considered a prominent figure in the development of Palm Beach, donated gateway pylons with wrought iron lanterns to enhance the appearance of the Palm Beach side of the bridge. In 2007, Flagler Memorial Bridge was determined to be eligible for listing in the National Register of Historic Places.

6. Henry Morrison Flagler – The bronze statue was installed 1959 by the National Railways Historical Society. The Marker was erected in 2014 by St. Augustine Art Association. Henry Flagler was a founding partner in Standard Oil, the largest and most profitable corporation in history. Flagler's greatest impact on American society was the development of the entire East Coast of Florida, establishing tourism, government, and agriculture. Flagler built Florida's first work class hotels and resorts, connecting them with his East Coast Railway.

7. Little Red Schoolhouse – This Marker was erected in 2010 by the preservation Foundation of Palm Beach and the Florida Department of State. The Little Red Schoolhouse was the first one-room school built in southeast Florida. The school served families around Lake Worth until 1901. It was then turned into a gardener's shed on the John S. Phipps property. In 1960, the structure was moved to the 26-acre

Phipps Ocean Park and renovated by the Gardeners Society of Palm Beach. A new Phipps Park Master Plan was approved in 2023 which calls for the schoolhouse to be relocated within the park to make way for a new Coastal Restoration Center and park improvements.

8. Paramount Theatre – This Marker was erected in 1973 by the Department of Interior. The Paramount Theatre was built in 1927 and has been placed on the National Register of Historic Places by the United States Department of Interior since 1973.

9. Royal Poinciana Hotel – This Marker was erected in 1961 by Florida Board of Parks and Historic Memorials. The Royal Poinciana Hotel was built by Henry Flagler and opened in 1894. It was one of the largest wooden structures in the world at the time, accommodating 2,000 guests and a dining room able to seat 1,600 people. The hotel was in use until 1929-1930 season and was demolished in 1936.

10. Sea Gull Cottage – This Marker was erected in 1992 by the National Society of Colonial Dames of America in cooperation with the Florida Department of State. The Sea Gull Cottage was constructed in 1886 by pioneer R.R. McCormick and then purchased by Henry Flagler in 1893 to become the first winter residence in Palm Beach. In 1984, the Sea Gull was moved and restored by the Preservation Foundation of Palm Beach and is now the Parish House of the Royal Poinciana Chapel.

11. Site of the Palm Beach Pier – This Marker was erected in 1991 by the Palm Beach Board of Realtors. The pier opened to the public in 1925 and extended out 1,095 feet into the Atlantic Ocean. For over 40 years, the pier was a favorite town attraction, featuring a coffee shop, cocktail lounge, restaurant, tackle shop and fisherman's lockers. A series of destructive storms and hurricanes gradually eroded the structure, causing it to be removed in 1969.

12. The Royal Poinciana Chapel - This Marker was erected in 1975 by Seminole Chapter, Daughters of the American Revolution. This Interdenominational Chapel was the earliest church organization in Dade County, of which Palm Beach County was once a part. The chapel was founded in 1884 under the auspices of the Home Missionary Society of the Congregational Church by Reverend A.B. Dilley.

Archaeological Sites and Zones

As of 2023, ~~The~~ the Town of Palm Beach ~~has maintained~~ had a register of 29 known archeological sites ~~as of 2023 as depicted on Map 4.5 of the Map Series,~~ that were mapped and evaluated during a survey supported by the Florida Department of State, Division of Historical Resources (FDHR). Thirteen sites are found on the Atlantic side of the island. Twelve sites are on the Intracoastal side of the island, and four are in the central or north central part of the island. Of these 29 known archaeological sites, at least six have historic

archaeological components including four with 17th century artifacts and at least four with nineteenth and early twentieth century artifacts associated with the founding of Palm Beach. Human remains can occur at any prehistoric site, for example, ~~however, there are at least nine with associated human remains of~~ ~~which~~ three are remnant burial mounds and six other sites have human remains. All human remains are subject to the provisions of §872.05, Fla. Stat.

The Town's archaeological sites may be found within archaeologically sensitive zones which are geographical areas that have or may be reasonably expected to yield information on local history or prehistory based upon broad settlement patterns and existing archaeological knowledge. These zones may be amended using recent archaeological data. For example, in February 2026, the Town received a "Notice of Significant Discovery" from the Archaeological and Historical Conservancy, Inc. (AHC). As a result, an existing archaeologically sensitive zone has been expanded. ~~All human remains are subject to the provisions of §872.05, Fla. Stat.~~

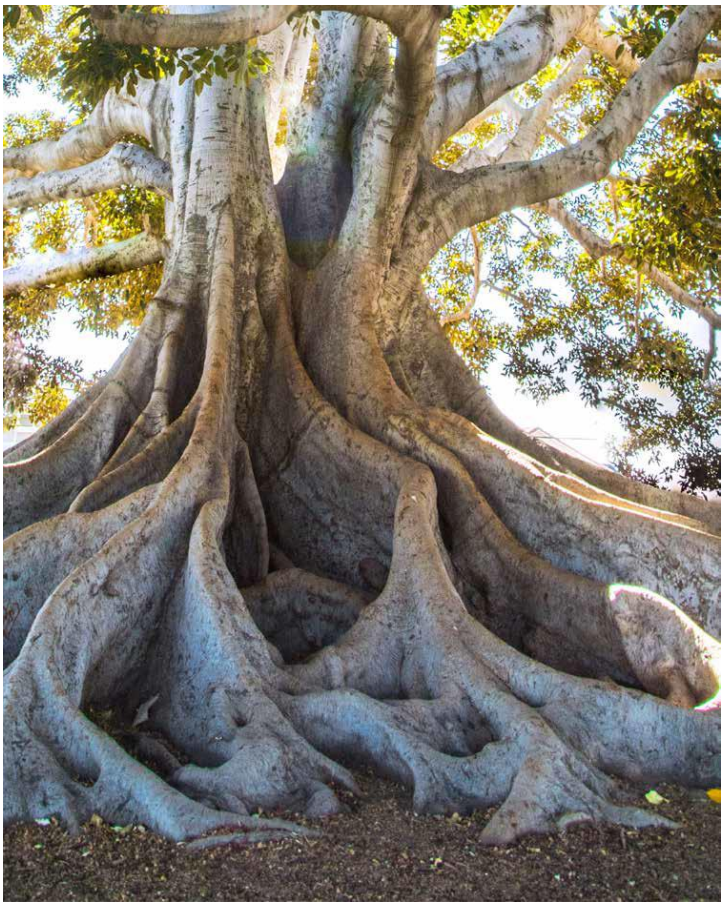
Pursuant to Code Section 18-2020, the Town's Comprehensive Plan requires compliance with the requirements of §872.05, Fla. Stat. as amended. State law requires an archaeological assessment for known archaeological sites and/or potential archaeological sites. That assessment is a Phase 1 or reconnaissance level that results in a report presented to the Planning, Zoning and Building Department prior to the issuance of any permits for demolition, including those below ground, excavations, tree removal, or other ground disturbing activities.

Based on the assessment report, a determination will be made by the Planning, Zoning and Building Director, or the Director's designee, as to whether monitoring and/or additional testing (Phase II) needs to be done. In some cases, a Phase II assessment may be required based on a site's potential or known significance.

A Phase III assessment is required only if found to be highly significant, such as human remains. If human remains are uncovered, those remains are subject to Florida's Unmarked Human Graves Act, and should be avoided, if possible. If not feasible, those remains should be reinterred in a secure part of the property under the coordination of the consultant archaeologist and tribal representative.

Historic and Specimen Trees

Since the 1980s, the Town of Palm Beach has recognized the value and needed protection of certain trees as historic or specimen. A historic tree means one that has been determined in the judgement of the Town Manager and a representative of the Garden Club of Palm Beach to be of notable public interest because of its historic association and has been so designated by action of the Town Council. A specimen tree means one that has been determined in the judgment of the Town Manager and a representative of the Garden Club of Palm Beach to be of high value because of its type, size, age, or other professional criteria, and has been so designated by action of the Town Council. Pursuant to Code Section 126-58, the Town does not permit, directly or indirectly, any historic or specimen tree to be cut down, removed, or moved, even if effectively destroyed through damage, without prior written permission duly obtained by application to and after a hearing before the Town Council.



Kapok Tree - 186 years old

SUMMARY

By preserving the architectural heritage of Palm Beach, the value of the surrounding community is enhanced and sustained. In doing so, the Town should continue to ensure the protection of historically significant and landmarked structures through the review and approval by LPC. Additionally, the Town should continue protecting the historic architecture and charm of residential structures, through promoting future landmark designations and the periodic Historic Site Surveys to identify structures of significance to the Town of Palm Beach, the state of Florida, and ~~of~~ the United States. With regard to archeological resources, as redevelopment will continue in the Town, it is imperative to ensure enforcement of Code Section 18-1020. Equally significant is enforcing the protection of the Town's historic and specimen trees, which is now recognized in the Goals, Objectives and Policies.

HISTORIC PRESERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL

THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH-QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE PRESERVATION AND PROTECTION OF THE VISUAL APPEARANCE OF PALM BEACH, HISTORIC AND ARCHAEOLOGICAL RESOURCES AND VISTAS AND THE PERPETUATION OF CURRENT AND FUTURE PROPERTIES OF NOTABLE AESTHETIC, ARCHITECTURAL AND HISTORIC SIGNIFICANCE.

OBJECTIVE 1

The Town shall protect and preserve its historic, and archaeological resources. The measurement of this objective shall be the extent to which such resources are protected, and the degree to which the following policies are implemented.

POLICY 1.1

The Town shall continue to update the list of existing landmarked properties and those under consideration.

POLICY 1.2

The Town shall continue to designate structures, sites, and districts considered worthy of Landmarking in accordance with Chapter 54, Article IV, Historical Preservation Designation Procedure, of the Town's Code of Ordinances, with consideration of the following preservation policies:

1.2a Preserving Distinct Examples of the Town's Housing Inventory/Types.

1.2b Creating Nodes of Landmarked Properties that Preserve Historic Streetscapes.

1.2c Prioritizing Structures that Showcase Currently Underrepresented Architectural Styles.

1.2d Increasing the Collection of Resources Designed by Notable Architects/Builders.

1.2e Ensuring a Balanced Geographical Distribution of Landmarks Across Town.

POLICY 1.3

The_Town shall prevent the destruction of Historic Landmark Structures through provisions in Chapter 54 Historic Preservation, of the Town's Code of Ordinances.

POLICY 1.4

The Town shall continuouslye update and revise ~~to follow and enforce~~ the Archaeological Ordinance within the Town's Code of Ordinances toin preserveeing and protecting archaeologically sensitive sites and zones and coordinate efforts with the appropriate state and county agencies.

POLICY 1.5

The Town shall continue to coordinate the Historic Marker Program and encourage educational programs.

POLICY 1.6

The Town shall continue to produce historic plaques for Landmarked properties and shall create historic plaques for Historically Significant Buildings.

POLICY 1.7

The Town shall insure the protection of historic and specimen trees through accurate identification on development review applications.

POLICY 1.8

The Town shall encourage the designation of the historically significant buildings in accordance with the provisions in Chapter 18, Article VI of the Town's Code of Ordinances.

POLICY 1.9

The Town shall maintain the status as a Certified Local Government (CLG) through the requirements for participation in the CLG programs as specified in Florida Certified Local Government Guidelines under the National Historic Preservation Act, as amended (16§ U.S.C. 470 et. seq.).

OBJECTIVE 2

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

POLICY 2.1

The Town shall continue to protect landmarks, historically significant properties and aesthetic character through the active participation of the Landmarks Preservation Commission and architectural review in the development review and approval process, as authorized by the Town's Code of Ordinances.

POLICY 2.2

The Town shall use the cultural resource inventory, previous survey recommendations or other historical data, and Code criteria to support new nominations of significant archaeological sites, landmarked structures, or possible listing on the National Register of Historic Places. These designations provide formal documentation of the Town's cultural resources, enhance their appreciation, and provide demolition review for properties protected under local ordinance. The properties identified as eligible for designation will be shared with the community.

POLICY 2.3

The Town shall incorporate historic preservation as a priority into the Town's disaster planning and resiliency strategies while accumulating data and analysis that can be used to develop a historic preservation hazard mitigation plan.

POLICY 2.4

The Town shall expand the cultural resource inventory to identify cultural resources threatened by natural hazards including tropical cyclone events, flooding, erosion, and sea level rise based on previous studies, maps, and any new information that is developed.

POLICY 2.5

The Town shall prioritize inventory documentation of the most severely threatened resources, including identifying the key historical and physical attributes of a property or site and/or identification of the area's sensitivity to potential hazards.

POLICY 2.6

The Town shall continue to collaborate with the Preservation Foundation of Palm Beach to educate the public, realtors, developers, and properties owners on the benefits of landmarking historic structures.

POLICY 2.7

The Town shall recognize National Preservation Month and encourage activities that promote public awareness about the significance of historic resources and archaeological sites.

POLICY 2.8

The Town shall continue to offer ad valorem tax exemptions to qualifying projects on landmarked properties.

POLICY 2.9

The Town shall continue to preserve the scenic vistas.

INFRASTRUCTURE ELEMENT

DATA AND ANALYSIS

EXECUTIVE SUMMARY

The Infrastructure Element of the Town of Palm Beach Comprehensive Plan has been developed based upon the identification and analysis of the appropriate public facilities and their service areas, design capacities, and the ability to maintain standards required by Federal, State, and Town regulations, all provided within each Sub-Element.

This Element provides the framework necessary to ensure adequate public facilities and services are available for the current and future residents of the Town of Palm Beach. The Infrastructure Element is comprised of the Sub-Elements for Drainage (Stormwater Management), Potable Water, Sanitary Sewer, and Solid Waste. The Town of Palm Beach contains no significant Natural Groundwater Aquifer Recharge Area. Irrespective, specific standards and governmental actions geared to stabilizing water table levels in surficial deposits are addressed in the Potable Water Sub-Element. Additionally, the Town commissioned a bond, approved by Town referendum, for the undergrounding of power and communication utilities. A summary of the status and impacts is provided within this Element.

The Town of Palm Beach Public Works Department is responsible for ensuring the adequacy of the components of the Town's infrastructure system to support the residents, businesses, visitors, and employees. The Public Works Department applies both proven and innovative techniques and systems to provide for excellence in the operation, construction, maintenance, and repair to achieve this purpose. The continuous stewardship of the Town's infrastructure is achieved through the dedicated efforts of a diverse group of operational, administrative, engineering, and construction professionals.

THE INFRASTRUCTURE ELEMENT OF THE TOWN OF PALM BEACH

DRAINAGE SUB-ELEMENT (STORMWATER MANAGEMENT)

STATE OF FLORIDA STORMWATER MANAGEMENT

Unmanaged urban stormwater creates a wide variety of effects on Florida's surface and groundwaters. The Florida Department of Environmental Protection (FDEP) is the state's lead agency for environmental management and focuses on protecting the air, water, and land of the state. According to FDEP, development of land can lead to the following effects:

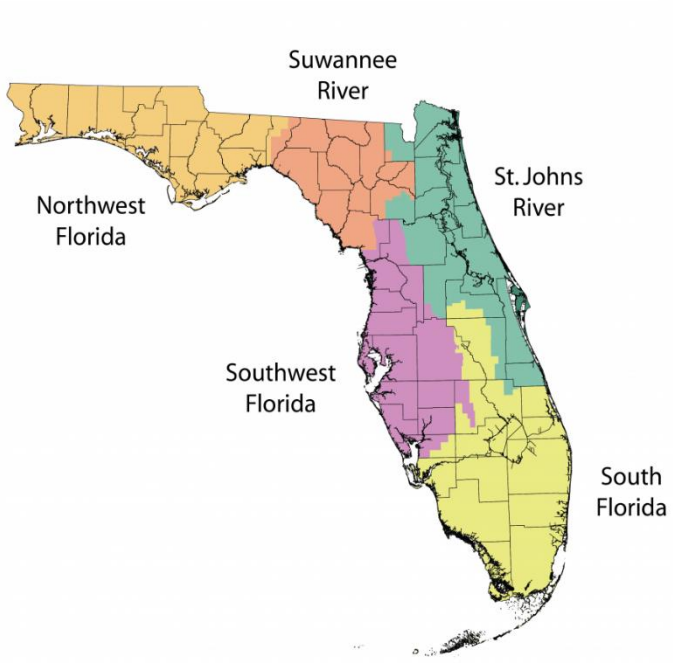
- Compaction of soil
- Addition of impervious surfaces, such as roads and parking lots
- Alteration of natural landscape features, such as natural depressional areas that hold water, floodplains, and wetlands

- Addition of pollutants from everyday human activities
- Construction of highly efficient drainage systems

These alterations within a watershed decrease the amount of rainwater that can seep into the soil to recharge both the Biscayne and Floridan aquifers, among other things. Consequently, the volume, speed and pollutant loading in stormwater that runs off developed areas increases, leading to flooding, water quality problems and loss of habitat. According to FDEP, Florida was the first state in the country to adopt a rule requiring the treatment of stormwater to a specified level of pollutant load reduction for all new development. Florida's original stormwater rule was adopted in 1981 and went into effect in February 1982.

Pursuant to §373.403(10), Fla. Stats., a *stormwater management system* means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system.

Exhibit 6-1 Water Management Districts in Florida



In 1990, in response to legislation, the FDEP developed and implemented the State Water Resource Implementation Rule (originally known as the State Water Policy rule). This rule sets forth the broad guidelines for the implementation of Florida's stormwater program and describes the roles of FDEP, the five water management districts (Exhibit 6-1) and local governments. The rule provides that one of the primary goals of the program is to maintain, to the degree possible, during and after construction and development, the predevelopment stormwater characteristics of a site. [1]

The FDEP regulations outlined in the Florida Administrative Code (FAC) require notification of work to be completed and potentially the issuance of a National Pollutant Discharge Elimination System (NPDES) permit for any stormwater discharges that result from large or small construction activities. The FDEP also regulates subsurface drainage systems and water quality.

[1] https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/erp-stormwater

TOWN OF PALM BEACH DRAINAGE SYSTEM

The Town of Palm Beach is a member of the Palm Beach County NPDES Municipal Separate Storm Sewer System (MS4 Permit). The Palm Beach County NPDES MS4 Permit is held jointly by most MS4 owners within the geographic area of Palm Beach County. The permittees have taken a cooperative approach to permit compliance, jointly conducting several permit activities, and collectively developing a number of tools used to carry out the permit programs.

Prior to Palm Beach settlement, the Town was characterized as a coastal barrier island with a high coastal ridge along the Atlantic, and a low, swampy shoreline along Lake Worth, that would later become the Lake Worth Lagoon, due to the dredging of the Palm Beach Inlet. A marshy slough separated the beach ridge and lake hammocks. Surface accumulation either percolated to the surficial aquifer known as the Biscayne Aquifer, through permeable soils on the ridges, collected in the slough, or ran through poorly drained tidal swamps into Lake Worth Lagoon.

Historical Photo of Lake Worth Lagoon

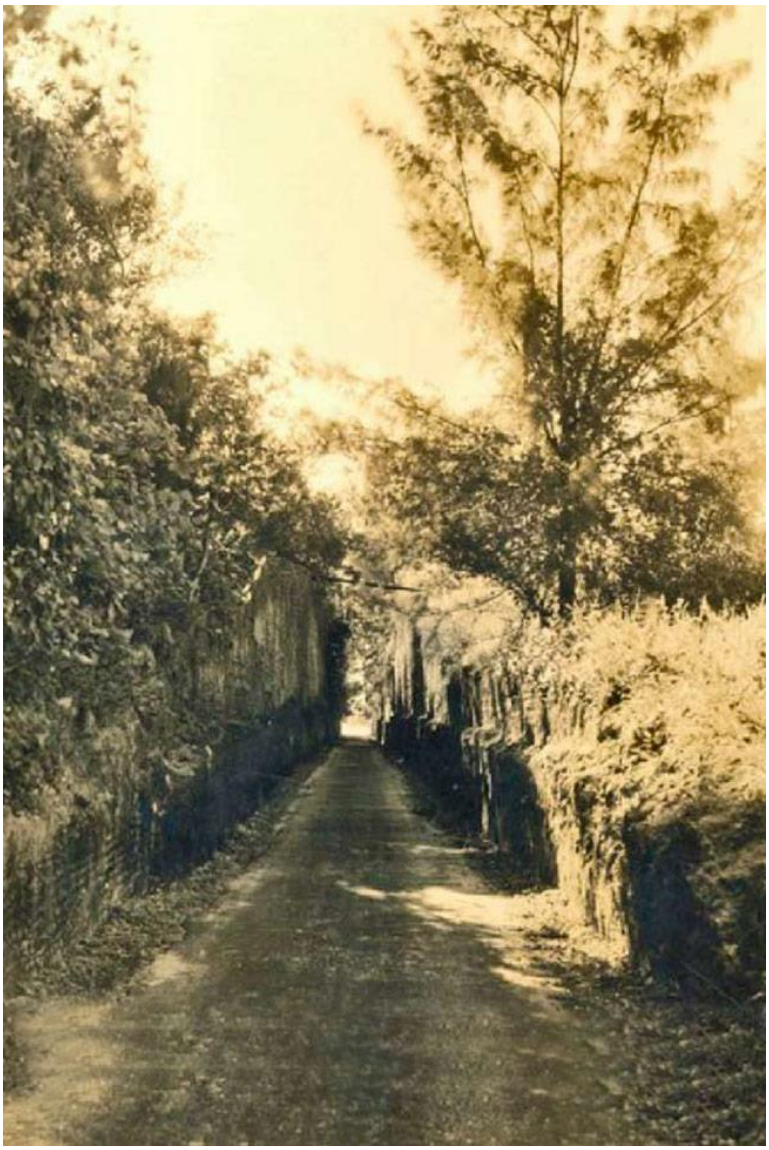
Extensive shoreline and surface water changes have occurred since 1883. The slough and low lake shorelines have been filled for development, and the Atlantic shoreline has receded due to beach erosion. The development of the Town has reduced the amount of water infiltrating to the Biscayne Aquifer and has increased runoff from impermeable surfaces. The coastal ridge still dominates the island's topography, acting as a seaward barrier to surface water drainage. Remnants of slough areas are prone to flooding. To facilitate the removal of stormwater, a system of storm sewers and pumping stations was created during the early development of the Town. That same system, with major modifications, remains intact today.

Lake Worth Lagoon estuary started out as a freshwater lake sealed off from the Ocean by barrier islands. Water would flow into the Lake from the western interior wetland forests, prairies, and marshes. The Lake was an important source of freshwater along the East Coast provided wildlife and indigenous people with driving water, food, and transportation. The Seminoles called it "Hypoluxo" meaning "water all around, no get out." As settlers began to move into the area in the mid-1800s, the freshwater lake was changed into a brackish estuary when pioneers dug the first stable inlet just north of Lake Worth Inlet. The estuary was further altered when the Atlantic Intracoastal Waterway dredging was completed in the early 1900s.

An example of the Town's pioneering efforts at stormwater management is the "Coral Cut", which combined drainage with site planning that led to one of the most significant and breathtaking geological features. The Town's early pioneers recognized the need to ensure proper drainage of the land that was, in its original form, comprised of high and low elevations that provided the drainage of water necessary to protect the people and property of the Town of Palm Beach.

The Coral Cut was the engineering feat that led from the Lake Trail, located on the west side of the Island, east along the south side of the Palm Beach Country Club Golf Course on what became Country Club Road. Captain W. S. Holloway, a Town of Palm Beach pioneer, headed the excavation, dredging, and dynamiting, arriving with "an army of men" who set up a tent camp at the site. While the ten-ton Sullivan channeling machine was apparently successful in cutting the initial coral cut that would drain the swamp to the south, allowing wheelchair traffic to transport guests from the Lake Trail to the clubhouse, plans for the yacht basin were apparently tabled.[2]

[2] New York Social Diary Palm Beach Greening of Palm Beach Country Club, September 22, 2020.



The Coral Cut, c, 1915-1920 Image courtesy Historical Society of Palm Beach County

The trail dredging started out a century ago as a narrow alley just wide enough for bicycle traffic. Today, it is part of the Town's drainage system that is actually the site of a water pumping station. According to "The Cut" article, courtesy of the *Chronicling America, Library of Congress,* the purpose of the Cut was two-fold. It provided a wheelchair path connecting County Road with Lake Trail, in addition to providing a run-off for water from the hydraulic dredge used in-filling the land which is now the golf course of the Palm Beach County Club. With the passing of the years, the Cut has grown more beautiful from year-to-year due to the vines and tropical foliage which has grown. It is also used by bicycle riders who have greatly increased in the last years. [3]

[3] Ibid

The Coral Cut on Country Club Road Today

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

In February 1991, EPA Region IV notified all MS4 owners within Palm Beach County that they had been designated as a part of the County's MS4 for the purpose of obtaining NPDES permit coverage. EPA Region IV further recommended that all MS4 owners within the County participate as co-applicants under a lead permittee, selected by the group. Presumably based on meeting(s) of the future co-applicants, Northern Palm Beach County Water Control District (Northern) emerged as the lead applicant. Between the months of June 1991 and January 1992, Northern entered into inter-local agreements with all other co-applicants. A Steering Committee was also formed during this time period, for the purposes of providing for representation of the group members and for coordinating the application (and future

joint program). The Steering Committee is currently comprised of one representative from the lead permittee, two representatives of larger municipalities, two representatives of smaller municipalities, one representative of a special district, and one representative from Palm Beach County.The permit application was a two-part process; Part 1 was due on May 18, 1992, and Part 2 was due May 17, 1993.

Permits are issued for a 5-year period; however, each permit remains in effect until a subsequent permit is issued. For the Palm Beach County group, the following permits have been issued.

- Cycle 1 - February 1, 1997
- Cycle 2 - November 18, 2002
- Cycle 3 - March 2, 2011
- Cycle 4 - September 8, 2016

The Cycle 5 Phase I permit template is currently being drafted by FDEP and negotiated with the U.S. EPA. Once the template is approved, FDEP will begin drafting the individual Cycle 5 permits for each of the Phase I permittees in Florida.

In 2000 and 2001, a number of the residential neighborhoods of the north end of the Town experienced severe flooding during heavy rainfalls. In response, the Town staff improved the operating procedures related to preparing for and responding to storms that pose a threat of flooding. The Town considered a new study of the drainage system throughout the affected area from Wells Road north to the Lake Worth Lagoon and that would develop an ambitious multi-year plan to increase the capacity of the storm drainage system. Due to the cost of the study, the Town did not pursue the findings. In its place, the Town implemented a requirement for private properties to retain the first two inches of runoff onsite prior to discharge.

Today, the Town's drainage system consists of a combination of pumping stations and gravity outfalls. Pumping stations are necessary discharge structures within the Town that are below Lake Worth Lagoon's high tide level, causing backflow through stormwater outfalls when above normal tides are experienced. King Tide flooding occurs throughout South Florida. The images below demonstrate some of the impacts the King Tide have caused in the Town.

King Tide Flooding on the Lake Trail in 2018 and 2019
Woods Hole Group, Coastal Resilience Implementation Plan 2021

The Town's stormwater system is unique for the east coast of Palm Beach County as it is a mostly "pumped" system. A majority of each drainage basin's runoff is collected and pumped into the Intracoastal Waterway (Lake Worth Lagoon) rather than being gravity discharged. The Town owns, operates, and maintains 13 stormwater pump stations, in addition to a very extensive drainage collection system to convey runoff to the pumping stations. The stormwater pump stations are designated by Town staff as "D-stations" to help differentiate them from the Town's sanitary sewage pump stations and pneumatic ejector stations.

The Town's stormwater collection and pumping system is divided into the following sections and approximate areas of coverage:

North Collection System: D-2, D-9, and D-10 Stormwater Pump Station

Shown on Exhibit 6-2 and detailed below are the Stormwater Pump Station located at various locations in the Town.

• D-9 Stormwater Pump Station: Area of coverage from East Inlet Drive south to Ocean Terrace

• D-2 Stormwater Pump Station: Area of coverage from Osceola Way south to La Puerta Way

• D-10 Stormwater Pump Station n: Area of coverage from La Puerta Way south to Bahama Lane North Central System: D-3, D-4, D-8 and D-12 Stormwater Pump Station

• D-8 Stormwater Pump Station: Area of coverage from south of Bahama Lane to Southland Road

• D-3 and D-4 Stormwater Pump Station: Area of coverage from Plantation Road to Wells Road

• D-12 Stormwater Pump Station: Area of coverage from Wells Road to Royal Poinciana Way

Central Collection System: D-6, D-7, and D-14 Stormwater Pump Station

• D-14 Stormwater Pump Station: Area of coverage from Pine Walk to Royal Palm Way

• D-6 Stormwater Pump Station: Area of coverage from south of Royal Palm Way to Australian Avenue

• D-7 Stormwater Pump Station: Area of coverage from Chilian Avenue to Gulf Stream Road South Collection System: D-16, D-17, and D-18 Stormwater Pump Station

• D-18 Stormwater Pump Station: Area of coverage from El Bravo Way to El Brillo Way

• D-16 Stormwater Pump Station: Area of coverage from El Vedado Road to Jungle Road

• D-17 Stormwater Pump Station: Area of coverage from Via Vizcaya to Clarendon Avenue

In December 2019, the Town of Palm Beach completed a National Flood Insurance Program Community Rating System (CRS) audit which is managed by the Federal Emergency Management Agency (FEMA). The CRS program is

Exhibit 6-2 Pump Station Locations

a voluntary incentive program which recognizes community floodplain management efforts. As part of the audit, the Town's drainage requirements were evaluated to determine how prepared the Town, its residents and business owners are for a major storm event. Although evaluation of the Town's regulations resulted in an improved score over previous years, the Town noted some areas of deficiency.[4]

In May 2021, the Town authorized Kimley-Horn and Associates, Inc. (KHA) to provide general engineering services for completion of a stormwater regulation review and analysis of private property drainage requirements by other regional regulatory agencies. The goal of the study was to determine how requirements applicable to Town properties could be modified to positively impact future CRS audit scores. [5]

After identifying agencies with jurisdictional authority over stormwater and drainage within the Town, regulatory documents were reviewed and compared. The CRS encourages the adoption of a "design storm", which refers to a calculated, hypothetical storm event of a particular duration, rainfall intensity, return frequency, and total depth of rainfall. Selection of a meaningful design storm for stormwater management will result in the design of optimal infrastructure intended for appropriate flood protection.[6]

At this time, the Town regulatory documents do not reference a design storm for private, on-site stormwater management systems. According to Activity 450 in the CRS Coordinator's Manual, the minimum points available for municipalities that have a regulated design storm would be achieved if a storm with a minimum return frequency of 10 years were cited. Increased points could be obtained by citing a larger storm event (i.e., 25, 50, or 100-year storm). While maximum points would be ideal, any recommendations for the adoption of a design storm would only be feasible if the implementation is reasonable for the various property sizes and types within the Town while also being congruent with existing Town infrastructure.

TABLE 6-1
Level of Service (LOS) Standards for Public Stormwater Infrastructure

Infrastructure Type	**Storm Event**	**Required Runoff Removal Time**
Systems Served by Pumping Stations	1-Year	No Flooding Should Occur
Systems Served by Gravity Outfalls	3-Year	No Flooding Should Occur
General Town Ponding	5-Year	60 minutes
	50-Year	90 minutes

[4] Technical Memorandum from Samantha C. Graybill, P.E., Kimley-Horn to Patricia Strayer, P.E, Town Engineer, October 8, 2021
[5] Ibid
[6] Ibid

The LOS standards provided in Table 6.1 will remain through the 10 and 20-year planning horizon for public drainage infrastructure. A new Policy 2.5 has been added to direct the Town to undertake a study to determine if on-site (private property) retention should be increased to a 10-year design storm event standard.

In addition to design storms, the referenced regulations were also reviewed for base flood elevations. A "base flood elevation" refers to the elevation of flood waters with a 1% chance of equaling or exceeding that level within a year. In other words, this 1% exceedance is associated with flooding anticipated from a 100-year design storm. Currently, the Town regulatory documents that reference the base flood elevation are compliant with information published by the Florida Building Code (FBC). The FBC notes the base flood elevation as the FEMA base flood elevation with 1.0-ft of freeboard.[7]

The Town complies with the South Florida Water Management District (SFWMD) stormwater retention requirements for new development and redevelopment. All new development and redevelopment must provide minimum retention of the first two inches of rainwater before discharging into the Town drainage system. Residential development of less than one-half acre is required to route discharge and sheet flow through grassy areas prior to discharge into the Town system. As a result of the Kimley-Horn technical review of the Town's stormwater management system, the Town is reviewing additional retention levels for development.

SUMMARY

The Town of Palm Beach has employed Lucity to monitor public facilities and services. Lucity, Inc. supports an enterprise asset and maintenance management needs for hundreds of municipal agencies and thousands of users nationwide. LucityAM is a comprehensive, flexible, and scalable GIS and Web enabled "office-to-mobile" software solution for Local Governments, Public Works, and Utility Departments. LucityAM enables agencies to extend the useful life of capital assets while managing customer requests, Capital Improvement Project work orders, and preventive maintenance. Lucity is able to integrate fully with GIS to harness the advantages of thinking and working geographically.[8]

[7] Ibid
[8] https://www.linkedin.com/company/lucity-inc-

The Town of Palm Beach's drainage system operates an ongoing maintenance program with the assistance of Lucity. The Town has completed drainage pump station improvement and modifications identified in a 2017 Condition Assessment Report. In 2023, the Town initiated an updated drainage pump station condition assessment that provided the Town with a prioritized 10-year capital plan associated with drainage pump stations. The Lucity program is also implementing the next steps with drainage which will include tracking capital improvements and life cycle costs.

The drainage system is generally considered to be in good condition. According to the Public Works Department, the expected service life of the drainage system components exceeds 50 years. The Town needs to continue evaluating the drainage system and replace deteriorated components. Currently, the Town of Palm Beach Public Works Department and consultants are investigating options for additional pollution control tools for implementation at pump stations. Over the next 20 years Public Works will perform capital improvement work on all the drainage pump stations. As displayed in Tables 6-2, a five (5)-year Capital budget for drainage demonstrates continued upgrades that will maintain the level of service standard over the 20-year planning horizon.

POTABLE WATER SUB-ELEMENT

STATE OF FLORIDA POTABLE WATER SUPPLY PLAN

From 2002 to 2016, the Florida Legislature enacted legislation to address the state's water supply needs. In particular, Senate Bills 360 and 444, adopted during the 2005 legislative session, significantly amended Chapters 163 and 373, F.S. The legislation resulted in 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 local land use planning and water supply planning.[9]

The statute mandates that each local government comply with the following requirements, which have been summarized:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate Water Management District's regional water supply plan.

2. Ensure that its future land use plan is based upon the availability of adequate water supplies and public facilities and services.

[9] Town of Palm Beach 10-year Water Supply Facility Work Plan 2020

3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy.

4. For local governments subject to a regional water supply plan, revise the General 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.

5. 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.

6. Where applicable, 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).

7. To maintain internal consistency, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans.

8. Address in the Evaluation and Appraisal Review (EAR) of the Comprehensive Plan (if necessary), the extent to which the local government has implemented the 10-year water supply facilities work plan.

TOWN OF PALM BEACH WATER SUPPLY PLANNING

The Town of Palm Beach receives its drinking water (potable) from the City of West Palm Beach through a water system that was once owned and operated by Henry Flagler. A portion of the water comes from rainfall captured and stored in a part of the Everglades Ecosystem known as the Grassy Waters Preserve.

Grassy Waters Preserve

Grassy Waters Preserve is a 23-square-mile wetlands ecosystem that serves as a portion of the freshwater supply for the City of West Palm Beach, the Town of Palm Beach, and South Palm Beach. Historically, Grassy Waters was both a key component of the Greater Everglades watershed and the headwaters of the Northwest Fork of the Loxahatchee River. Although human needs have led to severe alterations to the flow of water through South Florida, Grassy Waters Preserve remains a pristine remnant of the once great Everglades system.[10]

Henry Flagler's foresight in the early 1890s led him to purchase Grassy Waters preserve property when the land was under private ownership and utilized the water that flowed from Grassy Waters to contribute further to the supply of water in Clear Lake, also under Flagler's ownership.

In 1901, the City of West Palm Beach approved a 30-year franchise for water service when Henry Flagler's East Coast Hotel Company built and began operating a water plant at the northeast corner of Australian Avenue and Banyan Boulevard, adjacent to Clear Lake. When the population of West Palm Beach grew so did the demand for more and higher purity water. As a result, a new filtration plant was constructed in 1927 and nearly tripled the capacity of the plant.[11]

Image of Clear Lake, West Palm Beach

[10] https://www.wpb.org/government/public-utilities/grassy-waters-preserve/about-grassy-waters
[11] 2022 City of West Palm Beach Water Quality Report

The City of West Palm Beach purchased the Grassy Waters property, along with the Water Treatment Plant in 1955 and later in 1964, Grassy Waters was given special protection by the state legislation to limit the use of Grassy Waters to water consumption. The water system feeds and sustains Lake Mangonia, in addition to Clear Lake via the M-Canal, displayed below, which was constructed in 1930 and runs through the heart of Grassy Waters. These two (2) lakes cover a 1,000-acre area. [12]

Grassy Waters Watershed – M-Canal

A 30-year renewable contract between the Town and the City of West Palm Beach was signed in 1965 and expired in January 1995. The Town subsequently renegotiated the contract with the City, and a new franchise agreement was signed in 1999 and is effective until 2029.

The purpose of the Town of Palm Beach Water Supply Facility Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the Town's jurisdiction. Chapter 163, Part II, F.S., requires the Town to prepare and adopt a Work Plan into its comprehensive plan within 18 months after the water management district approves a regional water supply plan or its update. ~~The *2018 Lower East Coast Water Supply Plan Update* was approved by the SFWMD in November of 2018. Completion of the Town's plan was dependent upon the City of West Palm Beach's Work Plan as the Town's water supplier.~~ The 2023-2024 Lower East Coast Water Supply Plan was approved by the SFWMD in September of 2024. The City of West Palm Beach adopted their 20 year Work Plan in March of 2026.

[12] Ibid

The Town's previous 10-Year Work Plan was approved in August 2020. Capacity projections demonstrate that should the Town continue to get water supply from the City of West Palm Beach, there is capacity for the 10- and 20-year planning horizon. The City of West Palm Beach's current Potable Water LOS 240 gallons per capita per day (gpcd) based upon the City's Consumptive Use Permit (Permit 50-12547-W).

~~**TABLE 6-3**~~
~~**Projected Annual Finished Water Demand in Millions of Gallons per Day (MGD)**~~

~~Level of Service Analysis~~					
~~LOS/Year~~	~~2025~~	~~2030~~	~~2035~~	~~2040~~	~~2045~~
~~Population~~	~~9464~~	~~9569~~	~~9627~~	~~9642~~	~~9818~~
~~Potable Water 243.3 MGD~~	~~840~~	~~849~~	~~855~~	~~856~~	~~872~~

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, conservation, and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. Due to the Town's relationship with the City of West Palm Beach, the Town's Work Plan has the same planning time schedule as the City of West Palm Beach's 10-year Work Plan.

The Town of Palm Beach Work Plan references the initiatives already identified in City of West Palm Beach's ~~10~~20-year Work Plan since the Town is a retail buyer. The Town's population figures have been included in the City of West Palm Beach's ~~10~~20-Year Water Supply Facility Work Plan, which also includes the population figures for the Town of South Palm Beach in addition to the City of West Palm Beach. The combined population statistics have been used to project future water demand in the Utility Service Area for the City of West Palm Beach and are included in the City's ~~10~~20-Year Water Supply Facility Work Plan in the City's Comprehensive Plan.

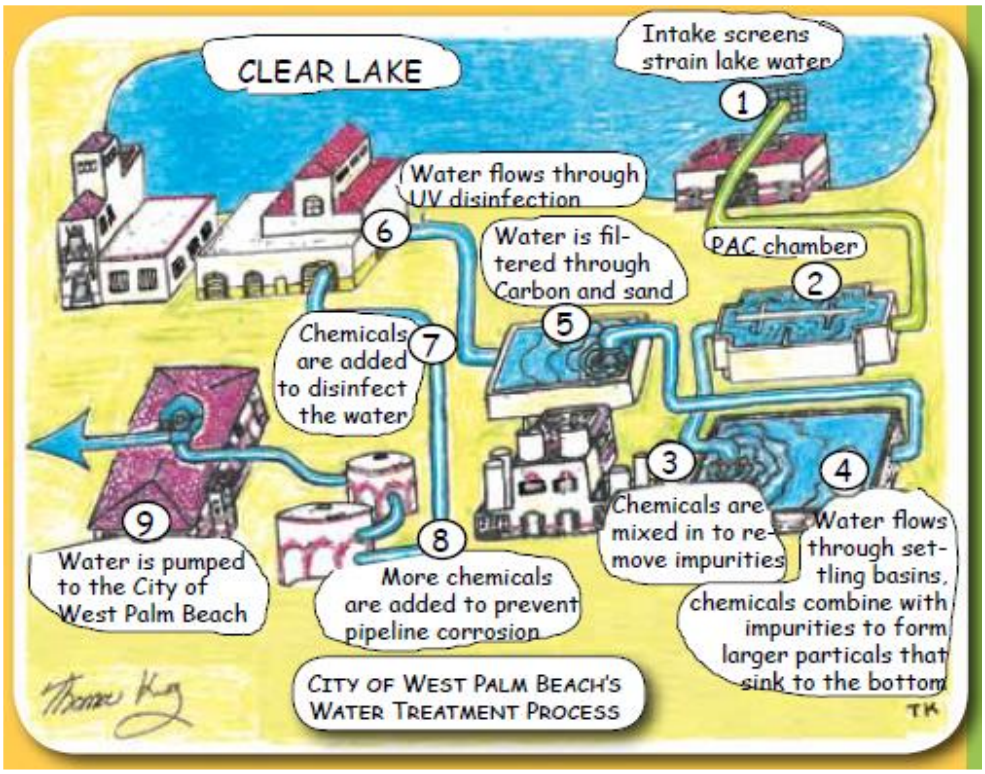


Exhibit 6-3 Clear Lake Plant Treatment Process

According to the 2022 Water Quality Report, the City of West Palm Beach routinely monitors for contaminants according to Federal and State laws, rules, and regulations (see Exhibit 6-3). More specifically, the Environmental Protection Agency requires monitoring of over 80 contaminants with annual reporting. The annual water quality report, referred to as the Consumer Confidence Report (CCR), includes information on source water, treatment processes, detected contaminants, and their meaning. As stated in the 2022 Water Quality Report, the City of West Palm Beach has maintained compliance with all Federal and State requirements and has had no violations.

In 2019, the Water Treatment Plant started up the new Ultra-Violet (UV) treatment system that established an additional barrier to ensure the production of safe drinking water. The UV System is designed to control bacteriological contaminants typically found in surface and groundwater supplies. Housed within massive pipes inside the water treatment plant, the UV system is the largest in Florida. In 2021, the City of West Palm Beach then completed the installation of a Powdered Activated Carbon (PAC) Treatment Unit and began using it to further remove harmful contaminants, such as algal toxins. [13]

[13] Ibid

Aquifer Recharge

As demonstrated in Exhibit 6-4, the Town of Palm Beach is underlain by two aquifer systems; the Biscayne Aquifer, which is a surficial aquifer and the more deeply located Floridan Aquifer. As displayed in the image below, these two aquifers are separated from each other by the Hawthorn Formation which prevents any recharge from reaching the Floridan aquifer. Neither aquifer is used as a source of potable water by the Town. Development in the Town, including the placement of poorly drained urban fill, has affected the quantity of recharge to

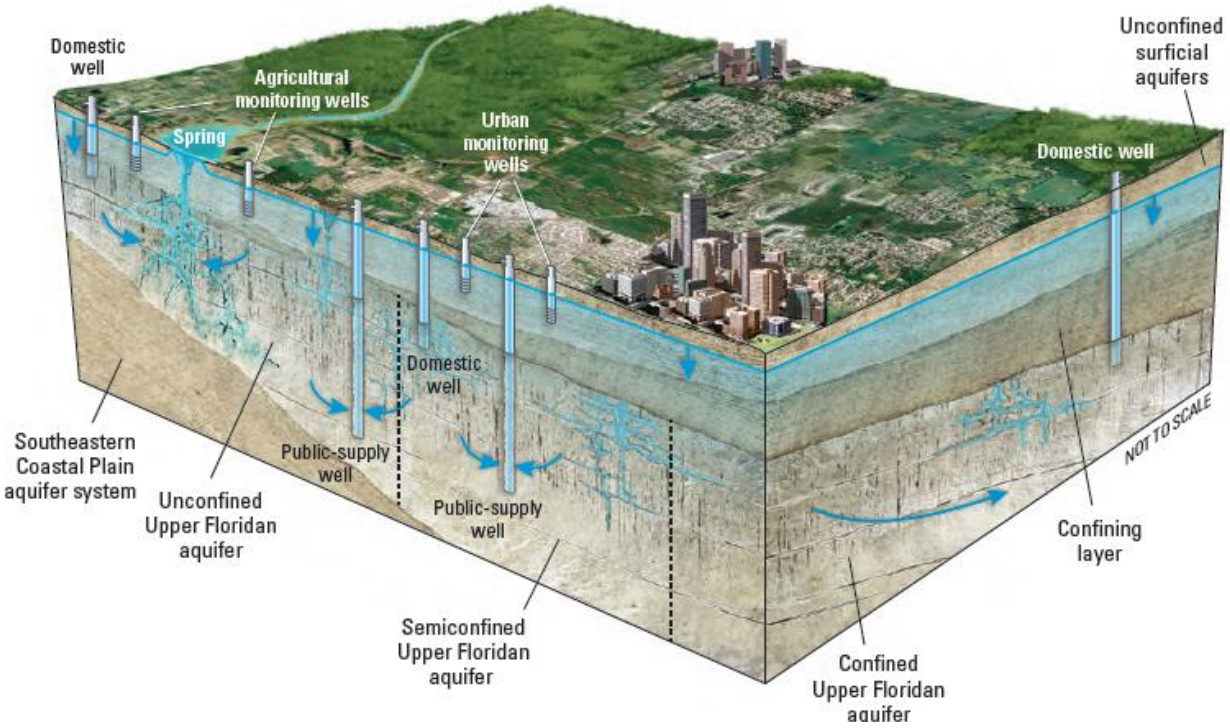


Exhibit 6-4 Groundwater Modeling

the Biscayne Aquifer. Pomello fine sand and, to a lesser extent, Palm Beach Urban Complex, are probably the most active recharge soils. According to the Palm Beach County Soil Survey, most native sandy soils are located along the beach ridge, and in the north end of Town, directly behind the beach ridge. The surficial aquifer is not considered a suitable source of potable water, nor as a major source for irrigation because of its high chloride (salt) content.

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

INFRASTRUCTURE ELEMENT
DATA AND ANALYSIS

SUMMARY

As previously noted, the Town's present contract for potable water supply with the City of West Palm Beach expires in 2029. The Town is presently investigating potential potable water supply sources as a commitment to the Town residents to perform due diligence to ensure the Town receives high quality water in a cost-effective manner. The Town began this process in 2021 to ensure enough time is available to implement whichever alternative is selected by 2029, the time of the existing contract expiration.

SANITARY SEWER SUB-ELEMENT (WASTEWATER)

A sanitary sewer is an underground pipe system for transporting sewage from residential and commercial buildings to a sewage treatment plant for disposal. Sanitary sewer systems include gravity sewer pipes, force mains and lift (pump) stations. In the Town, many pumping and relay stations are required due the flat terrain and the 12-mile length of the Town.

The Town's wastewater system includes pump stations (including drywell/wetwell, wetwell, and air ejector types), forcemains, gravity mains and manholes. The Town can pump its wastewater to either West Palm Beach or Lake Worth Beach for ultimate treatment and disposal at, the East Central Regional Wastewater Treatment Plant, located at Jog Road/Haverhill Road.

The Town's wastewater system includes:

- Ejector (air) Pump Stations:

- "S" Pump Station - Primary inline booster pump station
- "A" Pump Stations - Drywell/wetwell pump stations
- "E" Pump Stations - Electric submersible wetwell type pump stations
- "G" Pump Stations - Very small electric submersible wetwell type pump stations.

Estimated 70 miles of collection system

* A-7 Wastewater Pump Station - Combination of an Inline booster and drywell/wetwell

Sewage contains all the components of wastewater. It is actually a subset of wastewater. The only difference is that wastewater can come from anywhere, while source of sewage is specific. In the Town of Palm Beach, wastewater leaves the Town by means of three (3) force mains, one (1) within each of the three (3) sections of Town, north, central, and south. Sewage then flows to the East Central Regional Wastewater Reclamation Facility (ECRWRF) located on the mainland and managed by the City of West Palm Beach. The ECRWRF provides the overall wastewater treatment, which includes sewerage for the following jurisdictions.

- The City of West Palm Beach
- The City of Lake Worth Beach
- The City of Riviera Beach
- The Town of Palm Beach
- Portions of Palm Beach County

The ECRWRF is funded and governed by a board comprised of a representative member from each of the entities it serves. The ECRWRF is licensed to function under specific guidelines by the State of Florida and the U.S. Environmental Protection Agency. The plant is operated by Florida licensed Wastewater Plant Operators. [14]

The ECRWRF, which is permitted to process 70 million gallons of wastewater per day, removes contaminants from the wastewater using a series of aerobic digestion basins. The wastewater treatment process produces two (2) by-products. Those by-products include effluent, a chemically and micro-biologically treated water, and bio-solids, which are nutrient rich organic materials left over from the treatment process. A portion of the plant's effluent is further treated to provide reclaim water services. The remainder of the effluent is disposed of through deep well injection. [15]

The Town's Public Works Department is presently lining gravity sewer lines throughout the Town in order to reduce the inflow and infiltration of ground water or rainfall into the sewer system. In 2023, a lift station condition assessment was initiated that ~~will~~ provide**d** the Town with a prioritized 10-year capital plan associated with lift stations. In conjunction, a Lucity program has also been implemented for sanitary sewer to include tracking capital improvements and life cycle costs.

SUMMARY

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

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

[14] https://www.wpb.org/government/public-utilities/our-divisions
[15] Ibid

Below is the adopted level-of-service standard of wastewater collection in the Town of Palm Beach.

Wastewater Collection Development Type	**Avg. Daily Water Flow**
Single Family	350 gpd/DU
Multifamily	250 gpd/DU
Commercial	0.20 gpd/SF
Industrial	0.15 gpd/Sf
Hotel	100 gpd/room

DU=dwelling unit
SF=Square feet
gpd=gallons per day

Pumping Station Peaking Factor	**Avg. Daily Flow (MGD)**
3.5	0.01 to 0.05
3.0	0.05 to 0.25
2.5	0.25 to 2.0
2.0	>2.0

Over the next 20 years Public Works will perform capital improvement work on all Town lift stations. As displayed below, a five (5)-year Capital budget for sewer system demonstrates continued upgrades that will maintain the level of service standard over the 20-year planning horizon as displayed in Table 6-4 below.

Table 6-4
Annual Projections on Sanitary Sewer Capacity in Million Gallons Per Day (MGD)

Level of Service Analysis					
LOS/Year	2025	2030	2035	2040	2045
Population	9,464	9,569	9,627	9,642	9,818
Sanitary Sewer, 242 MGD	2.29	2.31	2.33	2.33	2.37

SOLID WASTE SUB-ELEMENT

In the Town of Palm Beach, solid waste collection and disposal service includes garbage, trash and vegetative yard trash, recycling, and special solid waste that the Town provides to both residential and commercial establishments. The main objective is to maintain the highest level of service to meet the expectations of the residents and commercial businesses, doing so in the most efficient methods possible. The Town provides garbage pick-up Monday through Friday. For residential pickup, six-cubic yard packers are used for garbage collection. In contrast, commercial garbage is collected in twenty-cubic yard packers.

With regard to commercial pickup, weekend service is provided to such users, as hotels and restaurants, upon arrangement with the Town. These wastes are then transferred to 65-cubic yard tractor trailer packers at the Pinewalk Transfer Station. This transfer station is leased to the Town on a year-to-year basis to the year 2050 by Flagler Systems, the developer of the Breaker's Planned Unit Development (PUD). Should the Pinewalk area be developed and no longer available, the Town will be faced with the decision of whether to purchase or lease a transfer station on the Island or mainland or eliminate the need for a transfer station by increasing the packer fleet. However, it is probable that the Pinewalk Station will remain as is, well past the 20-year planning period.

Waste material is taken from the station in tractor trailers to Palm Beach County's North County Regional Resource Recovery Facility (NCRRRF), through an agreement with the Palm Beach Solid Waste Authority (SWA) which is located on Jog Road. The NCRRRF replaced the Dyer Boulevard Landfill in 1989 and handles both sludge from ECRWRF, and garbage for separation, recycling, and incineration. Aluminum and ferrous materials are separated at the plant. The remaining organic materials are used as fuel for an electricity-producing turbine generator. The plant serves the entire County at a capacity of 3,000 tons per day, six days per week, for an annual capacity of 936,000 tons per year. As the NCRRRF serves the entire County, predominant land uses served include residential, commercial, industrial, recreational, agricultural, and public uses. The current inter-local agreement between the Town and SWA for solid waste and recycling has been in effect since 2009. The expected life of the landfill is the year 2043.

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

NCRRRF indicates that at the projected peak seasonal population, the NCRRRF will have adequate capacity to provide service at the Town’s adopted level of service throughout the planning period. Additionally, every September of each year the Town obtains a letter from

the Palm Beach County SWA certifying that the NCRRRF can treat the amount of garbage projected to be generated in the Town during the peak season at the Town's adopted level of service.

Special Solid Waste

The Town additionally provides a scheduled pick-up for appliances, discarded furniture, large packing boxes, and similar household goods for a minimum charge. The level of service standard is to maintain resources to provide the desired level of service and capacity for the duration of the planning period.

SUMMARY

Below is a summary of the operation for solid waste collection and the Public Works mission to ensure compliance with providing this service in the Town of Palm Beach.

Garbage

- Maintain daily scheduled collection and disposal operations of residential and commercial garbage.
- Maintain compliant operations of the transfer station as outlined in the Operating Permit.
- Increase collection fleet units to balance route workloads and maintain per industry standards.
- Maintain inter-local agreement with Solid Waste Authority as part of the Solid Waste Master Plan.
- Look for ways to reduce solid waste tonnage and tip fees through waste diversion methods.
- Evaluate commercial establishments generation rates to determine if collection and disposal methods could utilize the compactor method.

Recycling

- Increase recycling tonnage through public education, increased manpower and collection equipment.
- Maintain inter-local agreement with the Solid Waste Authority for the processing of collected materials and profit sharing of commodities sold.

Vegetative Yard Trash

- Maintain daily scheduled collection and disposal operations of residential and commercial yard waste.
- Maintain compliant landfill operations as outlined in the Operating Permit.
- Continue with the annual Capacity Analysis to monitor available capacity.
- Implement volume reduction process of new and existing vegetative debris cells at

Skees Road Landfill off of the Florida Turnpike in the City of West Peach to segregate and dispose of off-site (topsoil, mulch, etc.) to increase the long-term capacity and life span of the landfill.

Over the next 20 years Public Works will continue to contract with the Solid Waste Authority to provide solid waste disposal. As displayed below, a five (5)-year Capital budget for solid waste disposal and a capacity projected for the 20-year planning horizon demonstrate continued upgrades that will maintain the level of service standard over the 20-year planning horizon.

Table 6-6
10- And 20-Year Projected Solid Waste Tonnage Conveyed to the NCRRRF

Level of Service Analysis					
LOS/Year	2025	2030	2035	2040	2045
Population	9464	9569	9627	9642	9818
Solid Waste Tonnage	9360	9454	9549	9644	9740

UNDERGROUND UTILITIES (POWERED COMMUNICATIONS)

In 2006, the Town of Palm Beach commissioned a study titled "Conversion of Aerial to Underground Utilities Analysis" by "R.W. Beck, Inc." to perform a high-level review to analyze the cost of the conversion. At that time, the estimated cost for the undergrounding effort was roughly $60.3 million.

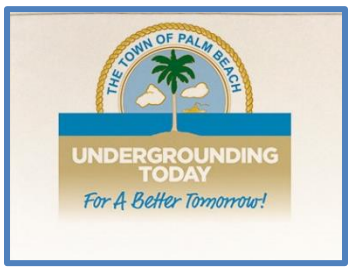
The study did not trigger a Town-wide conversion process. In the following few years, the decision was made to perform undergrounding projects on an "as requested" basis by each neighborhood. While the pace of this effort varied from year to year, it had yielded a handful of completed projects. From that point, if two thirds of the residents within that boundary voted to go forward, the Town would proceed with the planning/design and construction process. The cost of the design and construction would then be assessed to all the residents of that particular street. While these projects

Workers Installing Underground Utilities

were successful, they were on such a small scale that little effect was made on the overall appearance and utility reliability of the Town as a whole.

Increasing motivation by the residents of the Town expanded the undergrounding program to cover larger areas. At the October 14, 2014, Town Council meeting FPL presented the need to improve or "harden" large portions of the Town's existing overhead utilities. That hardening effort, triggered by FPL's recognition of their facilities' conditions, would include replacement of many of the existing wood power poles with larger and taller concrete power poles.

Within the context of previous and ongoing conversations between the residents, Council members, staff, and consultant(s) regarding a more "regionalized rather than local" approach to undergrounding of FPL power lines, the hardening proposal by Florida Power and Light (FPL) became an added impetus to view the large-scale undergrounding of utilities located on these poles an alternative whose time had perhaps come.



After in depth deliberations, Town Council unanimously decided to pursue Town-wide undergrounding of all FPL, ATT, and Comcast utilities. A ballot question regarding the financing of the Town-wide project was approved in March 2016. Construction for undergrounding of overhead utilities was initiated in 2017.

The impacts of the Town-wide underground utilities conversion project include installing underground utilities for all areas of the Town that have overhead utilities. The conversion includes locating most of the utilities in the Town's street rights-of-way, wherever possible.

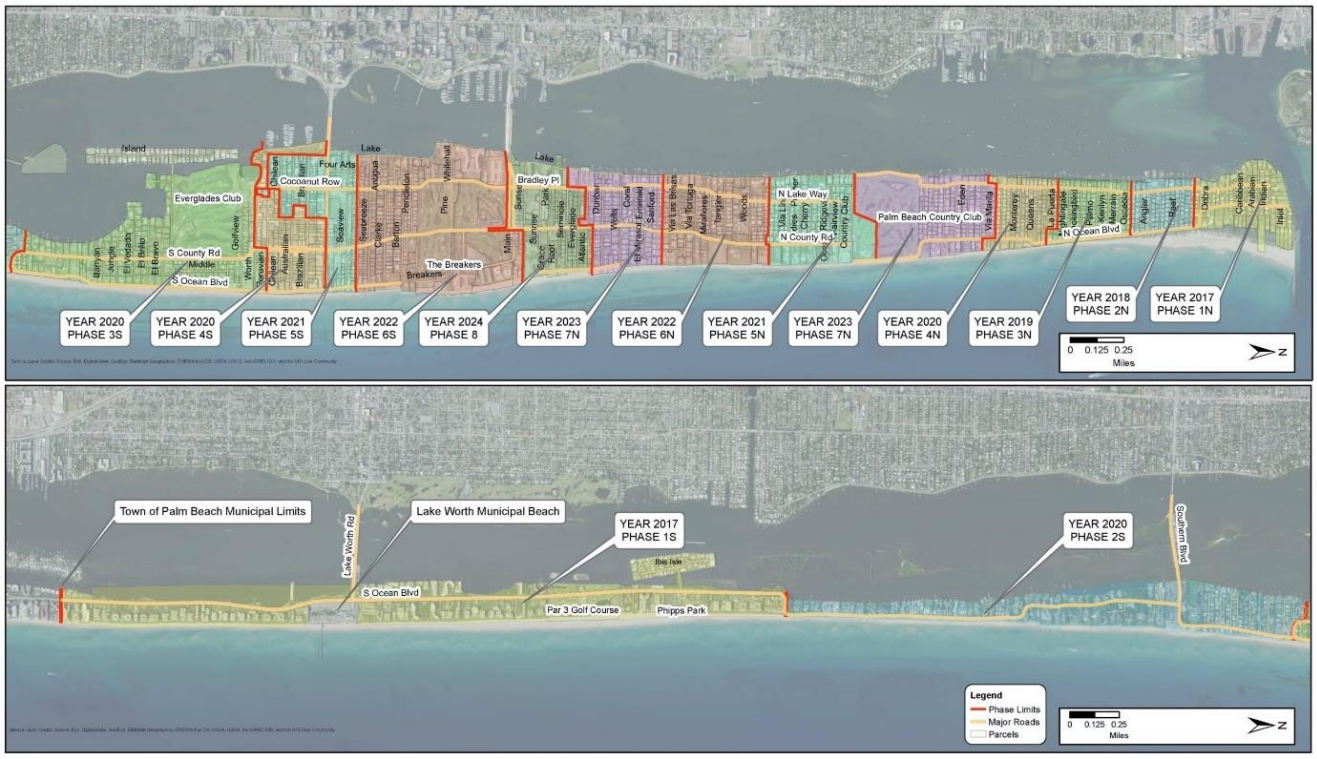
The Undergrounding Project Team assembled to complete the project work is led by the consulting firm Kimley-Horn and Associates, under the direction of the Town Engineer, Public Works Department, and the Town Manager's Office, with representatives of FPL, Comcast and AT&T. As displayed in Exhibit 6-4, there are 15 phases which include north and south phases for Phases 1 through 7, with Phase 8 being the last. At present, the undergrounding project is nearing completion. As displayed in the illustration below, the status of the phases are provided below.

- ✓ Phase 1 north was completed in 2019.
- ✓ Phase 1 south was completed in 2020.
- ✓ Phase 2 north was completed in 2020.
- ✓ Phase 2 south was completed in 2023.
- ✓ Phase 3 north was completed in 2021.
- ✓ Phase 3 south is under construction to be completed in 2024.

- ✓ Phase 4 north was completed in 2021.
- ✓ Phase 4 south is under construction to be completed in 2024.
- ✓ Phases 5 north and south are under construction to be completed in 2023.
- ✓ Phases 6 north and south are under construction to be completed in 2025.
- ✓ Phases 7 north and south will begin construction in 2023 and be completed in 2025.
- ✓ Phase 8 will begin construction in 2024 and be completed in 2027.

Exhibit 6-5

Sequence of Phases for Undergrounding



INFRASTRUCTURE ELEMENT

DATA AND ANALYSIS

SUMMARY

The conversion of the overhead utilities to underground locations is one of the most ambitious infrastructure projects ever undertaken by the Town of Palm Beach. The current estimate for this undertaking is estimated at over $100 million. The undergrounding will preserve the historic character of the Town and enhance the aesthetics of the landscape and scenic vistas. The conversion will significantly improve the level of service and reliability of the power, telephone, and internet communications to the Town. Once complete, the utility companies will be responsible for the maintenance and response to customers.

INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL

THE TOWN SHALL PRESERVE, PROTECT AND ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS THROUGH THE MAINTENANCE AND UTILIZATION OF PUBLIC SERVICES AND FACILITIES FOR THE EXISTING AND FUTURE RESIDENTS.

DRAINAGE SUB-ELEMENT

OBJECTIVE 1

The Town shall maintain its existing drainage facilities in the Town and explore methods of improving the quality of stormwater discharge. The measurement of this objective is the extent to which stormwater pump stations remain in operation.

POLICY 1.1

The Town shall implement a Capital Improvement Program that includes the proactive maintenance of drainage pump stations while maintaining the collection system to the pump stations. A drainage pump station facilities assessment was completed in 2016. A new assessment was completed in 2024. This assessment will be integrated into the Capital Improvement Program and the Lucity program to track life cycle maintenance.

POLICY 1.2

The Town shall continue to comply with the following items and actions:

1.2a The current FEMA Flood Mapping Data

1.2b Update existing stormwater system information, as needed

1.2c Determine “hot spots” where pollutant loadings and water quality problems are severe, if they exist

1.2d Implement NPDES Permit requirement

POLICY 1.3

The Town shall coordinate with the Florida Department of Transportation to maintain drainage collection on State Roads, especially S.R. A.1.A. and South County Road.

OBJECTIVE 2

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

POLICY 2.1

The Town shall establish the following level of service standards:

2.1a Flooding will not occur during a one-year storm for systems served by pumping stations, or during a three-year storm for systems with gravity outfalls; and the minor flooding associated with a five-year storm shall be carried off within sixty minutes.

2.1b Negative impacts of stormwater discharge upon water quality in Lake Worth (Lagoon) are ameliorated by the retention of the first two-inches of rainfall on private property prior to discharge into the Town rights of way and then runoff into drainage system, or the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater.

Level of Service (LOS) Standards for Public Stormwater Infrastructure

Infrastructure Type	Storm Event	Required Runoff Removal Time
Systems Served by Pumping Stations	1-Year	No Flooding Should Occur
Systems Served by Gravity Outfalls	3-Year	No Flooding Should Occur
General Town Ponding	5-Year	60 minutes
	50-Year	90 minutes

POLICY 2.2

The Town, prior to the issuance of a development order or permit, shall review drainage plans and calculations for all projects and shall make and record a determination that the project meets the Town's adopted level of service standard.

This section includes proposed work that falls into one of the following categories:

2.2a The proposed work exceeds 25% of the market value of the property;

2.2b The proposed work includes the construction of a new swimming pool;

2.2c The proposed work includes the redevelopment of more than 20% of landscaped open space, 20% of the impervious area of the site including buildings, patios, etc. or a combination thereof which exceeds 20%;

2.2d The proposed work includes new driveways or parking areas as the Town supports fewer curb cuts for vehicular and pedestrian cross-access between parcels as this will potentially allow for and will improve efficiency, reduce roadway trips, and enhance resident convenience.

2.2e The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or

2.2f Other development as may be deemed appropriate by the Town Engineer.

POLICY 2.3

The Town shall encourage the installation of upgraded storm drainage systems to meet current or new stormwater standards on properties that are proposed for redevelopment.

POLICY 2.4

The Town shall review stormwater management criteria for different property uses and sizes with a desire to increase retention on private properties.

POLICY 2.5

The Town shall undertake a study to determine if on-site (private property) retention should be increased to a 10-year design storm event standard.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES AND POLICIES

POTABLE WATER SUB-ELEMENT

OBJECTIVE 3

The Town shall only issue development orders and permits for new development or redevelopment if potable water capacity is available concurrent with the impacts of the development.

POLICY 3.1

The Town shall adopt a potable water Level of Service standard in accordance with the City of West Palm Beach or the future provider of potable water. The City of West Palm Beach's current Potable Water LOS is ~~243.3 million Gallons Per Day (MGD)~~ 240 gallons per capita per day (gpcd) based upon the City's Consumptive Use Permit (Permit 50-12547-W) ~~2020 CAR submitted in January 2020~~.

~~Projected Annual Finished Water Demand in Millions of Gallons per Day (MGD)~~					
~~Level of Service Analysis~~					
~~LOS/Year~~	~~2025~~	~~2030~~	~~2035~~	~~2040~~	~~2045~~
~~Population~~	~~9464~~	~~9569~~	~~9627~~	~~9642~~	~~9818~~
~~Potable Water 243.3 MGD~~	~~840~~	~~849~~	~~855~~	~~856~~	~~872~~

POLICY 3.2

The Town shall require developers to consult with the Town's Potable Water Supplier prior to the issuance of a building permit to ensure that an adequate water supply is available to serve new development by the date of issuance of its certificate of occupancy.

POLICY 3.3

The Town shall establish in a timely manner a contract for potable water services to replace the existing agreement with the City of West Palm Beach, which expires in 2029.

OBJECTIVE 4

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

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

POLICY 4.1

The Town shall continue to implement a program of public education to promote water conservation in conjunction with the City of West Palm Beach and the South Florida Water Management District.

POLICY 4.2

The Town shall continue to implement the water conserving landscape design (Florida Friendly) outlined in Code Section 66-286 applicable to new development and redevelopment.

POLICY 4.3

The Town shall continue to enforce through the Florida Building Code water saving devices in new construction, such as low volume shower heads and toilets, soil tensiometers, or similar control mechanisms, in all irrigation systems and water saving sink faucets.

POLICY 4.4

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

POLICY 4.5

The Town shall continue to implement and enforce watering restrictions and require new water sensing devices on new automatic irrigation systems.

OBJECTIVE 5

The Town shall coordinate with the City of West Palm Beach, as the Town's current potable water supplier, in the City's efforts to extend, or increase, the capacity of its potable water

facilities to meet future needs and meet all federal, state, and county standards. The measurement of this objective is whether or not the Town coordinates with the City in its efforts, and the extent to which the following policies are implemented.

POLICY 5.1

Should the City of West Palm Beach remain the Town's potable water service provider past 2029, the Town shall work with representatives of the City on an annual basis to coordinate and assist the City in its efforts to establish priorities for replacement of, or corrections of, deficiencies to potable water quality, facilities, as well as provision for future potable water needs.

POLICY 5.2

The Town shall continue to support the City of West Palm Beach, as the Town's current potable water provider, with the implementation of the City's ~~10~~-20-Year Water Supply Facility Work Plan, ~~created~~ as amended in ~~2010~~ 2026, ~~amended in 2020~~ (incorporated and adopted herein by reference as Appendix "A")~~,~~ that takes into account the ~~2018~~ 2023/2024 Lower East Coast (LEC) Regional Water Supply Plan. The City of West Palm Beach ~~shall send~~ adopted their updated Water Supply Facility Work Plan ~~a letter~~ in March 2026 to SFWMD with identified projects for future water supply needs of the service area. Projects must be selected from the LEC Regional Water Supply Plan or must have prior approval by SFWMD. The Town will coordinate with the City of West Palm Beach, in this regard. The Town ~~shall~~ has addressed the SFWMD's ~~adoption of a new~~ 2023/2024 LEC Regional Water Supply Plan, and subsequent update to the City of West Palm Beach ~~10~~-20-Year Water Supply Facility Work Plan by updating the Town~~'s~~ 10-20-Year Water Supply Facility Work Plan in 2026 (incorporated and adopted herein by reference as Attachment 1).

OBJECTIVE 6

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

POLICY 6.1

The Town shall continue to enforce the land development regulations through Chapter 86 of its Code of Ordinances that requires any new development, on lands identified in its Comprehensive Plan as overlying a groundwater recharge area, shall

run its stormwater over grassy areas prior to discharge into the Town's system.
POLICY 6.2

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

POLICY 6.3

In the event that the Town utilizes the surficial aquifer as a water source in the future, the Town shall develop, prior to such uses, additional policies which will protect the aquifer from degradation.
POLICY 6.4

The Town shall continue to identify land uses in the aquifer recharge area as presently indicated on the Future Land Use Map.

POLICY 6.5

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

SANITARY SEWER SUB-ELEMENT

OBJECTIVE 7

The Town shall ensure that all existing and future residents, and businesses in the Town, will have access to sanitary sewer facilities and optimize the use of existing collection and treatment facilities. The measurement of this objective is whether or not sanitary sewer facilities are available to all users, and the extent to which the following policies are implemented.

POLICY 7.1

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

POLICY 7.2

The Town shall implement a Capital Improvement Program that includes the proactive maintenance of sewer lift stations while maintaining the collection system to the lift stations. A lift station facilities assessment was completed in 2016. A new assessment is being completed in 2024. This assessment shall be integrated into the Capital Improvement Program and the Lucity program to track life cycle maintenance.

POLICY 7.3

The Town shall, through its concurrency management system on an annual basis, continue to discuss the Town's LOS with the East Coast Regional Facility managers and request confirmation of available capacity.

OBJECTIVE 8

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

POLICY 8.1

The Town's level of service for sanitary sewer collection and treatment shall be the same as that established in the City of West Palm Beach's Comprehensive Plan:

Wastewater Collection

Development Type	**Avg. Daily Water Flow**
Single Family	350 gpd/DU
Multifamily	250 gpd/DU
Commercial	0.20 gpd/SF
Industrial	0.15 gpd/Sf
Hotel	100 gpd/room

DU=dwelling unit gpd=gallons per day
SF=Square feet

Pumping Station

Peaking Factor	**Avg. Daily Flow (MGD)**
3.5	0.01 to 0.05
3.0	0.05 to 0.25

2.5	0.25 to 2.0
2.0	>2.0

Peaking factors for other facilities shall be determined using historical flow records.

POLICY 8.2

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

OBJECTIVE 9

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

POLICY 9.1

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

SOLID WASTE SUB-ELEMENT

OBJECTIVE 10

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

POLICY 10.1

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

OBJECTIVE 11

The Town shall issue development orders and permits for new development or redevelopment only if the Solid Waste Authority's disposal facilities, necessary to meet the Town's adopted Level of Service standards, are available concurrent with the impact of the development.

POLICY 11.1

The Town's level of service for garbage collection and disposal shall be 2.55 tons per year.

POLICY 11.2

The Town shall coordinate with the SWA, upon request, to assist in its efforts to establish priorities for the replacement of, or corrections of deficiencies to, solid waste disposal facilities, as well as provision for future solid waste disposal needs.

TOWN OF PALM BEACH
~~10~~ 20-YEAR WATER SUPPLY FACILITY WORK PLAN

Prepared For:

Florida Department of ~~Economic Opportunity~~ Commerce

Prepared By:

Town of Palm Beach Planning, Zoning & Building Department
and
Chen Moore & Associates

~~April, 2020~~ April 2026

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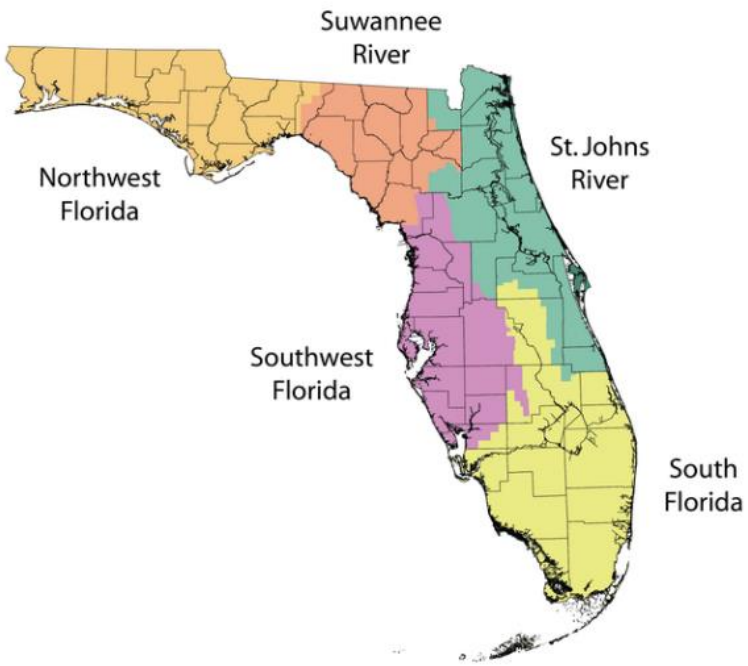
Appendix A - The City of West Palm Beach ~~10~~ 20-Year Water Supply Facility Work Plan

1.0 EXECUTIVE SUMMARY

It is a policy of the Florida Legislature that the state's water resources be managed at a state and regional level. The Florida Department of Environmental Protection (FDEP) is responsible for the administration of the water resources at the state level. Additionally, FDEP exercises general supervisory authority over the state's 5 water management districts, who are responsible for the administration of the water resources at the regional level. The state's 5 water management districts, shown on Map 1, include the following:

1) Northwest Florida Water Management District
2) Suwannee River Water Management District
3) St. Johns River Water Management District
4) Southwest Florida Water Management District
5) South Florida Water Management District[1]

Map 1



The Town of Palm Beach is located within the jurisdiction of the South Florida Water Management District (SFWMD), which encompasses nearly 18,000 square miles. The SFWMD manages the water resources in the southern half of the state, covering 16 counties from Orlando to the Florida Keys and serving a population of 9 million residents. It is the oldest and largest of the state's 5 water management districts. The agency is

[1] Water Management Districts | Florida Department of Environmental Protection

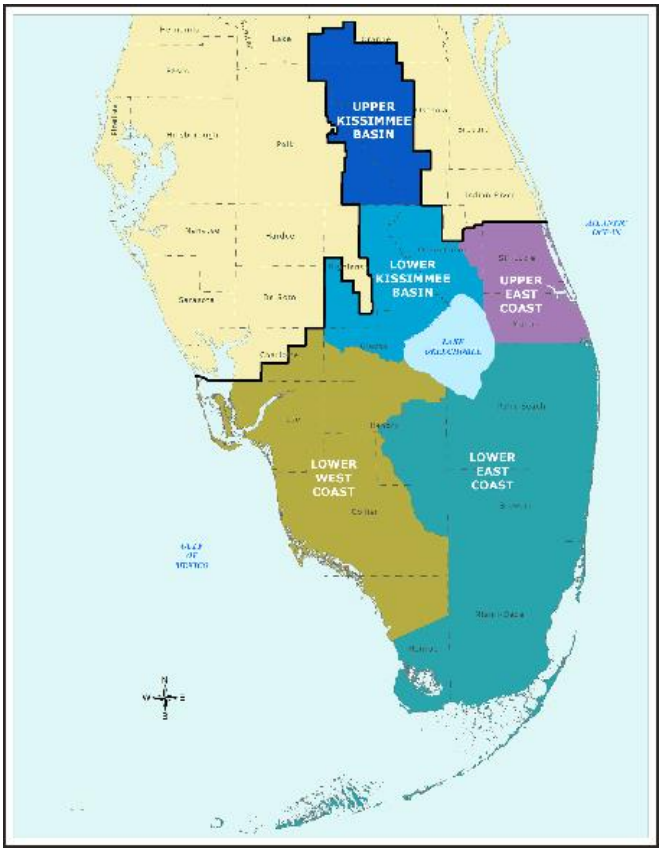
responsible for managing and protecting the water resources of South Florida by balancing and improving flood control, water supply, water quality and natural systems. A key initiative is the restoration of the Everglades, which is the largest environmental restoration project in the nation's history.[2]

The SFWMD is divided into the following 5 planning areas:

1) Upper East Coast (UEC)
2) Lower West Coast (LWC)
3) Lower East Coast (LEC)
4) Lower Kissimmee Basin (LKB)
5) Upper Kissimmee Basin (UKB)

As displayed in Map 2 below, Palm Beach County lies within the LEC planning area.

Map 2



[2] https://flshmp-floridadisaster.hub.arcgis.com/pages/fwmd

The strategic goal for SFWMD is to identify sufficient water supply sources and projects to meet existing and future reasonable and beneficial uses during 1-in-10-year drought conditions while sustaining water resources and related natural systems. The SFWMD prepares water supply plans for these planning areas that are specific to each region to identify and analyze current and future water needs. These regional water supply plans are based on at least a 20-year future planning horizon that require updates every 5 years. The Water Supply Plan Updates are used by local governments, water users and utilities to update and modify local comprehensive plans, facility work plans and ordinances[3]

There are several reasons why the Florida Statutes require local governments to update the Work Plan as provided below:

- Ensure adequate water supply for current and future residents
- Strengthen position to compete for funding assistance
- Plan for alternative sources that take time to develop and finance
- Ensure local needs are considered by regional water suppliers and the SFWMD[4]

The LEC planning area, which Palm Beach County is within, has a growing population and limited freshwater resources. As such, the most recently updated LEC Water Supply Plan, adopted in September 2024, focuses on other water supply sources, such as reverse osmosis to treat brackish groundwater, reclaimed water, storage options, seasonal surface water and water conservation to address future demands. The most recently adopted update to the LEC Water Supply Plan was in September 2024. The LEC Water Supply Plan has a planning horizon of 2045. [5]

The purpose of the Town of Palm Beach Water Supply Facility Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development and redevelopment within the Town's jurisdiction. Pursuant to §163.3177(6)(c), Fla. Stat., ~~requires~~ the Town is required to prepare, adopt and incorporate the South Florida Water Management Plan (SFWMD) updated 20-year Water Supply Facility Work Plan into the Town's Infrastructure Element of the Comprehensive Plan within 18 months following its adoption.

Completion of the Town's Work Plan is dependent upon the adoption of the City of West Palm Beach's Work Plan as the Town's water supplier. A 30-year renewable contract between the Town and the City of West Palm Beach (City) was signed in 1965 and expired in January 1995. The Town subsequently renegotiated the contract with the City, and a new franchise agreement was signed in 1999 and is effective until 2029.[6]

[3] 2024-2024 Lower East Coat Water Supply Plan Update Planning Document. SFWMD
[4] City of West Palm Beach Water Supply Facility Amendments Round 25-1
[5] 2024-2024 Lower East Coat Water Supply Plan Update Planning Document. SFWMD
[6] Town of Palm Beach 2024 Comprehensive Plan, Infrastructure Element, Potable Water Sub-Element

~~The *2018 Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) in November of 2018. Completion of the Town's plan was dependent upon the completion of the Town's water supplier's (City of West Palm Beach) Work Plan and the transmittal of the City's Work Plan to the Florida Department of Economic Opportunity (DEO).~~

The Town's Work Plan is divided into ~~four~~ six sections:

Section 1- Executive Summary
Section ~~1~~2 – Introduction
Section ~~2~~3 – Background Information
Section ~~3~~4 – Data and Analysis
Section ~~4~~5– Work Plan Projects/Capital Improvement Element/Schedule
Section 6 – Comprehensive Plan

2.0 INTRODUCTION

The purpose of water supply planning is to develop strategies to meet future water demands of urban and agricultural uses, while meeting the needs of the environment. This process identifies areas where historically used sources of water will not be adequate to meet future demands and evaluates several water source options to meet those demands. Residents of the Town of Palm Beach obtain their water directly from the City ~~of West Palm Beach~~, which is responsible for ensuring that enough capacity is available for existing and future customers. Pursuant to § 163.3177(6)(c) Fla. Stat., DPEP requires the City to revise the 20-year Water Supply Facility Work Plan within its comprehensive plan no later than 18 months after SFWMD approves a regional water supply plan or updates. [7] The City adopted their most recent updated Work Plan in March 2026.

The Town of Palm Beach Water Supply Facility Work Plan (Work Plan) references the initiatives already identified in City ~~of West Palm Beach~~'s 10-year 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, conservation, and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. Because of the Town's relationship with the City ~~of West Palm Beach~~, the Town's Work Plan has the same planning time schedule as the City ~~of West Palm Beach~~'s 10-year Work Plan.

The Town of Palm Beach's goals, objectives and policies that address potable water are found in the Potable Water Sub-Element of the Infrastructure Element of the Town's

[7] Ibid

Comprehensive Plan. Specifically, the policies ~~in Objectives 9, 10, and 11~~ in the Infrastructure Element Potable Water Sub-Element Objectives 3 through 6 details how the Town coordinates with its water provider to guarantee a sufficient water supply for its residents in the most efficient and environmentally friendly way possible. Policy ~~11.2~~ 5.2 ~~in the Infrastructure Element~~ references this Water Supply Facility Work Plan.

1.1 Statutory History

The Florida Legislature enacted legislation in the 2002, 2004, 2005, 2011 and 2012 sessions to address the state's water supply needs. This legislation, particularly 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.

1.2 Statutory Requirements

Each local government must comply with the following requirements:

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

2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [§163.3177(6)(a), ~~F.S.~~ Fla. Stat]. 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.

3. Ensure that adequate water supplies and facilities are 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 permits, 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), ~~F.S.~~ Fla. Stat.]. 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).

4. For local governments subject to a regional water supply plan, revise the General 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.~~ §373.709(8)(b), ~~F.S~~. Fla. Stat .[~~s.~~ §163.3177(6)(c), ~~F.S.~~ Fla. Stat];
    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)3, ~~F.S.~~ Fla. Stat]; 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~~ Fla. Stat.] 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)3, ~~F.S~~ Fla. Stat.]

5. 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 [~~s.~~ §163.3177(3)(a)4, ~~F.S~~ Fla. Stat.].

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, 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~~ Fla. Stat.]

    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 (9), ~~F.S~~ Fla. Stat.]

7. 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~~ Fla. Stat.]

8. Address in the EAR (if necessary), 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 (3), ~~F.S~~ Fla. Stat.]

2.0 BACKGROUND INFORMATION

2.1 Overview

The Town of Palm Beach was incorporated in 1911, making it the second municipality established in Palm Beach County. The Town is a 16-mile-long barrier island with the Atlantic Ocean to the east and the Intracoastal Waterway to the west, which separates the Town from the Cities of West Palm Beach and Lake Worth Beach.

The Town of Palm Beach is substantially built-out. The Town experienced its greatest growth between 1950 and 1970, when its resident population increased from 3,886 to 9,086. The population increased to 9,676 in 2000; however, since then, population growth has actually declined. According to the 2010 US Census, the Town had a population of 8,161, which was a 15.7% decrease from the 2000 US Census figure. The University of Florida, Bureau of Economic and Business Research (BEBR) estimates the ~~2019~~ 2030 population at ~~8,321~~ 9,569, which is a somewhat minor population increase. Any potential population growth is unlikely, and if it were to occur, it would likely be relatively minor given the fact that the Town is substantially built-out, and there is a scarcity of vacant and developable land. Furthermore, the potential expansion of the Town's current boundaries through annexations is not possible because the Town is not physically connected to any unincorporated areas.

~~In 2009, an evaluation of existing gross acreage by land uses revealed that 1,614 acres or 78% of the total gross acreage in the Town is dedicated to residential use. The remaining gross acreages are allocated to non-residential uses such as private group use (11%), recreation (5%), commercial (5%); conservation (2%), and public use (0.002%). The private group use includes private clubs, golf and country clubs, houses of worship, museums and non-commercial recreation-type or cultural uses.~~ The Town does not anticipate increases in land area in the near future; however, population projections indicate a continued growth for the Town of nearly 3.74% between 2025 and

2045 based on the Palm Beach County Allocation Model (Allocation Model), see Table 1 below.

Table 1
2025 Palm Beach County Population Allocation Model

Year	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
Population Projection	9,464	9,569	9,627	9,642	9,818	9,902

Many of the new residential construction permits were in conjunction with a demolition permit, thereby allowing an existing home to be demolished and replaced with a new home. This information furthers the premise that the Town is essentially built-out.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the 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 water use permit program. This reduced reliance on the regional system for future water supply needs mandates the development of alternative water supplies and increases conservation and reuse.

1. The existing alternative water supplies developed by the City of West Palm Beach include:

a. Construction of an Aquifer Storage and Recovery (ASR) well system at the water treatment plant to capture and store excess water from Clear Lake during the wet season and recover the stored water during the dry season.

b. Construction of the C-17 Pump Station to capture excess stormwater within the C- 17 Canal prior to discharge to tide.

c. Construction of the Renaissance Project to capture and treat stormwater drainage from the Stub Canal to reduce discharges to tide.

d. Construction of the Boyd Street gate system that allows the capture of excess water from the C-51 Canal prior to discharge to tide.

2. Future water supplies and treatment strategies to be evaluated include:

a. Alternative Water Supply: The City will develop strategies for use of alternative water supplies including:

i. Brackish Water Supply: The City received an allocation of brackish water (Floridan Aquifer) from the SFWMD under Permit 50-12547-W to meet future demands through Year 2074.

ii. Brackish Water Production Wells: The City will develop the necessary upper Floridan Aquifer production wells (31 Wells) and associated infrastructure to transport brackish water for treatment to meet future demands.

b. Treatment Strategies: The City will investigate and implement strategies to improve, maintain and expand the water treatment plant capacity, capabilities, and efficiencies including:

i. Surface Water Treatment: The City will investigate and develop treatment strategies that improve the efficiencies for raw water treatment, chemical use, and waste production.

ii. Brackish Water Treatment: The City will investigate and develop treatment strategies to process brackish water to meet future demands.

3. The East Central Regional Water Reclamation Facility (ECR) will continue to maintain, operate and investigate opportunities to reduce potable water demands, increase reuse rates, and develop strategies to reclaim treated water.

a. FPL Reclaim Facility: The ECR and Palm Beach County have an interlocal agreement for the operation and maintenance of the reclaimed water facility located on the ECR property. Through interlocal agreement Palm Beach County provides reclaimed water to the FPL West County Energy Center and Fit Team Ball Park of the Palm Beaches.

b. Process Water Treatment System: Operation and maintenance of the Process Water Treatment System used to filter and pressurize process water for the biosolids facility. The system reduces the ECR's potable water usage demand by approximately 14 million gallons per month (mgm).

The intent of the Work Plan is to meet the statutory requirements mentioned in subsection 1.2 and to coordinate the City's water supply initiatives with the SFWMD's 2023/2024 Water Supply Plan.

This Work Plan details the facilities and proposed alternative water supply (AWS) projects that are being evaluated, planned or completed and included in the 2023/2024 Water Supply Plan to assist the City in meeting the service area water demands through 2045. These projects are expected to be completed in increments consistent with the

projected growth set forth in the Work Plan. The AWS projects will be included within the City's Capital Improvement Element, as needed.

3. DATA AND ANALYSIS

The Town of Palm Beach does not own or operate its own potable water supply system. Rather, potable water facilities and services are provided by the City ~~of West Palm Beach~~. In addition to providing potable water to the Town of Palm Beach and its own residents, the City ~~of West Palm Beach~~ also provides potable water to the Town of South Palm Beach.

The City ~~of West Palm Beach~~'s water system includes a raw water supply, water treatment plant, storage reservoirs, and a distribution system. A 30-year renewable contract between the Town and the City was signed in 1965 (Resolution 3-65) and expired in 1995; however, the City continued to provide water to the Town as was required by the previous agreement. The Town subsequently renegotiated the contract with the City, and a new franchise agreement was signed on June 16, 1999 (Resolution 22-99) and is effective until 2029.

The City reviewed the 2023/2024 WSP population projections and elected to use the more conservative projections and updated values from the Allocation Model for the Work Plan. In reviewing the 2023/2024 WSP, it was noted that the population projections were nearly three years old and were used in September 2023 to support the CUP 50-12547-W application and in December 2024 for the 2025 CAR.

Between 2020 (126,650) and 2024 (136,078) the City experienced a population growth rate of nearly seven percent in the Service Area. The City does not anticipate substantial increases in land area in the near future; however, population projections indicate a continued population growth for the City's Service Area of nearly 16 percent for the next 20 years to 164,873 in the year 2045.

The City has two bulk service agreements that account for a reserve demand of 0.55 mgd and include the Solid Waste Authority and Bayhill Estates. The City anticipates that the agreement with the Solid Waste Authority will remain in place during the planning horizon, while the agreement with Bayhill Estates, currently being served by Palm Beach County, expiring in 2030.

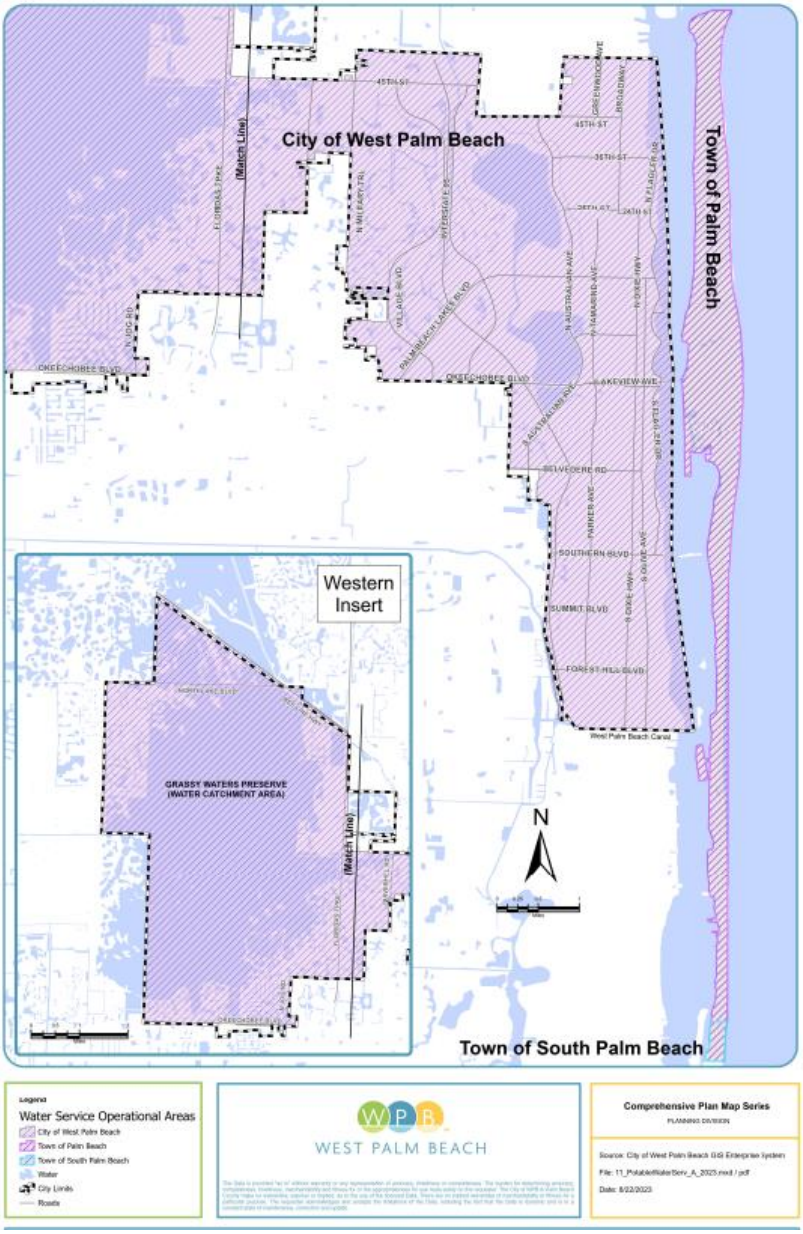
3.1 Population Information

The Town's existing and future population figures are derived from the US Census, the Bureau of Economic and Business Research (BEBR), and the Town's Planning, Zoning and Building Department. Between 1950 and 1970, the Town of Palm Beach population grew from 3,886 to 9,086, an increase of 134 percent. After this period, the Town's population growth was far less dramatic with a 2000 US Census figure of 9,676. The 2010 US Census found that the Town's population actually decreased by 15.7% to a figure of 8,161. ~~The Town's population has been estimated to increase slightly in 2019 to 8,312, and by 2025 the Town's population should reach 8,425; however, this is a somewhat minor increase, and the population is anticipated to remain somewhat flat.~~ Any potential growth is limited because of the fact that the Town is substantially built-out and there is a scarcity of vacant and developable land. Based on the Palm Beach County Population Allocation Model, the Town's population is expected to grow to a maximum of 9,902 in 2050.

3.2 Maps of Current and Future Areas Served

The Town's water demand is met by the City of West Palm Beach, therefore the Town falls within the City of West Palm Beach's Utility Service Area, and is shown in the City's Potable Water Supply Service Area map found in the City's Comprehensive Plan Map Series and displayed on Figure 1.

FIGURE 1
City Of West Palm Beach Potable Water Supply Service Area



3.3 Population and Potable Water Supply Demand Projections

The Town's population figures have been included in the City of West Palm Beach's ~~10~~20-Year Water Supply Facility Work Plan, which also includes the population figures for the Town of South Palm Beach and the City of West Palm Beach. All of these population figures have been used to project future water demand in the Utility Service Area for the City of West Palm Beach. ~~and are included in the City's 10-Year Water Supply Facility Work Plan in the City's Comprehensive Plan. In summary, the City's permitted~~

~~allocation of potable water is 15,038 million gallons per year, while the demand from the Utility Service Area was 11,862 million gallons in 2017, and the projected demand for the Area is 13,095.5 million gallons in 2023. Therefore, the City of West Palm Beach can more than easily meet the water demands of the Town of Palm Beach for the next ten years.~~

Table 2
Service Area Historical Population Estimates

Municipality	2025	2030	2035	2040	2045
City of West Palm Beach	127,076	135,179	143,669	149,589	153,493
Town of Palm Beach	9,464	9,569	9,627	9,642	9,818
Town of South Palm Beach	1,549	1,552	1,557	1,557	1,562
Total Service Area	138,089	146,300	154,853	160,788	164,873

The historic water production figures, average daily rates, Service Area populations, and per Capita rate are shown in the Table 4 for years 2020 through 2024.

Table 3
Service Area Historic Water Production and Demand

Production/Demand	Year				
	2020	2021	2022	2023	2024
Annual Production (mgy)	10,364	10,662	10,894	11,025	11,060
Average Daily Rates (mgd)	28.39	29.21	29.85	30.21	30.30
Service Area Populations	126,650	129,980	130,661	132,833	136,078
Per Capita Demand (gpcd)	224.20	224.74	228.43	227.40	222.68

This section provides the historical population data from ~~2018 to 2022~~ 2020 to 2024 and ~~projected~~ population projections ~~from~~ for 2025 to through 2045 for the ~~City Utility~~ Service Area. The total population estimates for the City, Town of Palm Beach and Town of South Palm Beach were based on the information obtained from the sources noted in Section 3.~~1~~3 of the Work Plan. The Work Plan assumes the Town of Palm Beach will remain a customer through the planning period.

Future water demands are estimated using the Service Area population projections multiplied by the per capita rate of 225.49 gpcd. The selected per capita rate was based on the average of the rates in Table 4 for the past five years. Table 5 below provides the projected finished water demand for the years 2025 through 2045.

Table 4
Service Area Future Water Demand

Demand Projections	**Year**				
	2025	2030	2035	2040	2045
Service Area Populations	138,089	146,300	154,853	160,788	164,873
Per Capita Factor (gpcd)	225.45	225.45	225.45	225.45	225.45
Average Daily Production (mgd)	31.14	32.99	34.92	36.26	37.18
Maximum Daily Production (mgd)	42.93	45.48	48.14	49.99	51.26
Annual Production (gpy)	11,365	12,041	12,745	13,233	13,570

3.4 Water Supply Provided by the City of West Palm Beach

The City of West Palm Beach's ~~10~~-20-Year Water Supply Facilities Work Plan is attached as Appendix A. The intent of the City's Work Plan is to meet the statutory requirements mentioned in subsection 1.2 of this plan and to coordinate the City of West Palm Beach's water supply initiatives with the SFWMD's ~~2018~~ 2024 *Lower East Coast Water Supply Plan Update*.

As stated earlier, the City of West Palm Beach's Utility Service Area includes all the land within the City's municipal boundaries, and also those areas within the municipal boundaries of the Town of South Palm Beach and the Town of Palm Beach. The City of West Palm Beach's supply system is detailed in the following subsections.

3.4.1 SFWMD ~~Water~~ Consumptive Use Permit

The City has obtained ~~a~~ two consumptive use permits ~~from 20-year water use permit (WUP)~~ from ~~the South Florida Water Management District~~ (SFWMD) ~~on February 14, 2013. The details of the permit are as follows:~~

- Consumptive Use Permit 50-00615-W issued on February 14, 2013, authorizing allocations for the Surface Water, Surficial Aquifer, and Floridan Aquifer systems. This is a 20-year permit that will expire on February 14, 2033.

- Consumptive Use Permit 50-12547-W issued on July 9, 2024, authorizing allocations for the upper Floridan Aquifer systems. This is a 50-year permit expiring on July 9, 2074.

Permit 50-12547-W secured a future AWS supply for the City which, when permitted, was sufficient to meet the future needs through calendar year 2074.

- WUP Numbers: 50-00615-W and 50-12547-W
- Raw Water Source:
    1. Ground Water Source: ASR Well System (Storage/Recovery - Floridan Aquifer System) & Surficial Aquifer System, and upper Florida Aquifer
    2. Surface Water Source: Clear Lake ~~(via M-Canal and Lake Mangonia from Grassy Waters Preserve~~ and SFWMD Canal (L-8) ~~Lake Okeechobee via the L-8~~ Tieback ~~through control 2 (67 MGD)~~
- Raw Water Allocation Information:

    Annual Allocations: ~~15,038 Million Gallons (MG)~~
    SFWMD Canal (l-8) Tieback: 24,446 MG
    Clear Lake: 15,038.00 (MG)
    Surficial Aquifer System (Western Wellfield): 1,470 MG
    Surficial Aquifer System (Eastern Wellfield: 864 MG
    Floridan Aquifer (Phase 1): 4,866.70 MG
    Florida Aquifer System (Phase 2 – 5): 20,545.85 MG

    ~~Max.~~ Monthly Allocations:
    SFWMD Canal (l-8) Tieback: 2,765.00 MG
    Clear Lake: 1,392.32 MG
    Surficial Aquifer System (Western Wellfield): 759.50 MG
    Surficial Aquifer System (Eastern Wellfield: 446.40 MG
    Floridan Aquifer (Phase 1): 437.80 MG
    Florida Aquifer System (Phase 2 – 5): 1,848.11 MG
    ~~1,392.32 Million Gallons (MG)~~

- Annual allocation includes 15,038 million gallons (MG) from Clear Lake and 24,446 million gallons (MG) from SWFWMD Canal (L-8) Tieback as existing surface water withdrawal and from Surficial Aquifer System 1,470 MG from West Wellfield (WWF) and 864 MG from East Wellfield (EWF)
- ~~Specific Source Limitation:~~
  ~~Clear Lake Annual = 15,038 MG; Monthly = 1,392.32 MG~~
- ~~Permit Expiration: February 14, 2033.~~

3.4.2 Existing Withdrawal Facility

Source: Floridan Aquifer System - Recovery of surface water from Clear Lake stored in the ASR well
1-24" – X 1200' X 4861 GPM Well Cased to 985 feet

Source: Surficial Aquifer System
1 – X 18" X 152.5' X 2,780 GPM Well Cased to 82.5 feet
1 – X 18" X 153.5' X 2,780 GPM Well Cased to 83.5 feet
1 – X 18" X 154' X 2,780 GPM Well Cased to 84 feet
1 – X 18" X 163' X 2,780 GPM Well Cased to 93.5 feet
1 – X 18" X 166' X 2,780 GPM Well Cased to 96 feet
1 – X 18" X 170' X 2,780 GPM Well Cased to 100 feet
4 – X 18" X 150' X 2,780 GPM Well Cased to 80 feet

Ground Water: Surficial Aquifer System – East Wellfield

1-24" x 98'x 1000 GPM Well Cased to 95 feet
1-24" x 186'x 1000 GPM Well Cased to 137 feet
1-24" x 181'x 1000 GPM Well Cased to 131 feet
1-24" x 95'x 1000 GPM Well Cased to 91 feet
1-24" x 101'x 1000 GPM Well Cased to 86 feet
1-24" x 170'x 1000 GPM Well Cased to 132 feet
1-24" x 97'x 1000 GPM Well Cased to 93 feet
1-24" x 125'x 1000 GPM Well Cased to 119 feet
1-24" x 195'x 1000 GPM Well Cased to 145 feet
1-24" x 142'x 1000 GPM Well Cased to 105 feet

Source: Clear Lake (East Lobe) - Surface Water
1-30" x 250 HP x 13,900 GPM turbine pump (RW #26)
1-30" x 200 hp x 13,900 GPM turbine pump (RW #27)
4 – X 14" X 100 HP X 8,400 GPM Turbine Pumps (RW #21, RW #22, RW #24, & RW#25)
~~1 – X 16" X 100 HP X 5,250 GPM Centrifugal Pumps~~
~~2 – X 18" X 125 HP X 10,500 GPM Centrifugal Pumps~~
~~1 – X 30" X 150 HP X 17,500 GPM Turbine Pumps~~
~~3 – 36" X 130 HP X 15,000 GPM Submersible Pumps~~

~~4 – 42" X 200 HP X 33,700 GPM Axial Flow Pumps~~

3.4.3 Alternative Water Supplies

The City's SFWMD water use permit (WUP) requires that the City "use alternative water supplies to account for all increased demands from Clear Lake above the City's historic use." The City has identified these alternatives in their ~~10~~-20-Year Water Supply Facility Work Plan (Section 3.3.4), which will allow the City to meet the water supply demand of its Service Area for the next ten years, including the water demands of the Town of Palm Beach. The City has approved alternatives, urban stormwater treatment via the Renaissance Project (637 MGY), tidal capture from C-51 canal (up to 54 MGD) via Renaissance treatment process, tidal capture from C-17 canal (up to 72 MGD), ASR well (stored surface water-up to 8 MGD), Eastern Wellfield (14.4 MGD), Western Wellfield (24.5 MGD) and Clear Lake Pump station and Divide structure (up to 60 MGD).

3.4.4 Interconnects

The City also maintains interconnections with other public water suppliers including:

1. One interconnection with the Solid Waste Authority for delivery of up to 0.35 MGD of finished water;
2. One interconnection with Palm Beach County at Bay Hill Estates for delivery of up to 0.5 MGD of finished water;
3. One emergency interconnection with Lake Worth Beach Utilities (1.0 MGD);
4. Five emergency interconnections with Palm Beach County at SR7 at Okeechobee (3.0 MGD), M-Canal W to Coconut Blvd (0.15 MGD), Haverhill Road (1.5 MGD), Jog Road (3.0 MGD), and Florida Mango Road (1.0 MGD); and
5. Two emergency interconnections with the City of Riviera Beach with one at Military Trail (1.0 MGD) and one at Broadway Avenue (1.0 MGD).

3.5 Conservation

Currently, one of the Town's objectives listed in the Comprehensive Plan is to implement a water conservation program that includes education, requiring water saving devices in construction, requiring new automatic irrigation systems to include water sensors, the use of xeriscaping, and enforcement of SFWMD's irrigation restrictions. The following objective and policies from the Infrastructure Element of the Palm Beach Comprehensive Plan reinforce the Town's commitment to conservation:

OBJECTIVE 4: The Town shall, either on its own initiative or through support of, and participation in, a regional effort, undertake a water conservation program. The Town will also address the following water quality issues:

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

POLICY 4.1: The Town shall continue to implement a program of public education to promote water conservation in conjunction with the City of West Palm Beach and the South Florida Water Management District.

POLICY 4.2: The Town shall continue to implement the water conserving landscape design (Florida Friendly) outlined in Code Section 66-286 applicable to new development and redevelopment.

POLICY 4.3: The Town shall continue to enforce through the Florida Building Code water saving devices in new construction, such as low volume shower heads and toilets, soil tensiometers, or similar control mechanisms, in all irrigation systems and water saving sink faucets.

POLICY 4.4: The Town shall continue to implement any lawn watering restrictions enacted by the City of West Palm Beach or the South Florida Water Management District.

POLICY 4.5: The Town shall continue to implement and enforce watering restrictions and require new water sensing devices on new automatic irrigation systems.

In addition, some water conservation programs have been implemented and added to Town code.

To further the conservation of water, the Town will coordinate future conservation efforts with the City of West Palm Beach and the 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 promote water conservation in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and the City of West Palm Beach in the implementation of new regulations or programs that are designed to conserve water during the dry season.

3.6 Alternative Water Supply Projects & Reuse

State law supports and promotes reuse efforts. For the past several years, Florida's utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. ~~Section~~ §373.250(1) ~~F.S.~~ Fla. Stat provides that "the encouragement and promotion of water conservation and reuse of reclaimed

water, as defined by the department, are state objectives and considered to be in the public interest." In addition, ~~Section~~ §403.064(1), ~~F.S.~~ Fla. Stat, provides that "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 supports all water reuse and alternative water supply initiatives by its water provider, including those completed and operational, and those that are being developed. These water reuse and alternative water supply initiatives include the following:

• Renaissance Project: Constructed in 2002, the project is an innovative stormwater collection and reuse system that collects and treats stormwater normally discharged to tide. With an initial construction cost of $17,600,000 the project was completed with financial support from the Environmental Protection Agency, South Florida Water Management District, and Palm Beach County. The system captures, treat and stores approximately 637 million gallons per year, (MGY) or one (1.75) million gallons per day (MGD).

• Aquifer Storage and Recovery (ASR) Well: Upon completion of construction, the ASR well was rated at 8 mgd. Located at the Water Treatment Plant it ~~is~~ was designed to store excess surface water during periods of heavy rainfall in~~. The excess water is pumped into~~ the upper Floridan Aquifer System and is recovered when the water is withdrawn to meet increased demands during dry weather. Cycle testing continues and in 2019 the well acid cleaned, the injection pump rebuilt, and the effluent valve replaced. The City continues to invest in this alternative water source with plans to restart cycle testing in early 2020.

• Western Wellfield: The existing 10 wells in the Western wellfield can provide 24.5 MGD (operational conditions based on Clear Lake levels and regional water non-availability).

• The City completed construction of Divide Structure Pump station on Clear Lake to withdraw water from deeper areas of Clear Lake allowing additional source water of up to 60 MGD (operational conditions based on Clear Lake levels and regional water supply non-availability).

• Eastern Well Field: The existing 10 surficial wells located around M-Canal to capture seepage losses, bringing a potential 14.4 MGD (operational conditions are based on Clear Lake levels and regional water supply non-availability).

• C17 Canal Pump Structure: The City constructed a new pump station for capturing water sent to tide from C17 Canal, this pump structure has the potential to capture up to 72 MGD (operational conditions based on water being released to tide and canal levels).

4.0 CAPITAL IMPROVEMENTS

The following are details of the City of West Palm Beach's treatment process for potable water, and ~~what~~ the capital improvements that will be necessary over the next ten years to provide potable water to those it serves, including the Town of Palm Beach.

4.1 City of West Palm Beach's Existing Water Treatment Plant Process

The West Palm Beach Water Treatment Plant (WTP) is owned and operated by the City of West Palm Beach (City). The WTP and associated distribution system provides potable water to the residents, visitors and business of West Palm Beach and the towns of Palm Beach and South Palm Beach. The WTP is located in Palm Beach County, Florida at 1009 Banyan Boulevard, West Palm Beach, Florida.

The City was founded in 1894 and has been the seat of Palm Beach County government since 1909. The initial urbanized portion of the City was approximately eight miles long and 3 miles wide. A coastal ridge lies several blocks to the west and runs parallel to the Intercoastal Waterway for the entire length of the City. The original City site now constitutes the central business district. The development and maintenance of the utility infrastructure system continues to provide an acceptable level of service and an essential component ~~in the City's growth.~~ within the Service Area.

From the first water supply system developed in the late 1800s, the City's utility system has grown from a service population of approximately 500 people in 1900 to its current estimated service population of approximately ~~125,000~~ 136,100 residents in 2024 covering 61 square miles. Th utility system provides water for both indoor and outdoor use for about ~~34,334~~ 33,549 residential and commercial customers accounts.

~~The City's potable water system includes a raw water supply system, WTP, repump stations, storage tanks, the distribution system and various interconnections with neighboring utilities.~~

~~The City's facilities including the source water supply, water treatment system, re-pump stations, available interconnection and the existing distribution system.~~ Since ~~2015~~ 2020 there have been several capital projects initiated and ~~changes~~ completed that include the following:

- Modification of Raw Water Pump #27;
- Construction of the 50.0 mgd Powered Activated Carbon (PAC) Basin;
- Filter Media Replacement;
- Abandonment of the 1 MG Clearwell/Storage Tank at the WTP;
- Construction and Operation of the 50 mgd Ultra-Violet Light (UV) Disinfection System;
- Construction of a direct suction header to the West Pump House;
- Installation of 4 new high service pumps in the West Pump House;

• Remote re-pump station switches from gaseous chlorine to sodium hypochlorite;
• Pre and post disinfectant injection at the Ibis Re-Pump Station; and
• Six Sigma project to address distribution system flushing volumes.

These projects total more than ~~25~~ 12 million dollars ($~~25~~12,000,000) invested in the PWS since 2015. The City continues to be committed to the proper operation and maintenance of its PWS to ensure public health and safety.

~~The WTP is a surface water treatment facility operating on a source water supply that is collected, stored and transported by various catchment areas including urban rain cropping, wetlands, lakes and canals to meet the water supply needs.~~

~~The source water supply includes facilities owned and operated by the City along with facilities within the Regional Systems operated by the South Florida Water Management District and the United States Army Corps of Engineers.~~

The existing source water supply system dates to 1894 with the construction of a single steam driven pump and an 8-inch pipe to move water from Clear Lake to Henry Flager's Royal Poinciana Hotel. Over the years the source water supply has been expanded. The history of the supply includes the following milestones:

1894 Clear Lake tapped as Water Supply.
1920's Clear Lake is connected to Lake Mangonia.
1930's M-Canal excavated to wetlands (Grassy Waters Preserve) west of the lakes.
1950's Grassy Waters Preserve (19.3 Square Miles) purchased.
1960's M-Canal Extension westward to the L-8 Canal and Lake Okeechobee.
1980's Western Wellfield constructed.
1990's Aquifer Storage and Recovery Well constructed.
2000's Renaissance Project construction and the Okeechobee Divide Structure constructed.
2010's Eastern Wellfield constructed, Australian Avenue Gates and Pumps constructed, and the C-17 Pump House constructed.

The Clear Lake WTP, originally completed in 1921, underwent an expansion in 1989 and as of 2020 is in the final steps of a major renovation including the addition of the PAC basins, the UV Treatment System and upgrades to the West Pump House's high service pumps and Raw Water Pump 27.

The WTP has a maximum permitted capacity of 47.3 mgd. The treatment process includes the following:

• Hypochlorite Pretreatment - Turbidity Control (Optional);
• Powered Activated Carbon - Taste and Odor Control (Optional);
• Cationic Polymer - Turbidity Control;

- Ferric Sulfate - Turbidity Control;
- Lime – Softening, Turbidity and TOC Removal;
- Recarbonation - pH Adjustment;
- Filter Aid - Turbidity Control (Optional);
- Conventional/Biologically Active Filters – Turbidity Control, Taste and Odor Control;
- UV Disinfection - Bacteriological Control;
- Chlorine/Chloramines - Bacteriological Control;
- pH Adjustment (Sodium Hydroxide) - Lead and Copper Control;
- Orthophosphate (Corrosion Inhibitor) - Lead and Copper Control; and
- Fluoride - Dental Health.

The WTP uses conventional lime softening, filtration and chemical disinfection to comply with the federal and state safe drinking water regulations. The UV System, commissioned in February 2019, provides an additional barrier for public health purposes. The PAC Basin, expected to be fully operational in early 2020, will be used on an as needed basis to improve the taste and odor characteristic of the finished water.

The primary source of the City's water supply is surface water. Surface water travels through the City's M-Canal to the City's water supply lakes, Lake Mangonia and Clear Lake, from the City's Grassy Waters Preserve, a 19.3 square mile aquatic preserve located in western West Palm Beach and from Lake Okeechobee through the L-8 Tieback through the City's control 2 structure.

Alternative sources of water that feed into this above-ground water supply system include the City's Renaissance Project, tidal water capture from C51 and C17 Canals, augmentation from surface water stored and recovered from the ASR well, Eastern and Western wellfield surficial wells. During extreme drought conditions the Clear Lake Divide structure will help draw water from lower depths in Clear Lake to augment the water supply to the treatment plant.

4.2 Capital Improvements Element/Schedule

The City of West Palm Beach's Five-Year Capital Improvements Schedule, which is adopted annually, details the capital improvements necessary to provide the various adopted levels of service (LOS) established by the City and those that they serve, including the Town of Palm Beach. The City's Utilities Department is currently assessing the condition of the water treatment plant, as well as distribution system assets. Following the assessment, the City will prioritize infrastructure projects, including above ground and underground utilities. Based on the assessment and prioritization, the Utilities Department plans on borrowing money through a bond to address water treatment and distribution needs.

After the City ~~of West Palm Beach~~ reviewed current and projected water demands, permitted allocation, and its water supply options, along with instituting drought

proofing measures, the City determined a need for additional treatment capacity and technologies within the 20-year planning horizon. – The City has recognized that existing water quality conditions have not been improving coupled with the emerging contaminants of concern. The City will need the use of advanced treatment strategies to continue providing safe drinking water. As a result, the City has initiated planning for the development of the upper Floridan Aquifer water supply as allowed under the SFWMD permit for Phase 1 (10 MGD). In addition, the City will continue to explore current technology and options to optimize the existing water supplies while enhanced treatment processes are assessed to meet anticipated future demands. Details of the 20 year Capital Project Schedule can be found in section 4.2 of the 20 -Year Water Supply Facility Work Plan Sub-Element of the City's Comprehensive Plan Amendment Utilities Element.

5.0 COORDINATION WITH WATER PROVIDER

A representative from the Town of Palm Beach meets on a regular basis with a representative from the City ~~of West Palm Beach~~ to ~~"~~assist the City in its efforts to establish priorities for replacement of, or corrections of, deficiencies to potable water quality, facilities, as well as provision for future potable water needs~~." (Infrastructure Element Policy 11.1). The Town has also created the Town of Palm Beach Water Committee that regularly meets to discuss water supply problems and issues, and possible solutions. Representatives from the City of West Palm often address this Committee, and this Committee is in constant coordination with the City to ensure that the Town's potable water needs are met.~~

The Town will amend this work plan to address any changes to the water provider, or if the Town assumes the responsibility of water provider.

6.0 COMPREHENSIVE PLAN

Comprehensive Plan Goals, Objectives, and Policies (GOPs) are included in the Infrastructure Element to ensure implementation and future updates of the 20 Year Water Supply Facilities Work Plan as required by §163.3177 (6) (c), Fla. Stats.

As GOPs are often amended outside of the cycle for Water Supply Plan amendments (i.e. Evaluation and Appraisal Report amendments every seven (7) years, or as needed), the GOPs are contained in the Comprehensive Plan and are not part of the officially adopted Water Supply Plan. Associated Comprehensive Plan amendments to relevant GOPs will be adopted concurrently with the Work Plan update.

Appendix A

The City of West Palm Beach
~~10-~~20-Year Water Supply Facility Work Plan

COMPREHENSIVE PLAN
UTILITIES ELEMENT

POTABLE WATER SUBELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE CITY RESIDENTS AND OTHER LOCAL GOVERNMENTS THAT RECEIVE POTABLE WATER WITH RELIABLE SERVICE.

Objective 1.1: New development within the City's Potable Water Service Area shall be approved only when adequate water supply, treatment and distribution capacity is available to provide, or provisions are included (as identified in Capital Improvement Element Policies), for the needed potable water or when the developer obligates funds to provide that development's share of capital improvements to any of these systems, as well as the distribution systems within the development.

Policy 1.1.1: The City shall coordinate closely with local governments that receive potable water from the City to ensure they provide the City with an annual report including 5-year, 10-year and 20-year projections of population, land use and water usage information.

Policy 1.1.2: Applicants seeking development approvals shall obtain a written water availability statement from the City indicating an adequate water supply consistent with the established level of service (LOS) standard based on the City's Consumptive Use Permit (50-12547-W). At a minimum, the water availability statement shall indicate an adequate water supply will be available and all required delivery infrastructure shall be fully constructed and operable prior to the issuance of the Certificate of Occupancy.

Policy 1.1.3: The LOS standard for determining the demand and future capacity needs to be generated by a development shall be based on 240 gallons per capita per day (gpcd) factor as identified in the Capital Improvement Element of the City's Comprehensive Plan.

Objective 1.2: The City shall continue to annually evaluate programs and construction projects to identify necessary repairs and add to the potable water delivery system to correct existing facilities and distribution deficiencies.

Policy 1.2.1: The City shall continue to implement an on-going program of inspection and replacement of water lines which are determined to be in a deteriorated condition. Priorities for this work shall be established within the planned capital projects. Additionally, the Utilities Department shall continue to identify and implement appropriate measures to safeguard the quality of the City's potable water.

Policy 1.2.2: The City shall continue with programs such as water quality monitoring nodes, automatic flushing units, free chlorination, reviewing the system to provide looped service among other programs to continuously monitor and improve water quality in the distribution system.

Objective 1.3: Pursuant to the South Florida Water Management District's 50-Year Consumptive Use Permit (50-12547-W), per capita use of potable water within the West Palm Beach Service Area shall not exceed 240 gpcd.

Policy 1.3.1: The City shall continue to educate water users of the importance of water conservation and coordinate with the South Florida Water Management District (SFWMD) in the implementation of water conservation programs such as but not limited to:

a) Encourage the use of water saving plumbing devices in new and existing structures.

b) Reduce water line loss through leak detection, valve exercises and regular repair and replacement.

c) Pursue the use of wastewater reuse for landscaping within rights-of-way, golf courses and parks as an alternative water supply that reduces potable water demands and enhances water conservation efforts.

d) Promote native and Florida friendly plants and efficient irrigation when considering all proposals for development and/or redevelopment.

e) Enhance water conservation through public education, irrigation practices, and other user behaviors as detailed in the approved Water Conservation Plan dated January 10, 2024.

Policy 1.3.2: The City shall continue to implement a water conservation program aimed at the consumer and monitor water usage to study the results of the program.

Policy 1.3.3: The City shall continue to employ structured water rates as an incentive that supports this objective of potable water conservation.

Objective 1.4: In order to discourage urban sprawl, the City shall concentrate new development around existing or planned infrastructure, including potable water facilities.

Policy 1.4.1: The City shall discourage urban sprawl by adhering to the concurrency requirements and level of service standards outlined within this comprehensive plan, including those for potable water facilities.

Policy 1.4.2: The City shall investigate, and, when technically and economically feasible, construct additional infrastructure and/or facilities for potable water delivery as it deems necessary to accommodate projected needs.

Objective 1.5: The City has planned for future water supplies to assure future water demands are met through the implementation and updates of the 20-Year Water Supply Facility Work Plan (Work Plan) SubElement and incorporated alternative water supply projects identified in the SFWMD's regional water supply plan pursuant to s. 373.036(2)(a).

Policy 1.5.1: The City shall continue to coordinate with the SFWMD regarding water supply efforts and shall incorporate into the 20 Year Work Plan, as appropriate, any updates to the South Florida Water Management District Lower East Coast Regional Water Supply Plan (WSP).

Policy 1.5.2: The City shall continue to coordinate population projections and future annexation areas with local governments within the City's potable water service area through the following actions:

- An ongoing review, through the Intergovernmental Plan Amendment Review Committee (IPARC) notification system, of all future land use amendments to properties located within the City's potable water service area.

- Use of the Palm Beach County Planning, Zoning and Building Division's Population Allocation Model and 2023/2024 Lower East Coast Regional Water Supply Plan (2023/2024 WSP) for future population projections by jurisdiction; and

- Once-a-year notification, requiring local governments within the City's potable water service area to provide the City with (i) major development plans affecting the service/future annexation area; and (ii) population projections, if different from those provided by Palm Beach County; and.

Policy 1.5.3: The City shall coordinate its level of service (LOS) standards for potable water with local governments within the City's service area, through the following actions:

- The City shall contact local governments within the City's potable water service area to provide them with information on any changes regarding current LOS standards or any changes of future LOS standards to be included in the Comprehensive Plan and the renewal of local service agreements; and

- The City shall provide local governments within the City's potable water service area with its potable water conservation measures, including reuse.

Policy 1.5.4: The City shall provide local governments within the City's potable water service area with a copy of its annual update of the Capital Improvements Schedule (CIS) for all capacity-related water supply facility projects to be included in the respective updates of their CIS.

SANITARY SEWER SUBELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL CONTINUE TO MEET ITS SANITARY SEWER NEEDS AND, AS EAST CENTRAL REGIONAL WATER RECLAMATION FACITY OPERATOR, SHALL COORDINATE WITH LOCAL GOVERNMENTS THAT IT SERVES IN ORDER TO MEET THEIR FUTURE PLANNING NEEDS.

Objective 1.1: The City shall continually ensure that future demands for sanitary sewer can be met for at least a 20-year planning horizon.

Policy 1.1.1: The City shall coordinate closely with local governments that receive treatment service to ensure they provide the City with 5-year, 10-year and 20-year projections of future wastewater needs and flows based on population projections, development activity, and wastewater generation estimates.

Policy 1.1.2: The City shall treat wastewater from the service area to meet current and future State and Federal standards.

Policy 1.1.3: The City shall coordinate with the communities holding large user agreements to ensure their comprehensive plans and development permit procedures are compatible with the City of West Palm Beach policies with regard to waste water generation, collection, transport, treatment and disposal.

Objective 1.2: In order to discourage urban sprawl, the City shall maximize the use of existing facilities by concentrating new development activity around existing or planned infrastructure, including sanitary sewer facilities.

Policy 1.2.1: The City shall discourage urban sprawl by adhering to the concurrency requirements and level of service standards for sanitary sewer.

Policy 1.2.2: The City shall construct additional infrastructure and/or facilities for sanitary sewer delivery as it deems necessary to accommodate projected needs.

Objective 1.3: The City shall ensure that development permits are issued only if adequate capacity is available concurrent with the impacts of development.

Policy 1.3.1: The City shall continue to prepare annual summaries of built and approved development within its service area.

Policy 1.3.2: The following level of service standards shall serve as the basis for determining current or future capacity requirements:

WASTE WATER COLLECTION

DEVELOPMENT TYPE	AVG. DAILY WASTE WATER FLOW	
Single Family	350	gpd/DU
Multifamily	250	gpd/DU
Commercial	0.20	gpd/SF
Industrial	0.15	gpd/SF
Hotel	100	gpd/room

DU = dwelling unit
SF = square feet
gpd = gallons per day

PUMP STATION PEAKING FACTORS

PEAKING FACTOR	AVG DAILY FLOW (MGD)
3.5	0.01 to 0.05
3.0	0.05 to 0.25
2.5	0.25 to 2.0
2.0	> 2.0

Peaking factors for other facilities shall be determined using historical flow records.

Policy 1.3.3: All improvements shall be consistent with federal, state and local standards, where applicable.

Policy 1.3.4: Permits for future development shall not be issued if flow from the development will cause overloaded conditions within the sewage treatment facilities until improvements can be completed to bring treatment/transmission systems up to capacity and up to adopted standards.

Policy 1.3.5: Sanitary sewer lines shall be installed, either by the City, or through City-approved agreements to meet sanitary sewer level of service requirements.

Policy 1.3.6: The City shall prepare a capacity analysis for the wastewater treatment plant in accordance with State and Federal regulations. The analysis shall be updated annually when a capacity increase is necessary within the next 10 years. Design for additional capacity in the City service area shall begin before a facility is 3 years away from the need for on-line capacity expansion determined by the capacity analysis.

Objective 2.1: The City shall develop a list of capital improvement projects, to be updated annually, identifying needs in 5-year planning increments.

Policy 2.1.1: The capital improvement projects list shall be comprehensive and include projects from all departments of the City government.

Policy 2.1.2: The City shall evaluate and rank the list of capital improvement projects in order to logically distribute funding for the various projects.

Policy 2.1.3: Projects which correct existing deficiencies to an adopted level of service, shall be ranked ahead of those required for projected shortfalls.

Objective 2.2: The City shall ensure the maximum use of existing facilities and discourage urban sprawl while expanding the City tax base sufficiently to provide adequate services to all within its service area.

Policy 2.2.1: New capital projects shall be constructed preferably in a compact loop design around the existing collections and treatment facilities in order to maximize the use of new facilities and minimize the cost to the City.

SOLID WASTE SUBELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL CONTINUE TO PROVIDE COLLECTION AND TRANSPORT OF GARBAGE, VEGETATIVE WASTE, BULK TRASH AND RECYCLABLES TO MEET THE CITY'S EXISTING AND 10-YEAR PROJECTED DEMANDS.

Objective 1.1: The City shall continue to implement procedures to discourage urban sprawl and ensure that at the time a development permit is issued, adequate solid waste disposal capacity is available or will be available when needed to serve the development.

Policy 1.1.1: The following collection and disposal level-of-service standards are hereby adopted for determining the availability of facility capacity and the demand generated by development:

Collection – The City shall adhere to the Franchise Agreement of the Solid Waste Authority by providing a minimum level of service for residential garbage collection of twice per week, bulk trash collection of once per week, vegetation collection of once per week, and recyclable collection of once per week.

Disposal – The City shall ensure delivery of solid waste material collected to the Solid Waste Authority (SWA) North County Landfill and shall continue to seek annual certification from the SWA that it has sufficient disposal capacity to accommodate the solid waste generated for both the five (5) year and ten (10) year planning periods. The

SWA certification letter shall constitute compliance with the City's Solid Waste LOS standard.

Objective 1.2: The City shall continue to coordinate with the Palm Beach County Solid Waste Authority regarding the management of existing landfill sites, the selection of future landfill sites, and in developing alternative methods of disposing of solid and hazardous wastes.

Policy 1.2.1: The City shall continue operating its recycling program on a Citywide basis in order to increase the amount of recyclable material, to reduce solid waste going to landfills by 30 percent between 2008-2018, and to conserve valuable natural resources through reuse of materials.

Policy 1.2.2: The City of West Palm Beach shall coordinate with Palm Beach County to ensure that the City is assisting the County with a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

Policy 1.2.3: The City shall ensure proper notification to its residents and businesses of its collection schedule before and after a major storm event in order to provide appropriate and safe disposal practices.

Policy 1.2.4: The City shall control urban sprawl by adhering to the concurrency requirements and level of service standards outlined within this comprehensive plan, including those for solid waste facilities.

Policy 1.2.5: The City shall provide additional infrastructure and/or facilities for solid waste collection and transport as it deems necessary to accommodate projected needs.

Objective 1.3: The City shall continue to coordinate with local businesses contracted to haul Fats, Oils, and Grease (FOG) from restaurants and food service establishments and septage according to State Regulations for disposal at the East Central Regional Water Reclamation Facility (ECRWRF).

Policy 1.3.1: FOG and Septage transporters, when required, shall obtain an annual written permit from the Florida Department of Health.

Policy 1.3.2: All septage transporters shall comply at all times with Florida Administrative Code (F.A.C) 64E-6, City of West Palm Beach City Ordinance 4414-12, City of West Palm Beach Sewer Use Ordinance 90-126 and 90-128, and ECRWRF Septage Receiving Policy accordingly.

Policy 1.3.3: All FOG transporters shall comply at all times with Florida Administrative Code (F.A.C) 64E-6, City of West Palm Beach City Ordinance 4414-12, and ECRWRF Septage Receiving Policy accordingly.

Policy 1.3.4: The City shall continue to maintain an Industrial Pretreatment Program (IPP) according to EPA local limits, F.A.C. 62-625, City of WPB Resolution No. 52-12, and City of West Palm Beach Industrial Pretreatment Program Enforcement Response Plan to ensure compliance by local businesses that produce waste.

STORMWATER MANAGEMENT SUBELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL PROVIDE ADEQUATE STORMWATER MANAGEMENT FOR PROTECTION AGAINST FLOODING AND TO PREVENT DEGRADATION OF THE QUALITY OF RECEIVING WATERS.

Objective 1.1: The City shall continue to implement adopted stormwater management regulations which will help to discourage urban sprawl and provide guidelines to prevent the degradation of the water quality of receiving waters. The City shall ensure that future development meets level of service standards and utilizes stormwater management systems compatible with the City's current Stormwater Management Plan.

Policy 1.1.1: The City shall continue to fully implement the stormwater requirements set forth in the Zoning and Land Development Regulations and as specified by the South Florida Water Management District. The City shall continue to implement these regulations in order to meet the following:

a. Maintain and expand the storm management system as needed to maintain level of service design standards of a 3-year, 1-hour storm for the storm-sewer system and a 25-year, 24-hour storm for the canal system.

b. Require erosion and sedimentation controls during construction to avoid contamination of receiving waters.

c. Utilize retention/detention facilities where practical to provide water-quality treatment of stormwater runoff.

d. Install sedimentation basins and/or baffle systems to prevent pollutants from entering receiving water bodies.

e. Maintain the land around Clear Lake and Lake Mangonia in order to prevent stormwater runoff from entering this potable water source.

f. Require future development to limit post-development runoff rates to pre-development discharge rates.

g. Provide routine maintenance to the stormwater management facilities to ensure they are functioning properly and to prolong their service life.

h. Continue the City's vigorous street sweeping program that includes the daily sweeping of downtown streets and twice weekly sweeping of all streets outside of the downtown.

GOAL 2: THE CITY SHALL ENCOURAGE COMPACT GROWTH IN THE WESTERN AREAS OF THE CITY AND PROVIDE ADEQUATE STORMWATER MANAGEMENT SYSTEMS WITHOUT DEPLETING THE SOURCE OF IRRIGATION AND RECHARGE WATER.

Objective 2.1: The City shall continue to coordinate with the South Florida Water Management District and the local improvement districts to design and implement future stormwater management systems, to conserve wetlands acreage, to foster protection of natural wildlife habitats, to protect natural resources, and to protect water quality.

Policy 2.1.1: The City shall maintain the water levels in the City's discharge canals at beneficial elevations during dry periods to conserve valuable water resources.

Objective 3.1: The City shall implement recommendations from the 2016 Stormwater Master Plan, which addresses correcting existing deficiencies and the increasing of capacity to meet future needs.

Policy 3.1.1: The City shall address deficiencies and future demand through the Implementation of the 2016 Stormwater Master Plan recommendations and by the implementation of the 1993 Stormwater Utility Ordinance and the Utility Fee to fund designated projects on an ongoing basis.

NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: PRESERVATION AND ENHANCEMENT OF THE AQUIFER IN THE CITY'S WATER CATCHMENT AREA.

Objective 1.1: The City shall maintain Comprehensive Plan policies and land development regulations that restrict the encroachment of incompatible land uses upon the water catchment area.

Policy 1.1.1: Written objections will be submitted to the City regarding restrictions upon encroachment of potentially-detrimental land uses near the water catchment area. The Water Advisory Committee will analyze and report concerns directly to the City Commission.

Policy 1.1.2: Continue monitoring water quality in an effort to identify possible deterioration in water supply quality. Cooperate and participate with other agencies to develop water quality models to more accurately assess the impacts of proposed land use activities.

Objective 1.2: The City shall actively pursue acquisition of lands adjacent to the Water Catchment Area and the voluntary dedication of preserves areas in adjacent developed land to maximize natural buffer areas around the perimeter of the Water Catchment Area.

Policy 1.2.1: The City shall protect this vital groundwater recharge area and closely regulate development surrounding the Water Catchment Area by allowing only those land uses, site designs, and on-site stormwater drainage systems that are of a benign or beneficial influence to the recharge area.

Objective 1.3: The City shall continue to implement a program of public education and information to promote understanding of the Water Catchment Area and the importance of environmental preservation to the quality of the City's water supply.

Policy 1.3.1: The City shall continue to develop and utilize the Nature Center facilities and relationships with environmental groups and educational centers to provide an educational program that allows acceptable, passive recreational use of the Water Catchment Area to promote an appreciation of the fragile and unique environment that is the source of the City's water.

Objective 1.4: The City shall continue to implement existing and identify additional programs to augment and enhance groundwater recharge.

Policy 1.4.1: The City shall continue to divert excess rainwater from the catchment area to Clear Lake and Lake Mangonia to enhance groundwater recharge.

Policy 1.4.2: The City shall continue to operate the Renaissance Stormwater Treatment System to capture and store water in South Clear Lake to enhance groundwater recharge.

Policy 1.4.3: The City shall continue to operate the C-17 Tidal Capture System to capture and store water in Clear Lake to enhance groundwater recharge.

20 YEAR WATER SUPPLY FACILITY WORK PLAN SUBELEMENT

1.0 INTRODUCTION

1.1 Purpose and Objectives

The purpose of the City of West Palm Beach Water Supply Facility Work Plan (hereinafter the Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction.

The work plan reflects the assessments completed as part of the City's 2025 Capacity Analysis Report (2025 CAR), the 2023/2024 Lower East Coast Regional Water Supply Plan (2023/2024 WSP) development, Consumptive Use Permit 50-12547-W, and the Capital Improvement Program (CIP). The development and submittal requirements for the Work Plan are based on the following:

- Chapter 403, Part VI, F.S., requires public water systems to provide for the timely planning, design, permitting, and construction of necessary public water system sources, treatment, or storage facilities. Under Chapter 62-555.348, F.A.C., the City is required to prepare and submit an updated Capacity Analysis Report (CAR) every five years. The 2025 CAR update was submitted to the Florida Department of Health in January 2025.

- 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 2023/2024 WSP update was approved by the South Florida Water Management District (SFWMD) on September 24, 2024.

Residents of the City, Town of Palm Beach and Town of South Palm Beach, buy their water directly from the City of West Palm Beach Public Utilities Department (PUD). Under this arrangement, the City's PUD ensures that sufficient capacity is available for existing and future customers and that supporting infrastructure, such as the water lines, are adequately maintained.

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 20-year planning period.

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

Section 1 – Introduction
Section 2 – Background Information
Section 3 – Data and Analysis
Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

1.2 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 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.

1.3 Statutory Requirements

The following highlights the statutory requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan.

2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services. 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 Planning Division 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.

3. Ensure that adequate water supplies and facilities are 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. 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).

4. For local governments subject to a regional water supply plan, revise the General 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. 373.709(8)(b) and 373.709(2) (a) 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; and

c. Include a water supply facility work plan for at least a 20-year planning period for constructing the public, private, and regional water supply facility identified in the Element as necessary to serve existing and new development. Amendments to incorporate the water supply facility work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation.

5. Revise the Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the planning period.

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 20-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(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.

7. 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.

8. Address in the EAR, the extent to which the local government has implemented the 10-year water supply facility 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.

2.0 BACKGROUND INFORMATION

2.1 Overview of the City of West Palm Beach

The City, established in 1894, is the largest municipality within Palm Beach County and serves as the County seat. The City boundaries encompass approximately fifty-eight (58) square miles and are bounded by the Intracoastal Waterway to the east, the SFWMD C-51 canal to the south, the City's 19.3 square mile Water Catchment Area to the west, and the Beeline Highway and 59th Street to the north. Located adjacent to the City are several municipalities including, the Town of Palm Beach, City of Lake Worth, Town of Mangonia Park, and City of Riviera Beach.

Although the City is substantially built out, approximately 98%, the City' service area population continues to grow from 126,650 in 2020 to 136,078 in 2024, an increase of nearly seven percent. Most of the population growth is reflective of the fact that the City continues to experience infill and redevelopment within its limits. For future planning purposes, 2025 has been set as the base year with 5-year planning increments through 2045, consistent with the 2023/2024 WSP

The City does not anticipate any substantial increases in land area in the near future within the Service Area; however, population projections indicate continued growth of 16% between 2025 and 2045 based on the Palm Beach County Allocation Model (Allocation Model).

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the 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 rulemaking 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.

1. The existing alternative water supplies developed by the City include:

    a. Construction of an Aquifer Storage and Recovery (ASR) well system at the water treatment plant to capture and store excess water from Clear Lake during the wet season and recover the stored water during the dry season.

    b. Construction of the C-17 Pump Station to capture excess stormwater within the C-17 Canal prior to discharge to tide.

    c. Construction of the Renaissance Project to capture and treat stormwater drainage from the Stub Canal to reduce discharges to tide.

d. Construction of the Boyd Street gate system that allows the capture of excess water from the C-51 Canal prior to discharge to tide.

2. Future water supplies and treatment strategies to be evaluated include:

    a. Alternative Water Supply: The City will develop strategies for use of alternative water supplies including:

        i. Brackish Water Supply: The City received an allocation of brackish water (Floridan Aquifer) from the SFWMD under Permit 50-12547-W to meet future demands through Year 2074.

        ii. Brackish Water Production Wells: The City will develop the necessary upper Floridan Aquifer production wells (31 Wells) and associated infrastructure to transport brackish water for treatment to meet future demands.

    b. Treatment Strategies: The City will investigate and implement strategies to improve, maintain and expand the water treatment plant capacity, capabilities, and efficiencies including:

        i. Surface Water Treatment: The City will investigate and develop treatment strategies that improve the efficiencies for raw water treatment, chemical use, and waste production.

        ii. Brackish Water Treatment: The City will investigate and develop treatment strategies to process brackish water to meet future demands.

3. The East Central Regional Water Reclamation Facility (ECR) will continue to maintain, operate and investigate opportunities to reduce potable water demands, increase reuse rates, and develop strategies to reclaim treated water.

    a. FPL Reclaim Facility: The ECR and Palm Beach County have an interlocal agreement for the operation and maintenance of the reclaimed water facility located on the ECR property. Through interlocal agreement Palm Beach County provides reclaimed water to the FPL West County Energy Center and Fit Team Ball Park of the Palm Beaches.

    b. Process Water Treatment System: Operation and maintenance of the Process Water Treatment System used to filter and pressurize process water for the biosolids facility. The system reduces the ECR's potable water usage demand by approximately 14 million gallons per month (mgm).

The intent of the Work Plan is to meet the statutory requirements mentioned in subsection 1.2 and to coordinate the City's water supply initiatives with the SFWMD's 2023/2024 WSP.

This Work Plan details the facilities and proposed alternative water supply (AWS) projects that are being evaluated, planned or completed and included in the 2023/2024 WSP to assist the City in meeting the service area water demands through 2045. These projects are expected to be completed in increments consistent with the projected growth set forth in the Work Plan. The AWS projects will be included within the City's Capital Improvement Element, as needed.

3.0 DATA AND ANALYSIS

3.1 Service Area - Population Information

The City of West Palm Beach Potable Water Supply Service Area (Service Area) includes the City of West Palm Beach, Town of Palm Beach and Town of South Palm Beach. The existing and future population figures for the Service Area were developed based on the information obtained from the following sources:

- Historic Population Estimates: University of Florida's Bureau of Economic and Business Research web site (www.bebr.ufl.edu); and

- Population Projections: Palm Beach County PZB Divisions Population Allocation Model (https://discover.pbcgov.org/pzb/planning/Projects-Programs/Population-Demographics.aspx).

The City reviewed the 2023/2024 WSP population projections and elected to use the more conservative projections and updated values from the Allocation Model for the Work Plan. In reviewing the 2023/2024 WSP, it was noted that the population projections were nearly three years old and were used in September 2023 to support the CUP 50-12547-W application and in December 2024 for the 2025 CAR.

Between 2020 (126,650) and 2024 (136,078) the City experienced a population growth rate of nearly seven percent in the Service Area. The City does not anticipate substantial increases in land area in the near future; however, population projections indicate a continued population growth for the Service Area of nearly 16 percent for the next 20 years to164,873 in the year 2045.

The City has two bulk service agreements that account for a reserve demand of 0.55 mgd and include the Solid Waste Authority and Bayhill Estates. The City anticipates that the agreement with the Solid Waste Authority will remain in place during the planning horizon, with the agreement with Bayhill Estates, currently being served by Palm Beach County, expiring in 2030.

3.2 Service Area Map

The Service Area includes the City of West Palm Beach, Town of Palm Beach and Town of South Palm Beach. A copy of the Service Area map is provided in the Comprehensive Plan Map Series and is also found at the end of this document.

The following items associated with the City's municipal boundaries and the service area are noted:

- A trailer park, located in unincorporated Palm Beach County, on Community Drive is within the Service Area but not connected to the City's water system. Currently the City has no plans to incorporate the area or provide water service.

- The following_residential developments are located within the City's boundaries but outside the Service Area:

    - Caribbean Apartments (398 Units);

    - Tara Cove (58 Units);

    - Okeechobee Commons (245 Units); and

    - Azola (179 Units).

  Populations associated with these areas were not deducted from the BEBR or Allocation Model due to the uncertainty related to the actual number of permanent residents.

3.3 Population and Potable Water Supply Demand Projections

This section provides the historical population data from 2020 to 2024 and population projections for 2025 through 2045 for the Service Area.

The total population estimates for the City, Town of Palm Beach and Town of South Palm Beach were based on the information obtained from the sources noted in Section 3.1 of the Work Plan. The Work Plan assumes the Town of Palm Beach will remain a customer through the planning period.

3.3.1 Historical Population Projections for the Service Area

Historical populations for the Service Area are shown in Table 1. These figures are based on the BEBR data.

Table 1 – Service Area Historical Population Estimates

Municipality	Year				
	2020	2021	2022	2023	2024
City of West Palm Beach	116,781	119,255	119,971	122,157	125,401
Town of Palm Beach	8,409	9,253	9,218	9,207	9,212
Town of South Palm Beach	1,460	1,472	1,472	1,469	1,465
Total Service Area	**126,650**	**129,980**	**130,661**	**132,833**	**136,078**

3.3.2 Service Area Population Projections

Population projections for the Service Area are shown in Table 2 and were obtained from the Allocation Model.

Table 2 – Service Area Future Population Projections

Municipality	Year				
	2025	2030	2035	2040	2045
City of West Palm Beach	127,076	135,179	143,669	149,589	153,493
Town of Palm Beach	9,464	9,569	9,627	9,642	9,818
Town of South Palm Beach	1,549	1,552	1,557	1,557	1,562
Total Service Area	138,089	146,300	154,853	160,788	164,873

3.3.3 Historical Water Use

The historic water production figures, average daily rates, Service Area populations, and per Capita rate are shown in Table 3 for years 2020 through 2024.

Table 3 – Service Area Historic Water Production and Demand

Production/Demand	Year				
	2020	2021	2022	2023	2024
Annual Production (mgy)	10,364	10,662	10,894	11,025	11,060
Average Daily Rates (mgd)	28.39	29.21	29.85	30.21	30.30
Service Area Populations	126,650	129,980	130,661	132,833	136,078
Per Capita Demand (gpcd)	224.20	224.74	228.43	227.40	222.68

3.3.4 Future Water Demand

Future water demands are estimated using the Service Area population projections multiplied by the per capita rate of 225.49 gpcd.

The selected per capita rate was based on the average of the rates in Table 3 for the past five years. Table 4 below provides the projected finished water demand for the years 2025 through 2045.

Table 4 –Service Area Future Water Demand

Demand Projections	Year				
	2025	2030	2035	2040	2045
Service Area Populations	138,089	146,300	154,853	160,788	164,873
Per Capita Factor (gpcd)	225.45	225.45	225.45	225.45	225.45
Average Daily Production (mgd)	31.14	32.99	34.92	36.26	37.18
Maximum Daily Production (mgd)	42.93	45.48	48.14	49.99	51.26
Annual Production (gpy)	11,365	12,041	12,745	13,233	13,570

Table 5 summarizes the reserve capacities for the Bulk Service Agreements with the Palm Beach County Solid Waste Authority (expires September 2029) and Palm Beach County Water Utilities Department for Bayhill Estates (expires October 2030). The City anticipates the agreement for Bayhill Estates will not be renewed.

Table 5 – Bulk Service Agreements Capacity Reservation

Utility/Agency Served	Quantity of Water (mgd)				
	2025	2030	2035	2040	2045
Solid Waste Authority	0.40	0.40	0.40	0.40	0.40
Palm Beach County-Bayhill Estates	0.15	0.15	-	-	-
Total	0.55	0.55	0.40	0.40	0.40

The City has additional interconnect agreements with Palm Beach County and the adjacent municipalities, which are not included as a capacity reservation as these are, by definition, for emergency use, and subject to system capacity capability at the time of request.

Table 6 summarizes the estimated finished water needs based on the demand projections and bulk service agreements compared to the permit allocations.
As shown in Table 6, Phase I of the Upper Floridan Aquifer project (10 mgd, Reverse Osmosis Treatment) is planned to be available between 2030 and 2035 with an additional 15 mgd, based on need, available between 2035 and 2040 for a total of 25 mgd by the end of calendar year 2045.

Table 6 –Service Area Demand Projections

Demand Projections/Allocations (mgy)	Year				
	2025	2030	2035	2040	2045
Finished Water Demands	11,365	12,041	12,745	13,233	13,570
Bulk Service Agreements	201	201	146	146	146
Total Finished Water (mgy)	***11,566***	***12,242***	***12,891***	***13,379***	***13,716***
Raw Water Demand - Surface Water*	11,924	12,620	13,290	13,793	14,140
Raw Water Allocation - Surface Water**	15,038	15,038	14,443	14,443	14,443
Raw Water Demand - Brackish Water*	0	0	4,867	12,167	12,167
Raw Water Allocation - Brackish Water***	4,867	4,867	20,546	20,546	20,546

*Raw water demands are based on treatment losses of three percent (3%) and twenty-five percent (25%) for the surface water and reverse osmosis plants, respectively. ** Annual allocation for Clear Lake withdraws under WUP 50-00615-W expire in 2033. It has been assumed that the per Captia factor will be decreased from 272 gpcd to 240 gpcd consistent with the WUP 50-12547-W. *** Annual allocation for the upper Floridan Aquifer withdraws under WUP 50-12547-W. Under WUP 50-12547-W withdraws from the upper Floridan Aquifer require an equivalent reduction from Clear Lake (50-00615-W). Based on the population projections and the per Capita rate, there is sufficient allocations to meet future demands.

3.4 Potable Water Supply Systems

3.4.1 SFWMD Consumptive Use Permits

The City has obtained two consumptive use permits from the SFWMD including:

- Consumptive Use Permit 50-00615-W issued on February 14, 2013, authorizing allocations for the Surface Water, Surficial Aquifer, and Floridan Aquifer systems. This is a 20-year permit that will expire on February 14, 2033.

- Consumptive Use Permit 50-12547-W issued on July 9, 2024, authorizing allocations for the upper Floridan Aquifer systems. This is a 50-year permit expiring on July 9, 2074.

Permit 50-12547-W secured a future AWS supply for the City which, when permitted, was sufficient to meet the future needs through calendar year 2074.

- WUP Numbers: 50-00615-W and 50-12547-W

- Raw Water Sources:

  Ground Water from: ASR Well System (Storage/Recovery – Floridan Aquifer System), Surficial Aquifer System, and upper Floridan Aquifer.

  Surface Water from: Clear Lake; and SFWMD Canal (L-8) Tieback.

- Raw Water Allocation Information:
  Annual Allocations:

SFWMD Canal (l-8) Tieback:	24,446 MG
Clear Lake:	15,038.00 MG
Surficial Aquifer System (Western Wellfield):	1,470 MG
Surficial Aquifer System (Eastern Wellfield:	864 MG
Floridan Aquifer (Phase 1):	4,866.70 MG
Florida Aquifer System (Phase 2 – 5):	20,545.85 MG

  Monthly Allocations:

SFWMD Canal (l-8) Tieback:	2,765.00 MG
Clear Lake:	1,392.32 MG
Surficial Aquifer System (Western Wellfield):	759.50 MG
Surficial Aquifer System (Eastern Wellfield:	446.40 MG
Floridan Aquifer (Phase 1):	437.80 MG
Florida Aquifer System (Phase 2 – 5):	1,848.11 MG

Allocations include the Public Water Supply, Diversion and Impoundment into Non-District Facilities, and the ASR Well.

3.4.2 Existing Withdrawal Facilities

Source: Floridan Aquifer System (ASR well for surface water storage/recovery)

1-24" x 1200' x 4861 GPM Well Cased to 985 feet

Source: Surficial Aquifer System - Western Wellfield

1-18" x 152.5'x 2,780 GPM Well Cased to 82.5 feet
1-18" x 153.5'x 2,780 GPM Well Cased to 83.5 feet
1-18" x 154'x 2,780 GPM Well Cased to 84 feet
1-18" x 163'x 2,780 GPM Well Cased to 93.5 feet
1-18" x 166'x 2,780 GPM Well Cased to 96 feet
1-18" x 170'x 2,780 GPM Well Cased to 100 feet
4-18" x 150'x 2,780 GPM Well Cased to 80 feet

Ground Water: Surficial Aquifer System - Eastern Wellfield

1-24" x 98'x 1000 GPM Well Cased to 95 feet
1-24" x 186'x 1000 GPM Well Cased to 137 feet
1-24" x 181'x 1000 GPM Well Cased to 131 feet
1-24" x 95'x 1000 GPM Well Cased to 91 feet
1-24" x 101'x 1000 GPM Well Cased to 86 feet
1-24" x 170'x 1000 GPM Well Cased to 132 feet
1-24" x 97'x 1000 GPM Well Cased to 93 feet
1-24" x 125'x 1000 GPM Well Cased to 119 feet
1-24" x 195'x 1000 GPM Well Cased to 145 feet
1-24" x 142'x 1000 GPM Well Cased to 105 feet

Source: Clear Lake (East Lobe) - Surface Water

1-30" x 250 HP x 13,900 GPM turbine pump (RW #26)
1-30" x 200 hp x 13,900 GPM turbine pump (RW #27)
4-14" x 100 HP x 8,400 GPM turbine pumps (RW #21, RW #22, RW #24, & RW#25)

3.4.3 Alternative Water Supplies

Table 6 presented the annual demand projections versus source water allocations. Based on the projections, the individual allocations for Clear Lake and upper Floridan Aquifer withdrawals will be sufficient to meet supply needs through 2045. Table 7 identifies the Alternative Water Supply (AWS) sources addressed within the CUPs that are available in accordance with the operating plans of WUP 50-00615-W and the Upper Floridan Aquifer CUP 50-12547-W.

Table 7–Service Area Alternative Water Supply Sources

Alternative Water Sources (mgy)	Year				
	2025	**2030**	**2035**	**2040**	**2045**
C-51 Tidal Capture	1,080	1,080	1,080	1,080	1,080
Renaissance Project	637	637	637	637	637
C-17 Tidal Capture	1,440	1,440	1,440	1,440	1,440
ASR Well System*	180	180	0	0	0
Upper Floridan Aquifer	0	0	4,867	12,167	12,167
Total AWS	3,337	3,337	8,024	15,324	15,324

*The renewed construction permit for the ASR well system limits recharge water to potable water requiring significant modifications. As a result, the City is considering the conversion of the ASR well to an upper Floridan Aquifer production well during Phase I of the WTP capacity increase.

A discussion of the City's alternative water supply projects can be found in Section 3.6 of this report.

3.4.4 Interconnects

The City maintains interconnections with other public water suppliers as follows:

1. One interconnection with the Solid Waste Authority for delivery of up to 0.35 MGD of finished water;

2. One interconnection with the Palm Beach County at Bay Hill Estates for delivery of up to 0.15 MGD of finished water;

3. One emergency interconnection with Lake Worth Utilities (1.0 MGD);

4. Five emergency interconnections with Palm Beach County at SR7 at Okeechobee (3.0 MGD), -M-Canal W to Coconut Blvd (0.15 MGD), Haverhill Road (1.5MGD), and Jog Road (3.0 MGD), Florida Mango Rd (1.0 MGD); and

5. Two emergency interconnections with the City of Riviera Beach with one at Military Trail (1.0 MGD) and one at Broadway Avenue (1.0 MGD).

3.5 Conservation

The City developed and adopted a Water Conservation Plan in July 2005. The Water Conservation Plan elements include an aggressive approach to the development and implementation of several alternative water supply projects, water conservation-based water rate structures, leak detection

programs, an irrigation limitation ordinance, native vegetation landscaping requirements, ultra-low volume plumbing fixture construction code, rain sensor override requirement ordinance, and extensive public education programs. The City will coordinate future water conservation efforts with SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promote water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support the SFWMD in the implementation of new regulations or programs that are design to conserve water during the dry season.

The City's Water Conservation Program Plan was reviewed, updated, and approved by the SFWMD as part of the permit application process for the upper Floridan Aquifer System allocation (Permit 50-12547-W) in July 2024.

The City's Water Conservation Programs strive to reduce the demand for water in a phased manner that will not only reduce water consumption but also reduce utility bills and help to orient people's behavior in a way to conserve resources. The programs address Water and Resource Conservation goals within the City's Sustainability Action Plan through increasing education and awareness within the community. Conservation programs within the Service Area include:

- High Efficiency Toilet Vouchers and Credits: for both residential and commercial customers, with 5,214 distributed within the 2012 to 2024 period. Since 2019 vouchers and credits allow a purchase of up to $125 per voucher/credit.

- Rain Barrel Workshops: average 120 free rain barrels with installation/use trainings per year as of 2024.

- Urban Irrigation Efficiency Improvement Program: In partnership with the South Florida Water Management District and Palm Beach Soil & Water Conservation District, the City is offering residential customers free irrigation audit evaluations to help conserve water.

- Home Improvement Program: designed predominantly for low-income households located within the city limits of West Palm Beach. The primary purpose is to help residents begin a journey to save energy, conserve water, and discover additional resources. The program has provided free water conservation resources to 245 participants since its inception in 2020.

- New Water Customer Welcome Kits: The Office of Sustainability provides an average of 4,000 New Water Customer Welcome Kits per year to residents who open new water accounts within the City of West Palm Beach water service area. The kits include a custom home water audit booklet, water conservation tip slide chart, shower/faucet flow measuring bag, and leak-detecting dye tablets.

- Sustainability outreach: The Office of Sustainability participates and implements multiple educational conservation programs annually, including E4 Life: Green, Health, & Wellness Expo, Imagine a Day without Water, Drinking Water Week, LagoonFest, ManateeFest, Natural

Areas Festival, City of West Palm Beach GreenMarket, Climate Smart Floridians; Sustainability distributes water conservation kits per year at events throughout the year which include shower timers, high efficiency shower heads, faucet aerators, and other products.

- The City plans to track monthly water use in City buildings for the U.S. Department of Energy Better Buildings Challenge.

- The City's PACE (Property Assessed Clean Energy) programs include, whenever possible, water and energy savings.

- The City plans to continue following implementation of the district's mandatory year round landscape irrigation conservation measures as detailed in chapter 40E-24 FAC by informing customers through press releases and social media and, if needed, by enforcement through violation fines.

3.6 Alternative Water Supply Projects/Reuse

- The City is committed to developing and implementing alternative water supply projects, including reuse, to the extent possible. The City's AWS activities include the following: Renaissance Project: Constructed in 2002, the project is an innovative stormwater collection and reuse system that collects and treats stormwater normally discharged to tide. With an initial construction cost of $17,600,000 the project was completed with financial support from the Environmental Protection Agency, South Florida Water Management District, and Palm Beach County. The system captures, treats and stores approximately 637 million gallons per year, (MGY) or one (1.75) million gallons per day (MGD).

- C-51 Capture: Originally authorized in May 2009, the project allows the City to capture water from the C-51 Drainage Basis that would have been lost to tide. All water captured is processed through the Renaissance Project. The project has the potential to capture an additional 54 mgd subject to the WUP 50-00615-W operating plans.

- Aquifer Storage and Recovery (ASR) Well: Upon completion of construction, the ASR well was rated at 8 mgd. Located at the Water Treatment Plant it was designed to store excess surface water during periods of heavy rainfall in the upper Floridan Aquifer System for recovery to meet increased demands during dry weather. Cycle testing continued until June 18, 2025, when the Florida Department of Environmental Protection issued permit number 079933-011-UC/5SR that specified that all source water had to meet the Primary and Secondary Drinking Water Standards of Chapter 62-550 F.A.C. before it is injected (recharged) into ASR well. The City is considering converting the ASR Well to an Upper Floridan Production well during Phase I.

- C17 Canal Pump Structure: The pump station was constructed to capture water prior to being sent to tide from C17 Canal, this pump structure has the potential to capture up to 72 MGD (operational conditions based on water being released to tide and canal levels).

- Floridan Aquifer System: The City secured an allocation of brackish water from the upper Floridan Aquifer System, an AWS, in July 2024. The allocation provides the City with a water supply meeting projected demand needs through the calendar year 2074. Development of the this water supply will be completed in phases and will depend on City needs and availability. A phased approach will be used to develop the production wells, infrastructure, and treatment process over the next fifty (50) years.

4.0 WORK PLAN PROJECTS/CAPITAL IMPROVEMENT ELEMENT/SCHEDULE

4.1 Existing Water Supply and Treatment Plant Process

The West Palm Beach Water Treatment Plant (WTP) is owned and operated by the City of West Palm Beach (City). The WTP and associated distribution system provides potable water to the residents, visitors and business of West Palm Beach and the towns of Palm Beach and South Palm Beach. The WTP is located in Palm Beach County, Florida at 1009 Banyan Boulevard, West Palm Beach, Florida.

The City was founded in 1894 and has been the seat of Palm Beach County government since 1909. The initial urbanized portion of the City was approximately eight miles long and 3 miles wide. A coastal ridge lies several blocks to the west and runs parallel to the Intercoastal Waterway for the entire length of the City. The original City site now constitutes the central business district. The development and maintenance of the utility infrastructure system provides an acceptable level of service and an essential component within the Service Area.

From the first water supply system developed in the late 1800s, the City's utility system has grown from a service population of approximately 500 people in 1900 to its current estimated service population of approximately 136,100 residents in 2024 covering 61 square miles. The utility system provides water for both indoor and outdoor use for about 33,549 residential and commercial customers accounts.

Since 2020 there have been several capital projects initiated and completed that include the following:

- Western Wellfield Replacements (Pumps, Instruments, and Transformers) (~319 thousand)
- Control Structure Rehabilitation and Upgrades ($2.34 million);
- Valve, Pump and Motor Replacements (~$800 thousand);
- Roof Replacements (~$184 Thousand);
- High Service Pumps 1 & 2 - Motor and VFD Upgrades (~$452 thousand);
- Cyber Security Upgrades - SCADA and PLCs Upgrades (~1.9 million);
- Water Treatment Plant Security Upgrades (Fencing, CCTV, and Gates) (~250 thousand);
- Administration Building and East Pump House Hardening (~$1.16 million);
- HVAC Upgrades at the Chlorine Building, Administration Building Conference Room, and Generator Building (~$218 thousand);
- Lime Silo Transfer System Replacement (~$198 thousand)
- PAC Silo Transfer System Replacement (~$77 thousand)
- Flocculation Basin Grating Upgrades (~$574 thousand);

- Clear Lake East Lobe Aeration System ($35 thousand)
- Powered Activated Carbon (PAC) Basin Construction (~$2.38 million);
- Pre-Chlorination Systems for the PAC Basin and Flume (~$100 thousand);
- Granular Activated Carbon (GAC) Replacement in 18 of 24 Filters (~$1.3 million);
- Mobile Emergency Generator (Generator/Trailer) for Cumberland Repump Station (~$395 thousand)

These projects total more than 12 million dollars ($12,000,000) invested in the PWS's water supply and treatment plant since 2020. The City continues to be committed to the proper operation and maintenance of its PWS to ensure public health and safety.

The existing source water supply system dates to 1894 with the construction of a single steam driven pump and an 8-inch pipe to move water from Clear Lake to Henry Flager's Royal Poinciana Hotel. Over the years the source water supply has been expanded. The history of the supply includes the following milestones:

1894	Clear Lake tapped as Water Supply.
1920's	Clear Lake is connected to Lake Mangonia.
1930's	M-Canal excavated to wetlands (Grassy Waters Preserve) west of the lakes.
1950's	Grassy Waters Preserve (19.3 Square Miles) purchased.
1960's	M-Canal Extension westward to the L-8 Canal and Lake Okeechobee.
1980's	Western Wellfield constructed.
1990's	Aquifer Storage and Recovery Well constructed.
2000's	Renaissance Project construction and the Okeechobee Divide Structure constructed.
2010's	Eastern Wellfield constructed, Australian Avenue Gates and Pumps constructed, and the C-17 Pump House constructed.
2020's	UV Treatment System constructed, Powdered Activated Carbon Basins constructed, upgraded high service pumps 4, 5, 6, and 7 installed, and high service pumps 1 and 2 equipped with variable frequency drives.

The WTP has a maximum permitted capacity of 47.3 mgd that includes the following treatment processes:

- Hypochlorite Pretreatment - Turbidity Control and Cyanotoxin Reduction (Optional);
- Powered Activated Carbon - Cyanotoxin Reduction, Taste and Odor Control (Optional);
- Cationic Polymer - Turbidity Control;
- Ferric Sulfate - Turbidity Control;
- Lime – Softening, Turbidity and TOC Removal;
- Recarbonation - pH Adjustment;
- Filter Aid - Turbidity Control (Optional);
- Conventional/Biologically Active Filters – Turbidity Control, Cyanotoxin Reduction, Taste and Odor Control;
- UV Disinfection - Bacteriological Control;
- Chlorine/Chloramines - Bacteriological Control;

- pH Adjustment (Sodium Hydroxide) - Lead and Copper Control; and
- Orthophosphate (Corrosion Inhibitor) - Lead and Copper Control.

The primary source of the City's water supply is surface water that travels through the City's M-Canal to the downtown water supply lakes, Lake Mangonia and Clear Lake. The primary sources water include the Grassy Waters Preserve, a 19.3 square mile aquatic preserve located in western West Palm Beach and Lake Okeechobee through the L-8 Tieback and pumped into the M-Canal via control structure 2.

Alternative sources of water that feed into this above-ground water supply system include the City's Renaissance Project, tidal water capture from C51 and C17 Canals, and augmentation from surface water stored and recovered from the ASR well.

The Eastern and Western wellfield surficial wells and the Clear Lake Divide structure are available to the City during periods of drought conditions or elevated cyanotoxin levels.

4.2 Capital Improvements Element/Schedule

The City's financially feasible Capital Improvement Schedule, adopted annually, includes capital improvement projects necessary to maintain levels of service providing for improved reliability and operational efficiencies at the facility (See the Capital Improvements Element). Table 8 contains the active and planned capital projects associated with the water supply, treatment, and above ground distribution assets:

Table 8 Capital Project Schedule

Capital Improvement Project	Planning Period		
	2025- 2029	2030-2034	2035-2045
Western Wellfield Rehabilitation (41756148) – Replacement of transformers, well pumps, motor control centers, electronics, and wellheads.	X	X	
Grassy Waters Preserve, York Bridge Reconstruction (New) – Structural assessment, design and replacement of the existing wooden bridge.	X		
Watershed Storage and Maintenance Facility (New) – Design and construction of a storage and maintenance building to house airboats, trailers and equipment.	X		
Eastern Wellfield Rehabilitation (New) – Replacement of transformers, well pumps, motor control centers, electronics, and wellheads.	X	X	
Wind Retrofit Administration Building and East Pump House (32164867) – FEMA Wind Mitigation Project replacing doors, windows, and louvers.	X		
Water Treatment Plant Chemical Building Exhaust Ventilation System Replacement (32164900) – Replace chemical room exhaust vents and ductwork.	X		
Pre-Chlorination System Modification (32164019) – Purchase and installation of new hypochlorite dosing	X		

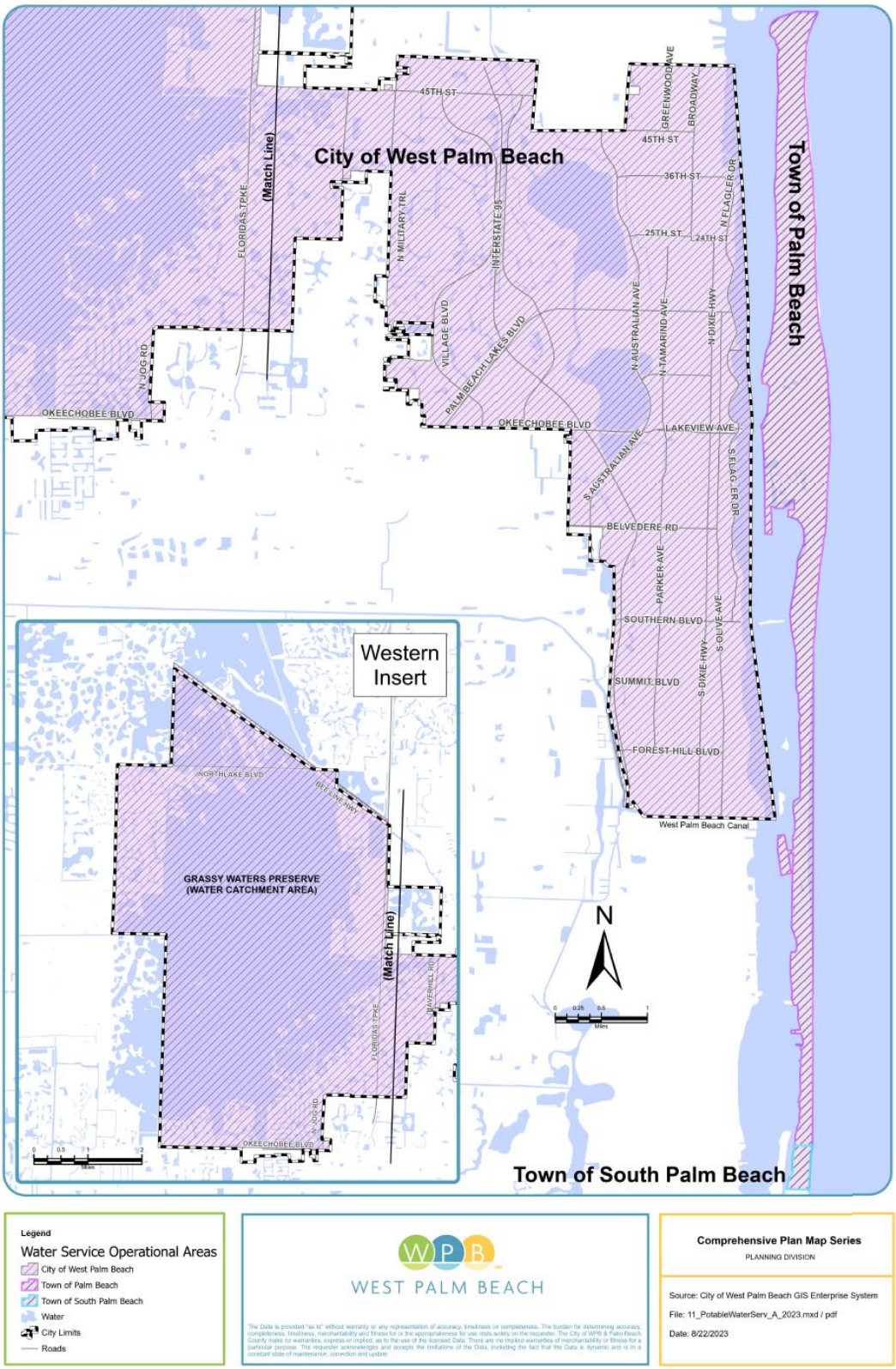
pumps, containment piping and transfer line for cyanotoxin control.			
HVAC System Water Treatment Plant Chlorine Building (32164917) – Upgrade and Replace the HVAC systems to maintain temperature control on the sodium hypochlorite (Bleach)	X		
Backwash Recovery Pump Station Improvements (32164049 & 32164995) – Upgrade and Replacement of existing vacuum pump system with a submersible pump system and new discharge header.	X		
Raw Water Pump 27 Replacement (05852435) – Purchase and installation of a new motor (200 HP) and pump 13,900 gpm).	X		
Mixing/Metering Header Replacements (32164973 & 32164997) – Replacement of the existing meter/mixing headers and associated static mixer.	X		
Water Treatment Plant Server/Scada Room Construction (32164960) – Cyber security upgrade for a dedicated server room.	X		
Bulk Dry Storage & Lime Slaker (32164803) – Purchase and installation of a new lime silo and slaker system to increase storage capacity and redundancy.	X		
Cumberland Repump Station Emergency Power System Upgrades (22164899) – Purchase and installation of a new Mobile Power Generator, new Quick Connect, new Main Power Switch, and new Automatic Transfer Switch.	X		
Ibis Repump Station Emergency Power (42164029 & 42164030) – Replacement of the emergency generator and fuel tank (Day Tank).	X		
Ibis Repump Station Surge Tank Replacement (42164030) – Replacement of the hydropneumatic tank.	X		
Kaye Street Repump Station Driveway (32164923) – Expansion of the driveway and construction of a new retaining water.	X		
Palm Beach Repump Station Emergency Power (New) – Replacement of the emergency generator and fuel tank			
St. Mary's Repump Station Underground Fuel Tank Replacement (12164898) – Removal of the existing underground tank, purchase and installation of a new aboveground storage tank.	X		
Valley Forge Repump Station Tank Replacement (32165800) Demolition and Replacement of the existing three (3) million-gallon storage tank.	X		
Reinstate Settled Water Flume Bypass (32164411) – Removal and replacement of the existing liquid carbon dioxide storage tanks and associated equipment (Phase I).	X		
Citywide Security System And CCTV Upgrade (92399893) – Replacement and Upgrades to the WTP CCTV to meet City Standards.	X		

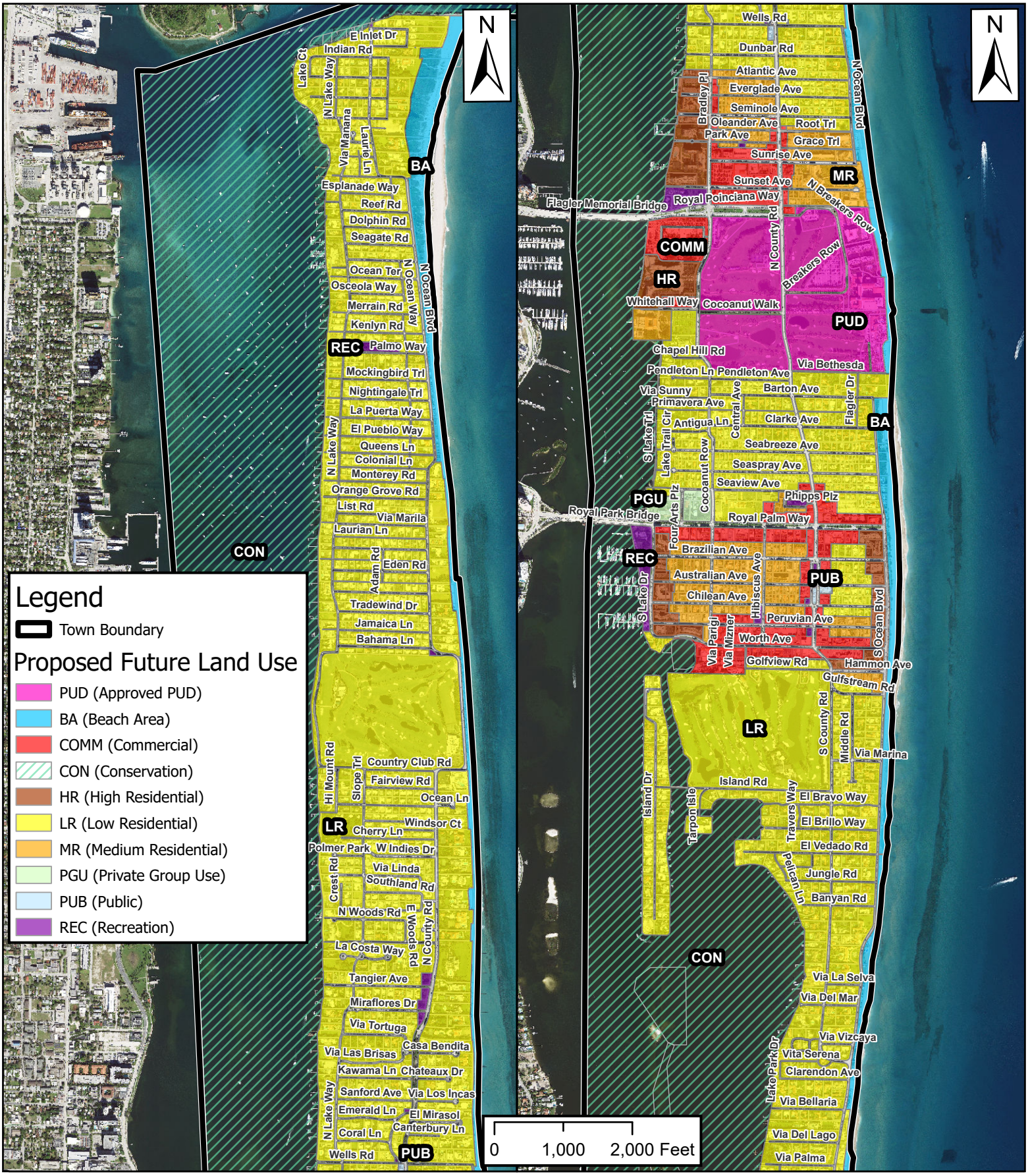
Lime Sludge Filter Press (New) – Purchase and installation of a new press to replace 1 of 3.	X		
WTP Employee Restroom and Locker Area Renovation (New) – Interior renovation and replacement of the lockers, sinks, showers and toilets	X		
WTP Filtration System Improvement (New) – Reconstruction of the existing filters (1 – 16, Built 1926) and addition of 5 MGD of new filters.	X		
Reinstate Settled Water Flume Bypass (32164411) – Removal and replacement of the existing liquid carbon dioxide/water mixing and metering system (Phase II).	X	X	
Water Treatment Plant Historical Building Improvements (32164818) – Hardening, Refurbishment, and upgrades to the 1926 West Pump House includes interior and exterior improvements.	X	X	
ASR Well Upgrades, Reclaim Pump and Level Sensor (32164961) – Upgrades to address permit requirements and replace recharge pump, motor, and level sensor.	X	X	
Water Treatment Plant Citywide Projects (32164595) – Unscheduled projects including design, purchasing, and construction activities.	X	X	X
Water Treatment Plant Security Upgrades (32164930) – Electronic and cyber security upgrades for electronic access to facilities and buildings, CCTV expansion, fire and intrusion alarms.	X	X	X
Water Treatment Plant Security Upgrades (32164935) – Physical security upgrades for perimeter fencing, buildings, and equipment.	X	X	X
Water Treatment Plant Chemical Storage Tank Replacements (32164996) – Upgrade and replace the chemical bulk and day tanks.	X	X	X
Hardening & Replacement of Electrical Equipment (32164031) – Upgrading and replacement of electrical transformers, switch gear, motor control stations, etc.	X	X	X
Hardening & Replacement of HVAC Systems (32164032) – Upgrading and replacing compressors, evaporators, and ductwork supporting critical electrical and chemical areas.	X	X	X
Valve and Motor Replacement (3216415) – Replacement of pumps, valves, and motors resulting from unscheduled premature failure.	X	X	X
Floridan Aquifer Water Treatment Plant Phase I (New) – Construction of a new 10 MGD Reverse Osmosis Treatment capacity.	X	X	
Finished Water Storage (New) – Construction of a new 3 MG storage tank	X	X	
Floridan Aquifer Water Production Wells Phase I (New) – Construction of up to 12 Floridan Aquifer Wells (Wells 1 -12) and associated Monitoring wells.	X	X	

Floridan Aquifer Water Transmission Lines Phase I (New) – Construction of up to 10 miles of raw water pipeline.	X	X	
Floridan Aquifer Water Booster Stations Phase I (New) – Construction of up to 2 booster stations.	X	X	
Floridan Aquifer Water Treatment Plant Disposal Wells Phase I (New) – Construction of two deep injection wells for RO Concentrate disposal.	X	X	
Floridan Aquifer Water Treatment Plant Phases II – V (Planned) – Construction of additional 40 MGD Reverse Osmosis Treatment Capacity.		X	X
Floridan Aquifer Water Production Wells Phases II - V (Planned) – Construction of an additional 19 Floridan Aquifer wells (Wells 13 - 31) and associated monitoring wells.		X	X
Floridan Aquifer Water Transmission Lines Phases II - V (Planned) – Construction of an additional 10 miles of raw water pipeline.		X	X

Based on the projected water demands, permitted allocations, available alternative water supplies, and issues associated with the reliance solely on the surface water supplies, the City anticipates the need for additional treatment capacity and technologies within the 20-year planning horizon. The City has recognized that existing water quality conditions have not been improving coupled with the emerging contaminants of concern, the City will need the use of advanced treatment strategies to continue providing safe drinking water. As a result, the City has initiated planning for the development of the upper Floridan Aquifer water supply as allowed under the SFWMD permit for Phase 1 (10 MGD). In addition, the City will continue to explore current technology and options to optimize the existing water supplies while enhanced treatment processes are assessed to meet anticipated future demands.

West Palm Beach Water Supply Service Area





Planning, Zoning & Building Department
Phone: (561) 838-5431
Email: pzb@townofpalmbeach.com
Website: https://www.townofpalmbeach.com

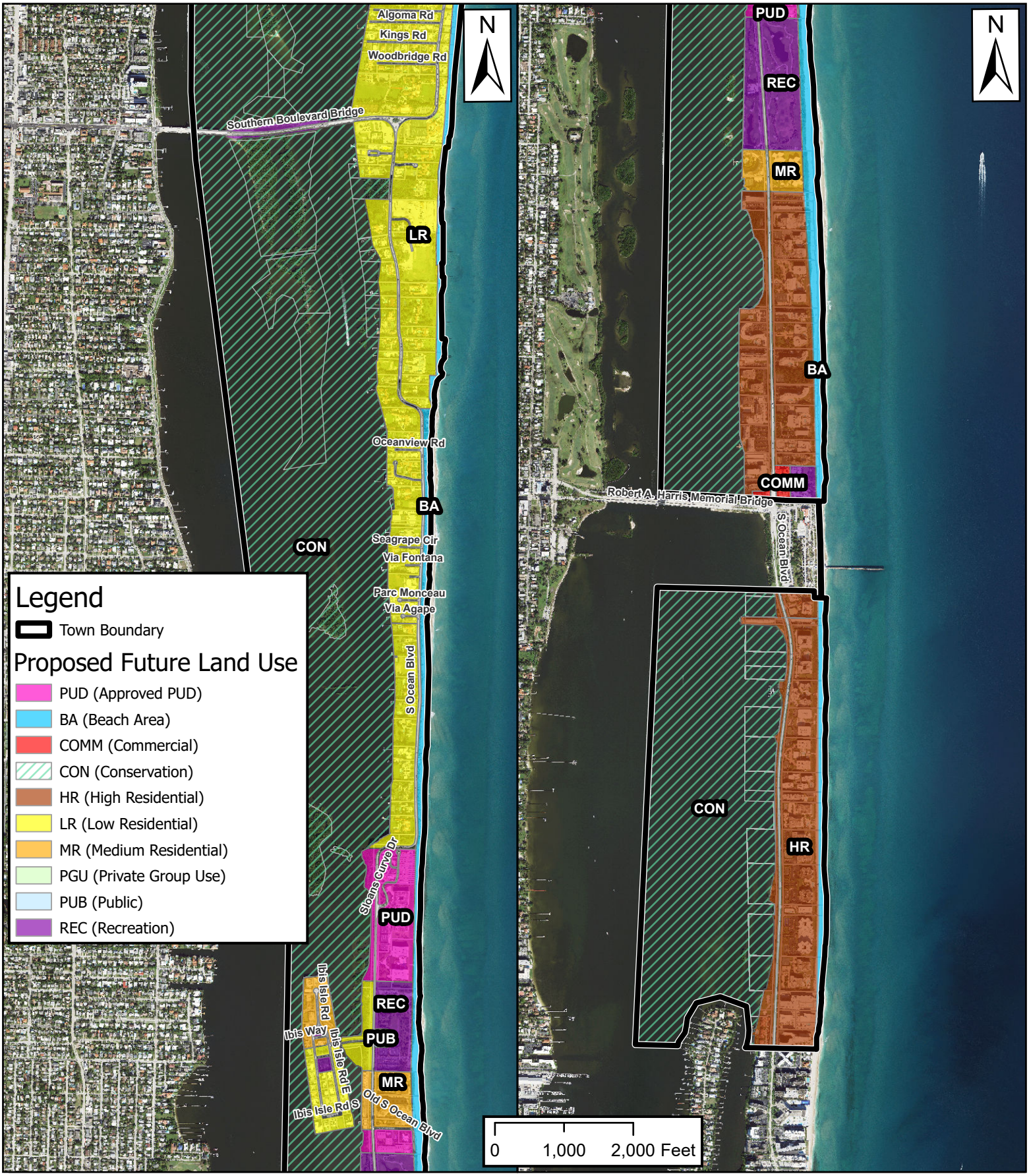
This map contains approximate locations and information based on current available public records.

Proposed Future Land Use Map

GIS Department

Sheet 1 of 2

Date 3/6/2026



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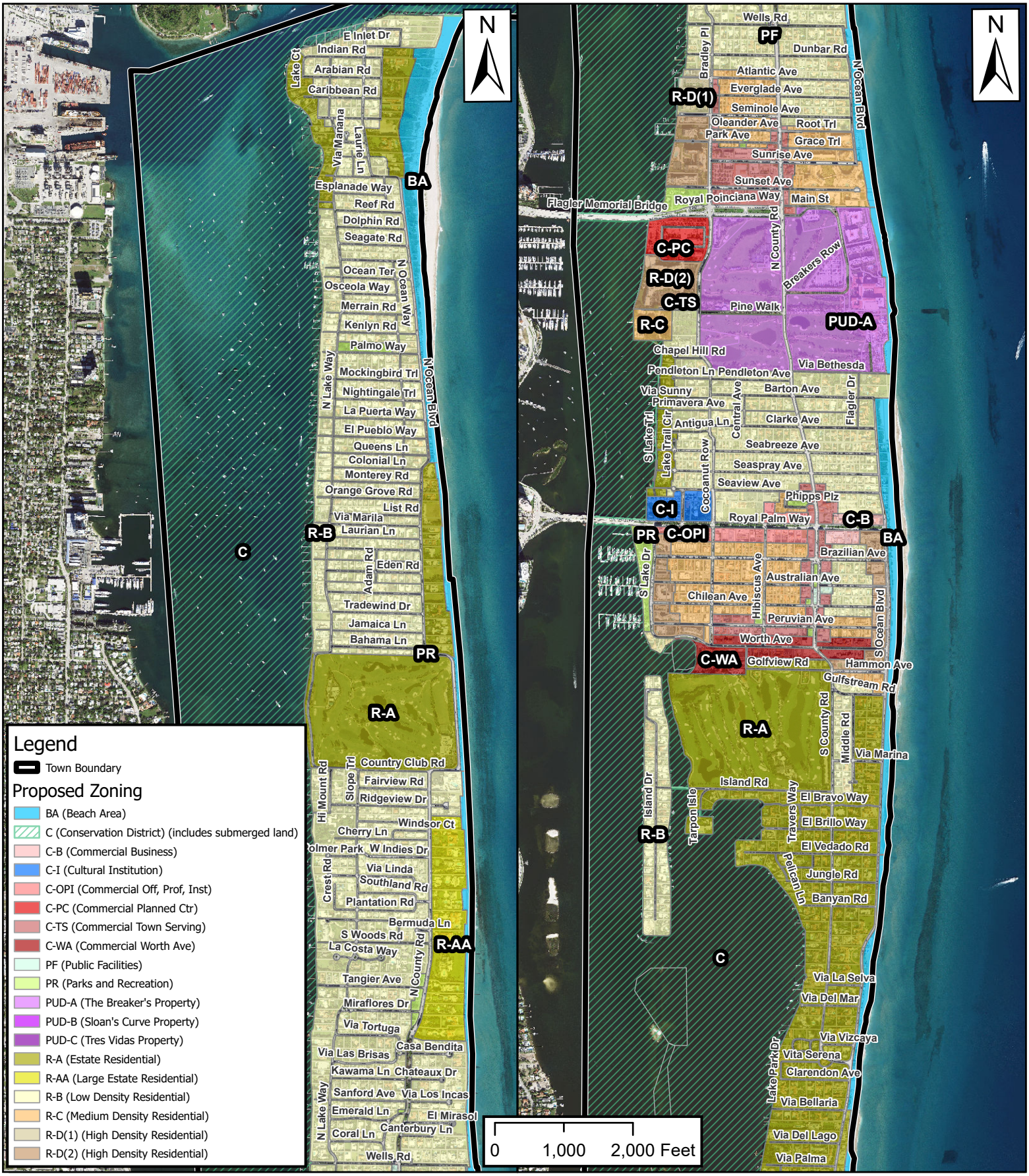
Proposed Future Land Use Map

GIS Department

Sheet 2 of 2

Date 3/6/2026



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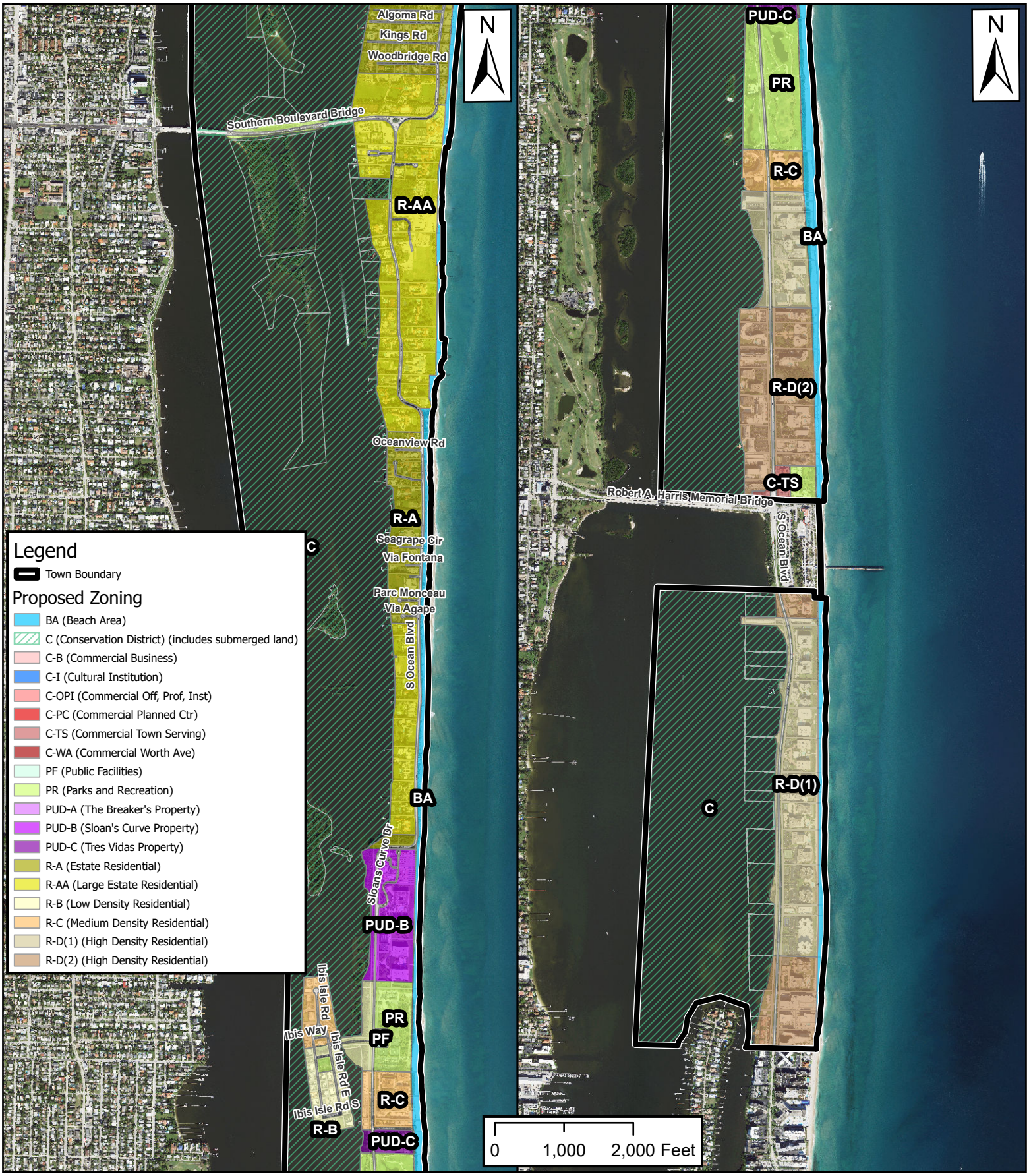
Proposed Zoning Map

GIS Department

Sheet 1 of 2

Date 3/5/2026



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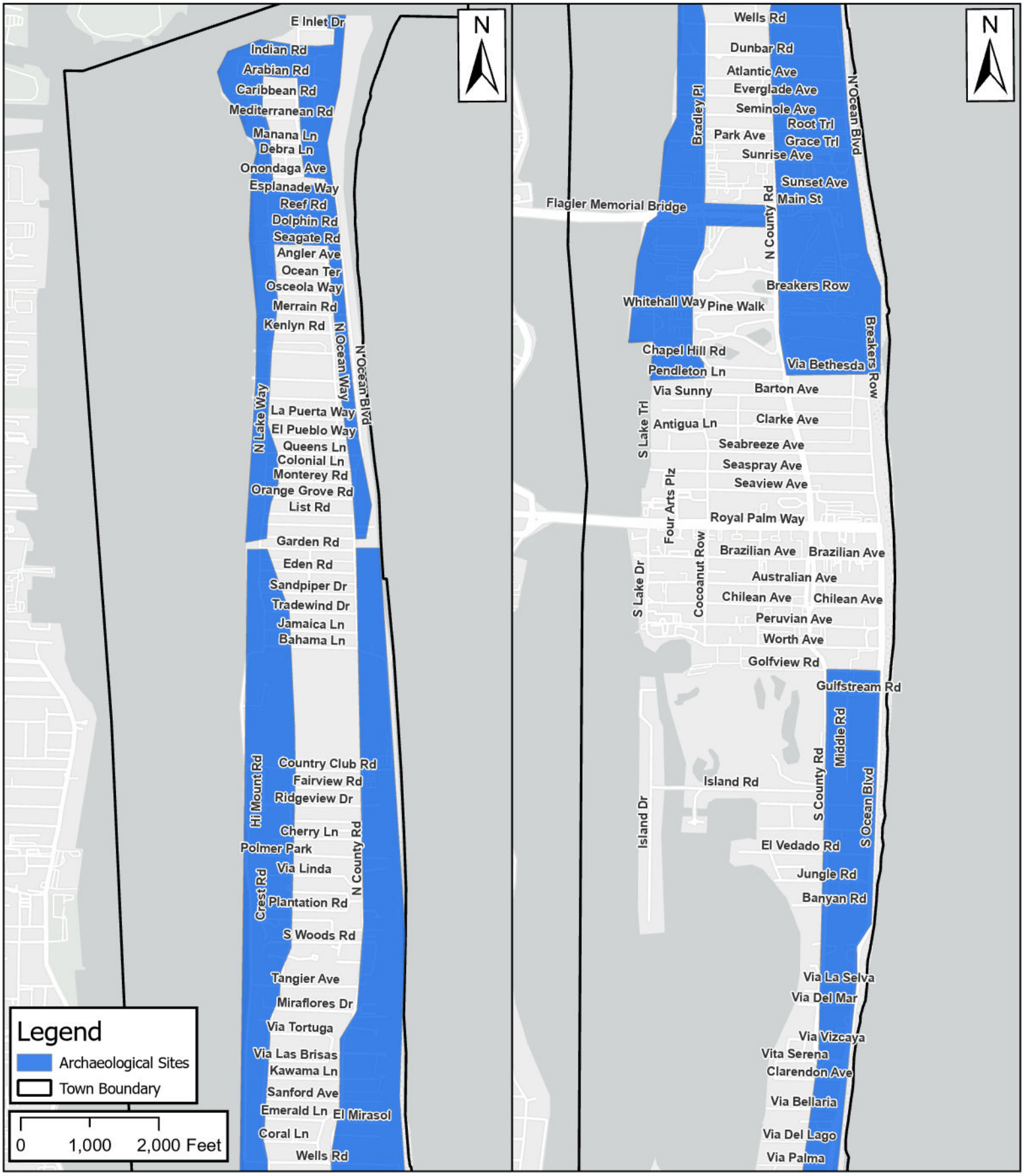
Proposed Zoning Map

GIS Department

Sheet 2 of 2

Date 3/5/2026



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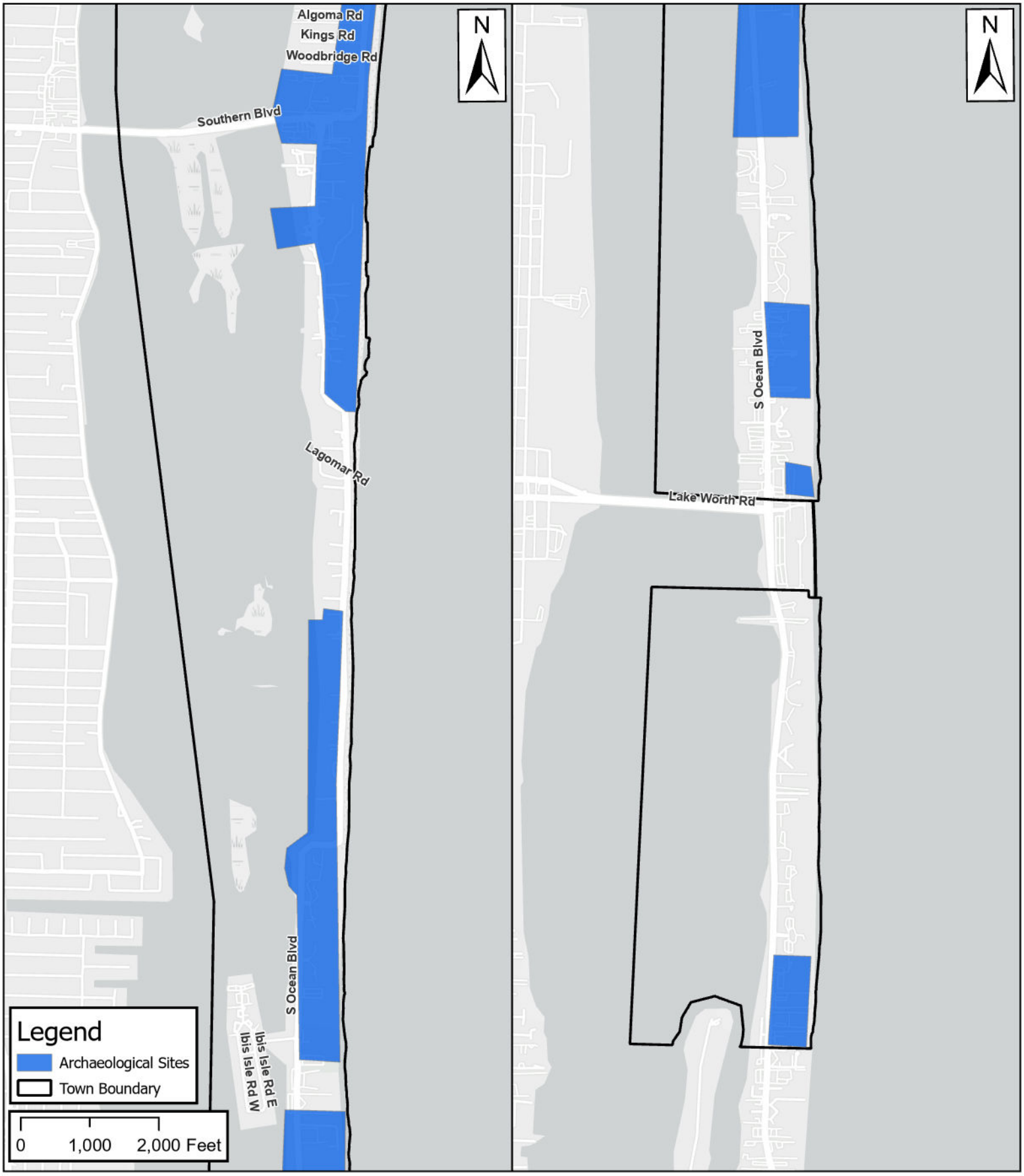
Proposed Revisions to Archaeological Sites Map - 2026

GIS Department

Map No.	Date
4.5	3/5/2026



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Proposed Revisions to Archaeological Sites Map - 2026

GIS Department

Map No.	Date
4.5	3/5/2026

ORDINANCE NO. 012-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2024 TOWN OF PALM BEACH COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO CREATE A NEW POLICY 1.1 TO ACKNOWLEDGE THE COMPREHENSIVE PLAN AS THE BLUEPRINT TO GUIDE GROWTH, DEVELOPMENT, RESOURCE PROTECTION AND PUBLIC SERVICES AND FACILITIES; TO CREATE POLICIES 1.3 AND 1.4; TO REPLACE POLICY 1.12 WITH A NEW DEFINITION OF TOWN RESIDENT; TO DELETE POLICIES 1.7 AND 1.8 AS THEY ARE DUPLICATES OF POLICIES 2.1 AND 2.2; TO AMEND POLICY 1.13 TO CHANGE THE DESIGNATION NAMES FOR RESIDENTIAL CATEGORIES AND TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE; TO AMEND POLICY 1.14 TO INCORPORATE THE DEFINITIONS OF TOWN SERVING COMMERCIAL ESTABLISHMENTS, TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE, TO UPDATE THE USES PERMITTED IN NON-RESIDENTIAL USES, AND TO CREATE A NEW BEACH AREA FUTURE LAND USE CATEGORY; TO AMEND POLICY 1.15 TO ESTABLISH FLOOR AREA RATIO (FAR) AS THE INTENSITY STANDARD FOR NON-RESIDENTIAL USES; TO DELETE POLICY 6.4, 6.5 AND 6.6 AS THE POLICIES ARE DIRECTIVES THAT HAVE NOW BEEN ADDRESSED WITH THE PROPOSED AMENDMENT; TO AMEND POLICY 8.1 TO REPLACE STANDARDS FOR NEW PLANNED UNIT DEVELOPMENTS (PUDS) WITH A LIST OF THE THREE APPROVED PUDS; TO AMEND POLICY 2.3 TO CHANGE THE LANGUAGE TO READ FROM ZONING ORDINANCES TO ZONING CODE; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT TO AMEND POLICY 1.4 TO REFLECT THE CONTINUOUS MONITORING OF ARCHAEOLOGICALLY SENSITIVE SITES AND ZONES IN COORDINATION WITH APPROPRIATE STATE AND COUNTY AGENCIES NEEDED IN THEIR PROTECTION; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE INFRASTRUCTURE ELEMENT TO AMEND POLICY 3.1 TO UPDATE THE POTABLE WATER LEVEL OF SERVICE STANDARD IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH AS THE TOWN'S POTABLE WATER PROVIDER; TO AMEND POLICY 5.2 TO ADDRESS THE UPDATED 20-YEAR WATER SUPPLY FACILITY WORK PLAN THAT IS ADOPTED BY REFERENCE; TO AMEND THE ADOPTED 2024 COMPREHENSIVE PLAN MAP SERIES TO REPLACE THE FUTURE LAND USE MAP TO IDENTIFY THE BEACH AREA, TO INCLUDE THE LAKE WORTH LAGOON IN THE CONSERVATION DESIGNATION, TO AMEND THE DESIGNATIONS OF PUBLIC BUILDINGS TO HAVE A PUBLIC FUTURE LAND USE DESIGNATION, TO AMEND THE FUTURE LAND USE DESIGNATIONS OF PARK SITES OWNED BY LOCAL GOVERNMENTAL

AGENCIES AND THE PRESERVATION FOUNDATION OF PALM BEACH TO A RECREATION FUTURE LAND USE CATEGORY, TO AMEND THE FUTURE LAND USE OF THE FORMER U.S. POST OFFICE LOCATED AT 95 NORTH COUNTY ROAD THAT IS NOW PRIVATELY OWNED TO COMMERCIAL FUTURE LAND USE, AND TO ESTABLISH ASSOCIATED ACRONYMS FOR EACH FUTURE LAND USE CATEGORY AND TO UPDATE THE ARCHAEOLOGICAL SITES MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, pursuant to §163.3191 of the Act, the Town of Palm Beach, Florida, is required to periodically and comprehensively evaluate its Comprehensive Plan to determine if plan amendments are necessary and to notify the state land planning agency as to its determination;

WHEREAS, on October 23, 1989, the Town of Palm Beach amended the Town of Palm Beach Comprehensive Plan with the adoption of Ordinance No. 11-89 to be consistent with the Act, as amended from time to time thereafter;

WHEREAS, on February 12, 2025, in accordance with §163.3191 of the Act, The Town of Palm Beach amended the Town of Palm Beach Comprehensive Plan based upon an Evaluation and Appraisal Report (EAR) with the adoption of Ordinance No. 015-2024;

WHEREAS, on April 7, 2026, the Town of Palm Beach's Planning and Zoning Commission issued a Record and Report recommending proposed amendments to the Town of Palm Beach Comprehensive Plan;

WHEREAS, pursuant to §163.3174(11) of the Act after notice required by law, the Town Council, acting as the Local Planning Agency (LPA), conducted a public hearing on April 15, 2026 wherein it considered the Planning and Zoning Commission's Record and Report and all evidence and testimony regarding the proposed amendments;

WHEREAS, the LPA recommended that the Town Council amend the Town of Palm Beach's Comprehensive Plan and transmit the Amendments to the Florida Department of Commerce; and

WHEREAS, pursuant to §163.3184(11) of the Act and after notice required by law, the Town Council conducted a public hearing on April 15, 2026 to consider the LPA's recommendations regarding the Amendments wherein it determined that the adoption of the Amendments would be in compliance with the Act and voted to transmit the

Amendments to the Florida Department of Commerce, appropriate reviewing agencies, and any other local government or governmental agency that has made a written request of the Town pertaining to the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recital

The above recitals are incorporated as fully set forth herein.

Section 2. Findings

The Comprehensive Plan Amendments, as more particularly described in Exhibit A attached hereto, have been determined by the Town Council to promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan. Further, the Town Council has determined that the Comprehensive Plan Amendments are not more restrictive or burdensome.

Section 3. Amendment of the Comprehensive Plan

The Town of Palm Beach Comprehensive Plan is hereby amended to incorporate those amendments set forth in Exhibit A and incorporated herein by reference.

Section 4. Severability

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification

This Ordinance shall be codified and made a part of the official Comprehensive Plan of the Town of Palm Beach.

Section 7. Effective Date

This Ordinance shall take effect pursuant to §163.3184(4)(e)5, Florida Statutes.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on the 15th day of April 2026, and for second and final reading on the ___day of _____ 2026.

_____
Danielle H. Moore, Mayor

_____
_____, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

_____
Edward Cooney, Town Council Member

ATTEST:

_____
Kelly Churney, CMC, Town Clerk

_____
Nicki McDonald, Town Council Member

ORDINANCE NO. 013-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REPLACING THE EXISTING 1974 OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH LAST UPDATED SEPTEMBER 2024 WITH A NEW 2026 OFFICIAL ZONING MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, by Ordinance No. 012-2026, the Town Council amended the Future Land Use Map of the adopted 2024 Comprehensive Plan, as amended in 2026;

WHEREAS, pursuant to §163.3201 of the Act the adopted 2024 Comprehensive Plan requires the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area as shown on the Town of Palm Beach Zoning Map;

WHEREAS, pursuant to Code Section 134-261, the Town Council of the Town of Palm Beach may from time to time on its own motion or on petition amend, supplement, change, modify or repeal the regulations, restrictions or district boundaries; and

WHEREAS, by Ordinance No. 013-2026, the Town Council hereby desires to amend 1974 Official Zoning Map to include a revised 2026 Official Zoning Map that corresponds to the 2026 Official Future Land Use Map adopted by the Town of Palm Beach and attached as Exhibit A attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recital

The above recitals are incorporated as fully set forth herein.

Section 2. Findings

The proposed 2026 Official Zoning Map, as more particularly described in Exhibit A, has been determined by the Town Council to promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan. Further, the Town Council has determined that the Zoning Map is not more restrictive or burdensome.

Section 3. Amendment to the Official Zoning Map

The Town of Palm Beach Official Zoning Map hereby amended from the 1974 Official Zoning Map to the 2026 Official Zoning Map to incorporate those amendments set forth in Exhibit A.

Section 4. Severability

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification

This Ordinance shall be codified and made a part of the official Zoning Code of the Town of Palm Beach.

Section 7. Effective Date

This Ordinance shall take effect immediately following the adoption of the 2024 Comprehensive Plan, as amended in 2026.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on the 15th day of April 2026, and for second and final reading on the ___day of _____ 2026.

_____
Danielle H. Moore, Mayor

_____
_____, Town Council President

_____
Lewis S.W. Crampton, President Pro Tem

_____
Julie Araskog, Town Council Member

_____
Bridget Moran, Town Council Member

_____
Edward Cooney, Town Council Member

ATTEST:

_____
Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member