

**CITY OF PALM BEACH GARDENS
CITY COUNCIL
Agenda Cover Memorandum**

**Meeting Date: January 9, 2020
Ordinance 2, 2020**


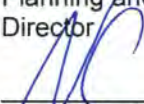
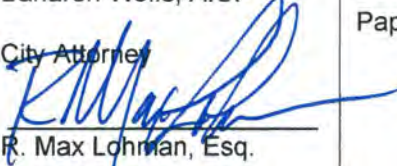


Subject/Agenda Item:

City-initiated Comprehensive Plan Amendments

First Public Hearing and Transmittal City-initiated Comprehensive Text Amendments to the Future Land Use, Transportation, Infrastructure, Intergovernmental Coordination, Capital Improvements, and Public School Facilities Elements related to the Palm Beach County School Board Interlocal Agreement; update of the 5-Year Schedule of Capital Improvements; a new Vision Zero related policy; an update of Map A.4-Potential Future Annexation to include recently completed annexations; and the update of the City's 10-Year Water Supply Facilities Work Plan.

Recommendation to APPROVE

Recommendation to DENY

<p>Reviewed by: Assistant Director of Planning and Zoning  Peter Hofheinz, AICP</p> <p>Planning and Zoning Director  Natalie M. Crowley, AICP</p> <p>Development Compliance <u>N/A</u> Bahareh Wolfs, AICP</p> <p>City Attorney  R. Max Lohman, Esq.</p> <p>Approved By: City Manager  Ronald M. Ferris</p>	<p>Originating Dept.: Planning & Zoning: Project Manager  Dawn C. Sonneborn, AICP, Senior Planner</p> <p><input type="checkbox"/> Quasi – Judicial <input checked="" type="checkbox"/> Legislative <input checked="" type="checkbox"/> Public Hearing</p> <p>Advertised: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 1/1/20 Paper: Palm Beach Post</p> <p>Affected parties: <input type="checkbox"/> Notified <input checked="" type="checkbox"/> Not Required</p>	<p>Finance: Accountant <u>N/A</u> Tresha Thomas</p> <p>Fees Paid: <u>N/A</u></p> <p>Funding Source: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p> <p>Budget Acct.#: <u>N/A</u></p> <p>Effective Date: <u>N/A</u></p> <p>Expiration Date: <u>N/A</u></p>	<p>City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____</p> <p>Attachments: • Ordinance 2, 2020</p>
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EXECUTIVE SUMMARY

This is a City-initiated Comprehensive Plan Text Amendment to various elements of the City's Comprehensive Plan. The amendments include the following:

- Amendments related to school concurrency, pursuant to legislative changes and the existing Interlocal Agreement between the City and Palm Beach County School Board. This deletes the Public School Facilities Element (PSFE) in its entirety to remove all level of service (LOS) policies that are no longer applicable, and relocates existing school planning/coordination policies to other elements of the Comprehensive Plan.
- Annual update to the 5-Year Schedule of Capital Improvements (Table 9A), and Summary of Capital Improvements Program for the Palm Beach County School Board (Table 9B) in accordance with Section 163.3177(3)(a)5.(b), *Florida Statutes*.
- Update to the 10-Year Water Supply Facilities Work Plan, as required by Section 163.3177, *Florida Statutes*.
- Update to the Transportation Element to add a new policy related to Vision Zero.
- Update of Map A.4-Potential Future Annexation, to include current annexations.
- Minor amendments to two policies for "housekeeping" purposes.

The Elements to be amended are: Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public School Facilities Elements.

In addition, Map A.4 Potential Future Annexation is updated to include the current areas that have been annexed into the City.

BACKGROUND

Amendments Related to Coordinated School Planning

The Public School Facilities Element (PSFE) is proposed to be deleted in its entirety to be consistent with the Florida Statutes and the latest Interlocal Agreement for coordinated school planning. The new agreement no longer requires a Level of Service determination by the School District during the review of residential developments, and therefore requires all of the school concurrency and school-related levels of service Goals, Objectives and Policies (GOPs) to be deleted. Through the requirements of the new interlocal agreement, the School District determines if there are adequate facilities by reviewing each proposed Comprehensive Plan Amendment that is initiated by the City through a School Capacity Availability Determination (SCAD). Upon this review, the School District evaluates the impact of each proposed amendment on the following: the Public School Facilities Plan, the impact on public schools, and the projected timing and delivery of public school facilities.

There are certain existing GOPs related to coordinated school planning that remain relevant in the PSFE. Therefore, those GOPs are being relocated to the Intergovernmental Coordination Element (ICE), with two policies more appropriately relocated to the Future Land Use Element (FLUE).

Additionally, amendments to the Capital Improvement Element (CIE) are proposed to remove references to School District Level of Service and School Concurrency that are no longer applicable.

The City's PSFE has closely followed the Palm Beach County Comprehensive Plan, which follows the same coordination with the School District. These proposed amendments will provide consistency between the two plans.

For history on the School District Interlocal Agreement, Section 163.31777, *Florida Statutes*, requires Palm Beach County and municipalities to enter into an interlocal agreement with the Palm Beach County School District for coordinated school planning. Palm Beach County local governments have held an agreement with the School District since 2001, which expired in 2011. Upon expiration of the interlocal agreement, the City actively participated in the creation of a new Interlocal Agreement through the Intergovernmental Plan Amendment Review Committee (IPARC).

On August 19, 2015, the School Board adopted a new Interlocal Agreement pursuant to Chapter 163, *Florida Statutes*, and on December 15, 2015, the Board of County Commissioners for Palm Beach County approved the new interlocal agreement entitled "*Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning*"

On June 2, 2016, the City Council approved Resolution 35, 2016, authorizing the Mayor and City Clerk to execute the new interlocal agreement. The new agreement provides interlocal coordination and data sharing that have already been in place since 2001, and no longer requires a Level of Service determination by the School District. It contains requirements for the School District to determine if there are adequate facilities by reviewing each Comprehensive Plan Amendment and rezoning, evaluating the impact of the amendment on the Public School Facilities Plan and the public schools, and the projected timing and delivery of public school facilities. Upon their review, the School District makes recommendations through a School Capacity Availability Determination letter.

Update of the 5-Year Schedule of Capital Improvements

In accordance with Section 163.3177(3)(a)5.(b), *Florida Statutes*, the City is required to maintain an updated Capital Improvements Element in the City's Comprehensive Plan. The Element is required to contain a 5-Year Schedule of Capital Improvements, that includes any publicly funded projects necessary to ensure that the adopted Level of Service standards are achieved and maintained for the 5-year period.

On September 19, 2019, the City Council adopted Ordinance 20, 2019, adopting the budget for fiscal year commencing October 1, 2019 and ending September 30, 2020. On September 4, 2019, the School District adopted their fiscal year 2020 through 2029 Capital Plan. The proposed amendments are primarily housekeeping in nature and will provide for consistency with the September 19, 2019, adopted budget and 5-Year Schedule of Capital Improvements of the City and School District.

Update of 10-Year Water Supply Facilities Work Plan (WSFWP)

The City's existing 2015 10-Year WSFWP and related Comprehensive Plan amendments were adopted on May 7, 2015, through Ordinance 5, 2015. The purpose of the WSFWP 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. Pursuant to Chapter 163.3177, *Florida Statutes*, the City's 10-Year WSFWP must be updated, along with any related Comprehensive Plan policy amendments within 18 months after the South Florida Water Management District approves or updates the regional water supply plan.

The *Lower East Coast Water Supply Plan* was updated and approved by the South Florida Water Management District (SFWMD) on November 8, 2018.

Therefore, the local governments within the Lower East Coast jurisdiction shall update and adopt their water supply work plans for the 10-year planning horizon and provide any related amendments to their Comprehensive Plan policies by May 8, 2020.

Residents of the City of Palm Beach Gardens purchase their water directly from Seacoast Utility Authority (SUA). Through the Development Review Committee (DRC) process, the City coordinates with SUA to ensure that enough capacity is available for existing and future customers, and Seacoast ensures that supporting infrastructure, such as the water lines, are adequately maintained.

The updates to the WSFWP include population projections; updates to existing conditions; current and projected water supply demands; updated SUA reclaimed water commitments; and an update to the relevant regional issues.

As a result of this document update and concurrent analysis of the existing Comprehensive Plan GOPs by Staff, the existing water supply planning GOPs of the Comprehensive Plan sufficiently address and support water supply planning for the 10-year planning horizon, and only two policies are updated to include the new November 2019 date of the WSFWP.

New Vision Zero Policy – Transportation Element

Vision Zero is a national traffic safety policy and system that provides a framework for reducing traffic deaths and serious injuries through a combination of engineering, education, and enforcement measures. Key elements of a Vision Zero system include: reframing traffic fatalities as preventable; focusing on system failure; reducing the impact of collisions; adopting a safe system approach for vehicles, bicycles, and pedestrians; data-driven decision making; and viewing road safety as a social equity issue. Vision Zero takes a "Safe System" approach to road safety through a holistic view that requires people to think about the road system in its entirety from design guidelines, infrastructure projects, public participation, policy, and vehicle regulations all influence injuries and deaths. With the City's recent adoption of a Mobility Plan and Mobility Fee, and existing Comprehensive Plan policies related to the development of Complete Streets within the City, the City would like to further enhance these types of multi-modal policies by adding a policy related to Vision Zero. This policy has been added to the Transportation Element and will guide the City toward planning, creating, and implementing

this type of program.

Update of Map A.4-Potential Future Annexation

The recent annexations of property into the City of Palm Beach Gardens has occurred with the City Council adopting Ordinance 4, 2017, Ordinance 24, 2017, Ordinance 5, 2018, Ordinance 20, 2018, and Ordinance 26, 2018. These properties have been added to Map A.4.

SUMMARY OF PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

This staff report contains an attachment of each Element being amended in a strike-through and underline format. All new, amended, or deleted GOPs in the attachment include a detailed "Staff Comment" explanation for each. Below is a brief summary of the proposed amendments.

Amendments Related to Coordinated School Planning

Future Land Use Element (FLUE)

- Relocate Policy 11.1.5.10 of the PSFE to Policy 1.2.4.12.
- Relocate Policy 11.1.5.9 of the PSFE to Policy 1.3.5.6.

Intergovernmental Coordination Element (ICE)

- Amend Policy 8.1.1.13 to update the Florida Statute reference.
- Relocate Objective 8.1.5 within the Element and renumber to Objective 8.2.4, under a new Goal 8.2. The related policies under this Objective are also relocated and renumbered under Objective 8.2.4. They are:
 - Policy 8.1.5.1 (renumbered to Policy 8.2.4.1).
 - Policies 8.1.5.3 and 8.1.5.4 (renumbered to Policies 8.2.4.2 and 8.2.4.3).
- Delete Policy 8.1.5.2., which is no longer applicable.
- New Goal 8.2. This establishes a new goal for this Element and incorporates a portion of the former Goal 11.1 in the deleted PSFE.
- Relocated Objective 11.1.5 of the PSFE to Objective 8.2.1.
- Relocated Policy 11.1.5.1 of the PSFE to Policy 8.2.1.1, and updated to include the date the City Council approved the interlocal agreement.
- Relocated Policy 11.1.3.1 of the PSFE to Policy 8.2.1.2.
- Relocated Policy 11.1.5.3 of the PSFE to Policy 8.2.1.3, and updated to be consistent with the new interlocal agreement.
- Relocated Policies 11.1.5.4 and 11.1.5.6 of the PSFE to Policies 8.2.1.4 and 8.2.1.5, and updated to be consistent with the new interlocal agreement.
- Relocated Policy 11.1.5.7 of the PSFE to Policy 8.2.1.6.
- Relocated Objective 11.1.4 of the PSFE to Objective 8.2.2.
- Relocated Policy 11.1.4.1 of the PSFE to Policy 8.2.2.1.
- Added new Policies 8.2.2.2 and 8.2.2.3 to be consistent with the new interlocal agreement.
- Relocated Policies 11.1.4.2 through 11.1.4.6 of the PSFE to Policies 8.2.2.4 through 8.2.2.8.
- Relocated Objective 11.1.6 of the PSFE to Objective 8.2.3.
- Relocated Policy 11.1.6.2 of the PSFE to Policy 8.2.3.1, and updated to be consistent

with the new interlocal agreement.

- Relocate the PSFE Map Series to this Element. These maps have been updated to the most current School District maps.

Capital Improvement Element (CIE)

- Add new Policy 9.1.3.6 consistent with the new interlocal agreement.
- Amend Objective 9.1.4, and related Policies 9.1.4.1(a) and 9.1.4.1(b) to remove Level of Service references.
- Amend Policy 9.1.4.2(a) and the Level of Service Standards table in this policy to delete the Public School Level of Service.

Public School Facilities Element (PSFE)

- Delete all Goals, Objectives, and Policies related to school concurrency, which includes:
 - Goal 11.1, Objective 11.1.1 and related Policies 11.1.1.1 through 11.1.2.2.
 - Objective 11.1.3.
 - Policies 11.1.5.2, 11.1.5.5, 11.1.5.8, 11.1.6.1, 11.1.6.3, and 11.1.6.4.
 - The entire Implementation Section (Concurrency Service Area Boundary Descriptions)
 - The entire Definitions section
- Relocate Policy 11.1.3.1 to Policy 8.2.1.2 in the ICE.
- Relocate Objective 11.1.4, and related Policies 11.1.4.1 through 11.1.4.6 to Objective 8.2.2 and Policies 8.2.2.1 through 8.2.1.6 in the ICE.
- Relocate Objective 11.1.5 and related Policy 11.1.5.1 to Objective 8.2.1 and Policy 8.2.1.1 in the ICE.
- Relocate Policies 11.1.5.3 and 11.1.5.4 to Policies 8.2.1.3 and 8.2.1.4 in the ICE.
- Relocate Policies 11.1.5.6 and 11.1.5.7 to Policies 8.2.1.5 and 8.2.1.6 in the ICE.
- Relocate Policy 11.1.5.9 to Policy 1.3.5.6 in the FLUE.
- Relocate Policy 11.1.5.10 to Policy 1.2.4.12 in the FLUE.
- Relocate Objective 11.1.6 to Objective 8.2.3 in the ICE and related Policy 11.1.6.2 to Policy 8.2.3.1 in the ICE.
- Relocate and update the Map Series to the ICE.

Amendments for the update of the 5-Year Schedule of Capital Improvements

Table 9A, the Five-Year Schedule of Capital Improvements, has been updated consistent with the City's current 2019 adopted budget.

Table 9B has been updated consistent with the Palm Beach County School District's current FY2020 - FY2029 Capital Plan.

Update of 10-Year Water Supply Facilities Work Plan (WSFWP)

The City's 2015 10-Year WSFWP and the City's 2016 Evaluation, Appraisal, and Report (EAR) included Comprehensive Plan text amendments related to water supply planning and related intergovernmental coordination. Staff has analyzed the current Comprehensive Plan policies related to water supply planning and has determined the existing policies are sufficient to support the 2019 10-Year WSFWP Update, with the exception of two policies amended to update the date of the 10-Year WSFWP, as follows:

Policy 8.1.4.7.: The City shall update the 10-Year Water Supply Facilities Work Plan prepared by the City of Palm Beach Gardens, dated ~~February 2015~~ November 2019, and confirm the availability of water for existing, new development and redevelopment at the time required by the applicable statute; this should be consistent with the SFWMD's Lower East Coast Regional Water Supply Plan and the 10-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

Policy 4.D.1.1.10.: The 10-Year Water Supply Facilities Work Plan Update, prepared by the City of Palm Beach Gardens, dated November 2019 is hereby adopted by reference in the City's Comprehensive Plan and implemented by Seacoast Utility Authority, as the local water provider.

Amendment related to Vision Zero

A new policy has been added to the Transportation Element that will guide the City toward planning, creating, and implementing this type of program as follows:

Policy 2.2.8.6.: The City shall consider the feasibility of implementing a Vision Zero program with the goal of eliminating all pedestrian, bicyclist, and motorists deaths associated with automobile accidents on all streets within the City.

Amendments for Minor Clean-up Only

Intergovernmental Coordination Element

- Policies 8.1.4.1 and 8.1.4.5.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

The amendments as proposed are consistent with the related Goals, Objectives, and Policies contained within the City's Comprehensive Plan.

CONSISTENCY WITH PALM BEACH COUNTY COMPREHENSIVE PLAN

The proposed amendments are consistent with the related Goals and Objectives within the Palm Beach County Comprehensive Plan.

NEARBY LOCAL GOVERNMENT COMMENTS/OBJECTIONS

Staff provided the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) notice on November 20, 2019. No comments have been received to date.

COORDINATION WITH PALM BEACH COUNTY AND SEACOAST UTILITY AUTHORITY

City Staff coordinated with Palm Beach County Planning staff, Seacoast Utility Authority staff, and the South Florida Water Management District staff in the preparation of the 10-Year Water Supply Facilities Work Plan update.

COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

The subject petition was reviewed by members of the DRC committee, and there are no comments or objections.

PLANNING, ZONING, AND APPEALS BOARD (PZAB)

The Planning, Zoning, and Appeals Board recommended approval at their December 10, 2019, meeting with a vote of 7 to 0.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Ordinance 2, 2020 as presented on first reading.

ORDINANCE 2, 2020

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2
3
4 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM
5 BEACH GARDENS, FLORIDA, AMENDING ITS COMPREHENSIVE
6 LAND USE PLAN IN ACCORDANCE WITH THE MANDATES SET
7 FORTH IN CHAPTER 163, FLORIDA STATUTES, SPECIFICALLY
8 SECTION 163.3177 AND SECTION 163.3184, ET SEQ., PURSUANT
9 TO APPLICATION NO. CPTA-19-08-000034, WHICH PROVIDES FOR
10 AMENDMENTS TO THE FUTURE LAND USE ELEMENT,
11 TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT,
12 INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL
13 IMPROVEMENTS ELEMENT, AND PUBLIC SCHOOL FACILITIES
14 ELEMENT TO REFLECT AMENDMENTS TO THE PALM BEACH
15 COUNTY SCHOOL BOARD INTERLOCAL AGREEMENT; ADD A
16 NEW VISION-ZERO POLICY; UPDATE THE 5-YEAR SCHEDULE OF
17 CAPITAL IMPROVEMENTS; UPDATE MAP A.4-POTENTIAL
18 FUTURE ANNEXATION TO UPDATE THE CURRENT MUNICIPAL
19 BOUNDARY; AND UPDATE THE CITY'S 10-YEAR WATER SUPPLY
20 FACILITIES WORK PLAN; PROVIDING FOR TRANSMITTAL TO THE
21 FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY (DEO);
22 PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE,
23 AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE;
24 AND OTHER PURPOSES.

25
26
27 **WHEREAS**, the State Legislature of the State of Florida has mandated that all
28 municipalities draft and adopt comprehensive development plans to provide thorough and
29 consistent planning with regard to land within their corporate limits; and

30
31 **WHEREAS**, all amendments to the Comprehensive Plan must be adopted in
32 accordance with detailed procedures that must be strictly followed; and

33
34 **WHEREAS**, Section 163.31777, *Florida Statutes*, requires Palm Beach County
35 and municipalities to enter into an interlocal agreement with the Palm Beach County
36 School District for coordinated school planning; and

37
38 **WHEREAS**, on December 15, 2015, the Palm Beach County Board of County
39 Commissioners approved the a new interlocal agreement entitled "*Interlocal Agreement*
40 *between the School Board of Palm Beach County, Palm Beach County and Municipalities*
41 *of Palm Beach County for Coordinated Planning*"; and
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43
44
45
46

1 **WHEREAS**, on June 2, 2016, the City Council approved Resolution 35, 2016,
2 authorizing the Mayor and City Clerk to execute the new interlocal agreement. The
3 agreement provides interlocal coordination and data sharing, and no longer requires a
4 Level of Service determination by the School District, thereby creating the need to amend
5 the Comprehensive Plan accordingly; and
6

7 **WHEREAS**, Section 163.3177(3)(a)5.(b), *Florida Statutes*, requires the City to
8 maintain a Capital Improvements Element, which contains a 5-Year Schedule of Capital
9 Improvements, updated annually, to include publicly funded projects necessary to ensure
10 the adopted Level of Service standards are achieved and maintained for the 5-year
11 period; and
12

13 **WHEREAS**, on February 1, 2018, the City Council adopted Ordinance 3, 2018 for
14 the annual update of the 5-Year Schedule of Capital Improvements; and
15

16 **WHEREAS**, on September 19, 2019, the City Council adopted Ordinance 20,
17 2019, adopting the budget for the fiscal year commencing October 1, 2020, and ending
18 September 30, 2021; and
19

20 **WHEREAS**, the City Council has determined that it is necessary to repeal Table
21 9A, *5-Year Schedule of Capital Improvements*, and Table 9B, *Summary of Capital*
22 *Improvements Program for Palm Beach County School Board*, of the Capital
23 Improvements Element and readopt same, as revised, to be consistent with Section
24 163.3177(3)(a)5.(b), *Florida Statutes*, and Ordinance 20, 2019; and
25

26 **WHEREAS**, Section 163.3177(6)(c)3, *Florida Statutes*, requires that local
27 governments amend their comprehensive plans within eighteen months of the water
28 management district's approval of a regional water supply plan or an update to such plan;
29 and
30

31 **WHEREAS**, such amendment must identify water supply projects, water
32 conservation, and reuse necessary to meet the water needs identified in Section
33 373.709(2)(a), *Florida Statutes*, within the local government's jurisdiction; and
34

35 **WHEREAS**, Vision Zero is a national traffic safety policy and system which
36 provides a framework for reducing traffic deaths and serious injuries through a
37 combination of engineering, education, and enforcement measures; and
38

39 **WHEREAS**, with the City's recent adoption of a Mobility Plan and Mobility Fee,
40 and existing Comprehensive Plan policies related to the development of Complete
41 Streets, the City would like to further enhance these types of multi-modal policies by
42 adding a policy related to Vision Zero; and
43

44 **WHEREAS**, the City's Comprehensive Plan, Map A.4-Potential Future
45 Annexation, shall be updated to include those areas annexed into the City since the last
46 update of this map dated September 21, 2016, adopted with Ordinance 8, 2016; and

1 **WHEREAS**, the City Council has initiated amendments to the Comprehensive Plan
2 of the City of Palm Beach Gardens, as more specifically described in Exhibit "A", attached
3 hereto and incorporated herein; and
4

5 **WHEREAS**, on December 10, 2019, the Planning, Zoning, and Appeals Board,
6 sitting as the duly constituted Local Planning Agency for the City, recommended
7 transmittal of the amendments to the Comprehensive Plan of the City; and
8

9 **WHEREAS**, the City of Palm Beach Gardens has held all duly required public
10 hearings in accordance with Section 163.3184, *Florida Statutes*; and
11

12 **WHEREAS**, the City Council desires to adopt the amendments to the current
13 Comprehensive Plan to guide and control the future development of the City and to
14 preserve, promote, and protect the public health, safety, and welfare.
15

16
17 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
18 **OF PALM BEACH GARDENS, FLORIDA, AS FOLLOWS:**
19

20 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.
21

22 **SECTION 2.** The City's Comprehensive Plan is hereby amended, as set forth in
23 accordance with Exhibit "A", attached hereto and incorporated herein.
24

25 **SECTION 3.** A copy of the Comprehensive Plan, as amended, shall be kept on file
26 in the office of the City Clerk, City of Palm Beach Gardens, Florida.
27

28 **SECTION 4.** The City's Director of Planning and Zoning is hereby directed to
29 transmit the proposed Comprehensive Plan Text Amendment to the Department of
30 Economic Opportunity of the State of Florida and other appropriate public agencies, and
31 upon adoption of this Ordinance is further directed to ensure that this Ordinance and all
32 other necessary documents are forwarded to the Florida Department of Economic
33 Opportunity (DEO) and other agencies in accordance with Section 163.3184, *Florida*
34 *Statutes*.
35

36 **SECTION 5.** All Ordinances or parts of Ordinances in conflict be and the same are
37 hereby repealed.
38

39 **SECTION 6.** Should any section or provision of this Ordinance or any portion
40 thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction
41 to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.
42

43 **SECTION 7.** The effective date of this plan amendment shall be 31 days after the
44 state land planning agency notifies the local government that the plan amendment
45 package is complete, in accordance with Section 163.3184, *Florida Statutes*.
46

PASSED this ____ day of _____, 2020, upon first reading.

PASSED AND ADOPTED this ____ day of _____, 2020, upon second and final reading.

CITY OF PALM BEACH GARDENS	FOR	AGAINST	ABSENT
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BY: _____	_____	_____	_____
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Mark T. Marciano, Mayor

Rachelle A. Litt, Vice Mayor

Maria G. Marino, Councilmember

Carl W. Woods, Councilmember

Matthew Jay Lane, Councilmember

ATTEST:

BY: _____

Patricia Snider, CMC, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____

R. Max Lohman, City Attorney



EXHIBIT "A"

FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH A MIXTURE OF LAND USES THAT WILL MAXIMIZE PALM BEACH GARDENS' NATURAL AND MANMADE RESOURCES WHILE MINIMIZING ANY THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE CITY'S CITIZENS THAT IS CAUSED BY INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION, BY MAINTAINING COMPATIBLE LAND USES WHICH CONSIDER THE INTENSITIES AND DENSITIES OF LAND USE ACTIVITIES, THEIR RELATIONSHIP TO SURROUNDING PROPERTIES AND THE PROPER TRANSITION OF LAND USES.

Objective 1.1.1.: Future Land Use Categories

Future land use for Palm Beach Gardens is depicted using a total of 15 land use categories including general land uses and recommended improvements associated with specific land uses. The Future Land Use Element shall outline the desired development pattern for the City of Palm Beach Gardens through a land use category system that provides the allowed uses, location criteria and density of development. The City shall ensure that the City's Zoning Map is consistent with the Future Land Use Map (Map A.1.). The City shall utilize the following chart when assigning a zoning district consistent with the property's Future Land Use category:

Table 1-1: Future Land Use – Zoning Consistency Chart

Future Land Use Category	Consistent Zoning District(s)
Rural Residential	RR10/RR20/PDA (PCD/PUD)
Residential Very Low	RE/PDA (PCD/PUD)
Residential Low	RL1/RL2/RL3/PDA (PCD/PUD)
Residential Medium	RL1/RL2/RL3/RM/PDA (PCD/PUD)
Residential High	RL1/RL2/RL3/RM/RH/PDA (PCD/PUD)
Mobile Home	RMH/PDA (PCD/PUD)
Commercial	CN/CR/CG1/CG2/PO/PDA (PCD/PUD)
Professional Office	PO/PDA (PCD/PUD)
Industrial	M1/M1A/M2/PDA (PCD/PUD)
Public	P/IPDA
Recreation and Open Space	P/I, CONS/PDA
Commercial Recreation	CR/PDA
Conservation	CONS/PDA
Golf	P/I /PDA or as a part of a PUD, PCD
Mixed Use	MXD/PDA (PCD/PUD)

The Future Land Use Map designates an urban growth boundary. Urban land uses are designated within this boundary. Rural or low density land uses are designated outside of this boundary. The primary reason for this is to provide a long-term positive and realistic expectation of orderly service provision, concurrent with the impact of development.

The City of Palm Beach Gardens shall designate all property with one of the land use categories contained in the corresponding policies on the Future Land Use Map. (Map A.1.)

Policy 1.1.1.1.: Rural Residential (RR10 and RR20):

The predominant dwelling type in the Rural Residential categories is single-family detached housing and those uses consistent with the land development regulations. The intent of the rural residential categories is to provide low density development in these areas while encouraging more intense, compact growth in the eastern areas and to prevent urban sprawl. Furthermore, the categories encourage clustering of development to protect natural resources. In the Rural Residential sub-categories, limited agricultural uses are expected to co-exist with residential uses. Approved agriculture uses within the Rural Residential categories must be compatible with the environmental characteristics and natural resources, as well as with the lifestyle and quality of life of the residents. The compatible zoning district for the categories shall be the RR10/20 zoning district.

The Rural Residential categories are encouraged in areas outside of the urban service boundary and shall be located in areas that afford attractive natural or rural environment. Rural areas that are extremely wet are encouraged to be designated Rural Residential 20 to protect the wetland values. The density of the Rural Residential land uses are one of two rural sub-categories:

Rural Residential 10: one dwelling unit per ten acres

Rural Residential 20: one dwelling unit per twenty acres

Policy 1.1.1.2.: Residential Very Low (RVL):

The predominant dwelling type in the Residential Very Low category is single-family detached housing and those uses consistent with the land development regulations. The intent of the category is to provide low density development in these areas while encouraging the preservation of vast amounts of open space and natural resources. The compatible zoning district for this category shall be the RE zoning district

Residential Very Low is recommended as a transition from Rural Residential areas to the more intense residential developments and shall be located within the urban service boundary. The category shall be located in areas that afford an attractive natural or rural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where the residential very low uses are spatially

separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

The Residential Very Low category allows single-family detached residential development up to 1.0 unit per gross acre. The category also allows clustered developments which preserve vast amounts of open space and natural resources. Large planned community areas are permitted within this district even if they contain several types of development so long as the overall gross density of the development is consistent with that permitted under the RVL Residential Very Low category.

Policy 1.1.1.3.: Residential Low (RL):

The predominant dwelling type in the Residential Low category is single-family detached housing and those uses consistent with the Land Development Regulations. The category is intended to accommodate developments comparable to PGA National, and the older residential communities of the City. The compatible zoning districts for this category shall be the RL1, RL2, and RL3 zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City's Land Development Regulations.

Residential Low shall be located within the urban service boundary, and shall be located in areas that afford an attractive natural environment, where water supply and wastewater collection services can be provided economically, where police and fire service can be provided economically, and where residential low uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as, noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential Low category allows single family detached residential development up to 4.0 units per gross acre. Large planned community areas are permitted within this district even if they contain several types of development as long as the overall gross density of the development is consistent with that permitted under the Residential Low category.

Policy 1.1.1.4.: Residential Medium (RM):

The predominant dwelling type in the Residential Medium category is attached and detached single-family housing, duplexes, townhomes, and those uses consistent with the Land Development Regulations. The compatible zoning districts for this category shall be the RL1, RL2, RL3, and RM zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City's Land Development Regulations.

Residential Medium shall be located within the urban service boundary and serves as a transition between Residential Low and more intense land uses, and shall be located in areas that afford an attractive natural environment, that have convenient access to shopping and employment opportunities, where water supply and wastewater collection services are provided, where police

and fire service can be provided economically, and where Residential Medium uses are spatially separated or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the maximum density permitted within the Residential Medium designation is 7.0 dwelling units per gross acre. Planned community areas may contain residential developments of higher net densities so long as the overall density of the area is consistent with the Residential Medium category.

Policy 1.1.1.5.: Residential High (RH):

The predominant dwelling type in the Residential High category is attached and detached single-family housing, duplexes, townhomes, apartments and those uses consistent with the Land Development Regulations. Property designated Residential High is intended to assist the private sector in providing affordable housing in Palm Beach Gardens. The compatible zoning district for this category shall be the RL1, RL2, RL3, RM, and RH zoning districts. Non-residential uses may be permitted as part of a planned community, pursuant to the City's Land Development Regulations.

Property designated Residential High should primarily be located adjacent to major employment areas or contiguous to major arterials which may accommodate mass transit facilities in the future. Residential High shall be located within the urban service boundary and serves as a transition between Residential Low and Residential Medium and more intense land uses, such as commercial and industrial, and shall be located in areas that are accessible to shopping and employment opportunities, near park or open spaces, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and are spatially separated and/or buffered from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts such as: noise, glare, dust or fumes.

Unless the City Council approves the density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the Residential High category allows up to 10.0 dwelling units per gross acre.

Policy 1.1.1.6.: Mobile Home (MH):

The predominant dwelling type in the Mobile Home category is mobile and manufactured homes located within a mobile home or manufactured home park. The category is intended to accommodate mobile home and manufactured home parks. The compatible zoning district for this category shall be the RMH zoning district

The City has not proposed any new mobile home park sites on the Future Land Use Map; however, mobile homes parks are also a permissible use in mixed use districts. The existing mobile home park located at the northwest corner of PGA Boulevard and Prosperity Farms Road is shown on the Future Land Use Map as a mobile home land use.

Maximum density permitted in the Mobile Home category is 7.0 mobile homes per gross acre. Individual mobile homes and manufactured homes are permitted on lots in all residential categories. See Policy 3.1.5.2.

Policy 1.1.1.7.: Commercial (C):

The Commercial category is intended to accommodate a wide range of retail and general commercial uses. The predominant uses range from stores offering frequently needed goods and services to nearby neighborhoods to those serving a regional market. A representative sample of uses include personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, and medical and dental clinics and is more specifically defined in the City's Land Development Regulations. The specific regulations and uses associated with development within the areas designated Commercial will be determined during the zoning of the properties. The compatible zoning districts for this category shall be the PO, CN, CR, CG1, and CG2 zoning districts.

The Commercial category depicts existing commercial uses and proposes future commercial areas at primary intersections and shall not be located adjacent to residential low property, unless buffered by an extended setback, or a natural or physical barrier. Commercial land uses are encouraged to be located adjacent to industrial uses, or transitional uses, such as land designated professional office, mixed use development, recreation and open space, public, or residential high when adequate buffer is provided. Commercial is encouraged to co-locate with other land designated with Commercial, Mixed Use Development, or Industrial land use categories. Commercial shall be located in areas that are directly accessible to a Major or Minor arterial, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the commercial uses are spatially separated from residential categories, as required by the City's Land Development Regulations.

Commercial land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 50 feet. The Land Development Regulations may further restrict intensities.

Policy 1.1.1.8.: Professional/Office (PO):

The predominant uses in the Professional/Office category include business, professional and medical office centers. The intent of the category is to distinguish office uses from more intensive commercial uses such as retail. Activities generally do not entail retail uses, or the sale or display of goods. Typical uses include legal, insurance, financial, realty, technical and medical service establishments and are more specifically defined in the City's Land Development Regulations. Retail uses should only directly serve the needs of the office uses. The compatible zoning district for this category shall be the PO zoning district

The Professional Office category depicts existing and proposed future professional office areas. The category may be used as a transition from more intense commercial to residential land uses.

Professional Office shall be located within the urban service boundary, and located in areas that are either accessible to major arterials or collector roads, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the professional office uses are adequately buffered from residential categories.

Professional Office land uses will be limited in intensity to a maximum lot coverage of 35% of the site and a maximum building height of 36 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.9.: Industrial (I):

The predominant uses within the Industrial category include research or laboratory, corporate headquarters and office parks, engineering and marketing development, manufacturing, wholesaling, printing, publishing, assembling, testing and fabrication of products and office or administrative incidental to industrial use. In addition, certain commercial, service-related uses may be permitted, such as banks, personal services, day-care centers, and laundry and dry cleaning, as more specifically defined in the City's Land Development Regulations. Property designated Industrial is to be used in an office or industrial park arrangement, which may include multiple buildings which may vary in height and configuration, separated by parking and open space, but linked by circulation. Development of such areas will promote a well landscaped environment with internal circulation and buffering from existing and future surrounding land uses. The compatible zoning districts for this category shall be the M1 and M1A zoning districts.

Industrial shall be located outside environmentally sensitive habitat, and located in areas that are accessible to major or minor arterials, where water supply and wastewater collection services are provided, where police and fire service are provided economically, and where the industrial uses are adequately buffered from residential categories.

Industrial land uses will be limited in intensity to a maximum lot coverage of 60% of the site and a maximum building height of 50 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.10.: Public (P):

The Public category is intended to denote areas where existing and proposed public and institutional facilities such as schools, libraries, fire stations and government offices are allowed. The compatible zoning district for this category shall be the P/I zoning district.

The uses permitted in the Public category shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet.

Public and institutional uses are allowed in all land use categories subject to limitations and location criteria identified in this Plan and/or outlined in the Palm Beach Gardens Zoning code. Public and institutional uses will be approved as conditional uses pursuant to the Palm Beach Gardens Zoning Code if the specific rules and location criteria governing individual conditional

uses are complied with. Certain intensive public and institutional uses will not be allowed in residential areas, such as landfills, airports and water/wastewater treatment plants.

Policy 1.1.1.11.: Recreation/Open Space (ROS):

The Recreation and Open Space category is intended to denote where public parks and recreation complexes, and protected open spaces are allowed. The compatible zoning district for this category shall be the P/I zoning district

The recreation and open space uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.12.: Commercial Recreation (CR):

The Commercial Recreation category is intended to reflect and accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. Many of these facilities were conceived as profit-making enterprises and/or are in private ownership. Uses permitted within this category include golf courses, outdoor and indoor recreational facilities such as tennis clubs, amusement and sport centers, outdoor amphitheaters, gun clubs, and outdoor wildlife attractions. The compatible zoning districts for this category shall be the CR, PUD or PCD zoning districts. Commercial recreation uses shall be approved and developed as a Planned Community District or Planned Unit Development.

The commercial recreation uses will be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 45 feet. The land development regulations may further restrict intensities.

Policy 1.1.1.13.: Conservation (CONS):

The Conservation category applies to areas identified as environmentally sensitive or environmentally significant which have been set aside as protected preserves. Limited development, such as passive recreation or ecotourism activities are permitted within this category. The intent of the category is to ensure that areas designated Conservation are preserved or developed in a manner that is responsive to on-site environmental constraints. The compatible zoning district for this category shall be the CONS zoning district.

The Conservation category shall be buffered from more intense land uses, such as industrial and commercial activities whenever practical. Property designated as conservation should conform to a conservation management plan agreed to by the owner.

Development within areas designated Conservation shall not exceed a density of 1.0 dwelling unit per 20 acres. Any development that does occur should preserve environmentally sensitive areas by clustering development as appropriate.

Policy 1.1.1.14.: Golf (G):

The Golf category portrays areas specifically intended or used for golf courses. This category can include public and private golf courses. Although typically compatible with Public/Institutional zoning district in the case of a public golf course, the compatible zoning district for this category as it applies to a private golf course is PCD or PUD.

Policy 1.1.1.15.: Mixed Use Development (MXD):

The Mixed Use Development category is designed for new development which is characterized by a variety of integrated land use types. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service proposed developments. This Future Land Use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. To create a functioning, multi-faceted type of development, mixed use development is dependent on the successful integration of distinct uses. Integration is defined as the combination of distinct uses on a single site where the impacts from differing uses are mitigated through site design techniques, and where impacts from differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

The compatible zoning district for this category shall be the Mixed Use Development Zoning District. The Mixed Use Development category is a site specific designation and shall have frontage on at least one arterial. The following are the minimum criteria to be used for development of sites designated as Mixed Use Development:

1. A Mixed Use Development shall be developed as a Planned Community District or a Planned Unit Development. However, Land Development Regulations adopted to implement this Comprehensive Plan shall maintain mixed-use supplemental regulations to provide additional criteria for the development of sites with Mixed Use Development Future Land Use categories, including parking requirements, permitted uses, setbacks and other considerations.
2. Mixed Use Developments shall have frontage on at least one arterial. The City's Conceptual Thoroughfare Plan shall be utilized to determine the expansion of the roadway network through the provision of new local streets which serve new neighborhoods in the City's developing areas.
3. The purpose of the Mixed Use Development category is to create an aesthetically pleasing and livable mixed use environment within the City. The maximum lot coverage/height standards and the maximum residential density provided in the table below represent the maximum that would be permitted for development within the

Mixed Use Development Category. Recognizing that mixed use projects have varying characteristics, an applicant is not ensured of the maximum density or intensity allowed within this classification and may be further limited by specific standards set forth in the City’s MXD Land Development Regulations.

Maximum Intensity Standards for MXD

Land Use Component	Land Allocation/Gross Unit per acre	Maximum Lot Coverage	Height ^{1&2}
Residential	7.0 du/gross acre		Max 4 FL
Non-residential	40%	50%	Max 4 FL

Note 1 - The maximum height is 4FL or 65 feet, whichever is less.

Note 2 - All residential or non-residential buildings within a Mixed Use Development abutting PGA Boulevard and located within one-quarter (¼)-mile radius of a planned light or rail transit station shall not exceed a maximum building height of six (6) floors or 95 feet, whichever is less. Additionally, all parcel acreage within one-quarter (¼) mile radius of a planned light or rail transit station shall be eligible for the additional density bonus as described below. The density bonus is in addition to the density described within this subsection above:

Density Bonus for MXD

Land Use Component	Land Allocation/Gross Unit per acre	Height
Residential	3.0 du/gross acre	6 FL or 95 FT, whichever is less
Non-residential	15%	6 FL or 95 FT, whichever is less

The maximum intensities described above shall provide the sum of the overall allowable residential and non-residential density for the project. Once this sum has been established for the overall project, the percentage mix below shall set forth the minimum and maximum percentage mixes.

4. The Mixed Use Development category shall be developed to accommodate a mix of uses as described below:

Minimum Percentage Mix

Residential: 40%-60% of the total Mixed Use acreage

Non-residential: 35%-55% of the total Mixed Use acreage

This distribution range represents the mix of uses within each area designated as Mixed Use Development category. The land use mix shall be applied to each individual parcel with the only exception to be granted for de minimis sized parcels of 15 acres or less that demonstrate that they cannot effectively achieve the required land use mix distribution on a specific parcel as described in Item 5 below. The total prescribed mix for the Mixed Use Development Category shall be monitored by the City to ensure continuity and compatibility with adjacent land uses. The mix requirement is designed to ensure that there is an appropriate mix of uses within the total Mixed Use Development Category acreage (where the term “appropriate mix” is defined by the mix requirements stated herein) within the City and will be monitored citywide during each Evaluation and Appraisal Review to ensure overall consistency with this standard.

5. The City shall limit any exemption to the percentage mix requirements as required in this section below for the Mixed Use Development Category to apply only as provided in the following circumstances:

Exemptions to Residential and Non-Residential Component

Mixed Use Developments for parcels with an existing land use designation of MXD as of December 10, 2010, that satisfy the following criteria shall be exempt from providing the non-residential component:

1. Parcels which are 15 acres or less; and
2. Are bounded on at least two (2) contiguous sides to a parcel with either a non-residential land use or a mixed use land use designation.

Parcels which satisfy both criteria shall be permitted a residential density up to nine (9.0) units per gross acre.

Mixed Use Developments that satisfy the following criteria shall be exempt from providing the residential component:

1. Parcels which are 15 acres or less; and
2. Are bounded on at least two (2) contiguous sides to parcels with either a residential land use or a mixed use land use designation.

Mixed Use Developments that satisfy both criteria shall be permitted a non-residential land allocation of up to 45% notwithstanding all other provisions set forth in the Maximum Intensity Standards listed above.

Special Definitions:

Non-Residential Uses shall include office, commercial (including retail uses), light industrial uses, and shall be specifically set forth in the City’s Land Development Regulations under permitted uses for Mixed Use developments. For the purposes of this section, non-residential uses shall not include public uses or recreation and open space.

A. General Mixed Use Land Use Component Intensity Measures for BioScience Mixed Use Developments:

A BioScience MXD shall include, at a minimum, Open Space and BioScience and Research and Development related uses. Uses within a BioScience MXD shall be located to encourage clustering for the purposes of scientific and economically productive exchange among researchers, scientists, administrators, students, and others involved in the BioScience industries. At least a portion of the BioScience MXD shall be located within the City’s designated BioScience Research Protection Overlay. A BioScience MXD shall be designed to create an urban, pedestrian-oriented environment; provide for a mix of uses such as commercial, transportation, office, laboratory research, educational, and residential uses for the daily needs of the residences and workforce; and encourage walking, biking, and other modes of non-vehicular transportation to reduce the need for local vehicular traffic.

Land Use Component	Land (Acres) Allocation	Lot Coverage Height	
Open Space	Min. 20%		
Commercial	Min. 2% Max. 30%	Max. 50%	Max. 4 FL
Residential High	Min. 5% Max. 35%	Max. 50%	Max. 4 FL
Residential Low	Min. 2% Max. 35%	Max. 50%	Max. 3 FL
Employment Center	Min. 20% Max. 60%	Max. 70%	Max. 4 FL**

** The height limit for Employment Center Buildings (as defined below) located within the BioScience MXD shall be a maximum of 150 feet if the Employment Center Buildings meet all of the following criteria:

- A. Located within the designated BioScience Research Protection Overlay (“BRPO”);
- B. Include of a minimum of 100 contiguous acres within the designated BRPO;

- C. Located within a Development of Regional Impact; and
- D. Located in a project east and immediately adjacent to Interstate 95.

This height limit is not subject to waiver by the City Council.

Special Definitions:

Employment Center Buildings shall be defined as those buildings used for bioscience technology research and development, laboratories, and those ancillary uses to bioscience including corporate offices, medical offices, research and educational facilities, light industry, hospitals, and conference hotels.

Employment Center shall be defined as the land use component category within the BioScience MXD that is regulated by the minimum and maximum gross land area allocations, lot coverage, and height regulations set forth above. Employment Centers shall be designated on the MXD PUD or PCD master plan. Employment Center Buildings as defined above and any support buildings and uses specified in the zoning code shall be the only permitted buildings within an Employment Center.

Objective 1.1.2.: In addition to the Future Land Use categories provided, overlays and designations are utilized to address areas of special concern. The City recognizes the need to designate property that: reduce densities due to environmental and roadway capacity constraints; establish areas to encourage the development of bioscience research uses; protect and enhance the aesthetics of Northlake Boulevard; establish and maintain PGA Boulevard design guidelines for the City's "main street"; establish the Western Northlake Corridor Land Use Study Area; establish the MacArthur Boulevard Historic preservation area; establish areas for future critical interchanges; establish an Urban Growth Boundary; and establish a Parkway System as a component of the Florida Greenway System.

Policy 1.1.2.1.: Density Reduction Land Use Overlay (DRLUS): A portion of the area commonly referred to as TAZ 798, generally located north of PGA Boulevard, east of the Loxahatchee Slough and west of the SUA wastewater treatment plant, is the subject of a land use overlay. The density within this Overlay is reduced by fifty percent from the underlying land use designation's potential density. This density reduction is necessitated by the environmental constraints of the property and potential roadway capacity deficiencies. The result of the density reduction is a gross density potential of two dwelling units per acre. Development within the Overlay shall be concentrated to the least sensitive areas and shall be supported by public facilities. No bonus density is applicable in this Overlay area. While a variety of uses and use densities/intensities may be approved as part of a residential PCD, the overall impact of the density/intensity shall not exceed that generated by a gross density of two dwelling units per acre. Other requirements and regulations of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay.

Policy 1.1.2.2.: Bioscience Research Protection Overlay (BRPO): The area designated on the Future Land Use Map includes land that has been determined to be appropriate to accommodate Bioscience Uses, as well as other intellectual knowledge-based industry sectors. “*Bioscience Uses*” means those land uses that support scientific and biotechnological research, including theoretical and applied research in all the sciences, as well as product development and testing. Bioscience Uses shall include engineering, legal, manufacturing, and marketing uses which support such research. Bioscience Uses shall also include laboratories, educational facilities, and clinical research hospitals. Office uses, limited support uses, and retail uses accessory to scientific research and development, and workforce residential uses which support such research shall be considered Bioscience Uses. City Council shall have the discretion to approve uses that support sustainability or uses that provide supportive or secondary services that are determined to promote the creation of the cluster, which shall be considered accessory uses, including, but not limited to, conference/hotel facilities, transit uses, or residential uses that provide a workforce or attainable component.

Policy 1.1.2.3.: Northlake Boulevard Overlay Zone (NBOZ): A Northlake Boulevard Overlay Zone (NBOZ) shall be maintained on the City’s Future Land Use Map. The NBOZ shall apply to all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail.

Policy 1.1.2.4.: Western Northlake Corridor Planning Area: A Western Northlake Corridor Planning Area shall be maintained on the City’s Future Land Use Map. Resolution 114, 1998 acknowledges the Western Northlake Corridor Land Use Study as a policy and growth management tool. Resolution 56, 1999 originally approved an interlocal agreement between the City, Palm Beach County and the City of West Palm Beach for heightened review regarding lands located within the Western Northlake Boulevard Corridor Planning Area.

Policy 1.1.2.5.: PGA Boulevard Corridor Overlay: A PGA Boulevard Corridor Overlay shall be maintained in the City’s Land Development Regulations in order to establish the PGA Boulevard Corridor as the City’s “main street”. The character, magnitude, aesthetics, and uses to be developed or redeveloped on PGA Boulevard are of special interest.

Policy 1.1.2.6.: MacArthur Boulevard Historic Overlay (MBHO): The City shall protect MacArthur Boulevard as a historic gateway into the City through the protection of the banyan tree(s) and linear greenway.

Policy 1.1.2.7.: Interchange (o): The Future Land Use Map designates eight interchanges within the City. Seven of the interchanges shown on the map currently exist: PGA Boulevard and Alternate A1A; I-95 and Northlake Boulevard; I-95 and PGA Boulevard; I-95 and Military Trail; I-95 and Donald Ross Road; the Florida Turnpike and PGA Boulevard the Florida Turnpike and Beeline Highway. The future interchange shown for I-95 and Central Boulevard is designated in order to anticipate their potential right-of-way requirements for construction and to recognize their potential impact on surrounding future land uses.

Policy 1.1.2.8.: Urban Growth Boundary (UGB): The City designates on the Future Land Use Map an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and includes areas generally fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway.

Policy 1.1.2.9.: Parkway System (0000): The Parkway System is shown along some of the major arterials within the City. The intent of the Parkway System is to identify and preserve a corridor of between 300 and 400 feet within which the arterial roadway can occur along with bikeways, pedestrian paths, native vegetative greenways, linear parks, and landscaping. The Parkway System cross-section will provide an aesthetically pleasing buffer between highly traveled arterials and surrounding residential areas, as well as a safe byway for alternative modes of transportation. The Parkway System has been designated as an urban component of the Florida Greenway System. It is described in more detail in the Conservation and Transportation Elements.

One major objective of the Parkway System is to eliminate the perceived need of using strip commercial as a buffer between arterials and residential areas. Therefore, the Parkway System concept is integrated into the philosophy of designating commercial and employment areas at intersections or "nodes", eliminating the need for strip commercial use.

Policy 1.1.2.10.: The City shall continue to review and adopt Land Development Regulations to create multi-modal oriented development. The City shall consider major corridors which interconnect prominent north-south and east-west traffic patterns within the City, as well as connections with regional corridors from adjacent municipalities and shall create and maintain Land Development Regulations to encourage multi-modal mobility.

Objective 1.1.3.: Maintain land development regulations to manage future growth and development in a manner that provides needed facilities and services, protects environmental resources, and encourages infill and redevelopment of the eastern portion of the City.

Policy 1.1.3.1.: The City shall continue to maintain land development regulations to ensure that they contain specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect areas designated Conservation on the Future Land Use Map and further described in the Conservation, Coastal Management, and Recreation and Open Space Elements of this Comprehensive Plan;

- d. Minimize the impacts of land use on water quality and quantity and regulate development which has a potential to contaminate water, soil, or crops;
- e. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure Element of this Comprehensive Plan;
- f. Protect potable water wellfields and aquifer recharge areas;
- g. Regulate signage;
- h. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- i. Discourage urban sprawl through the following strategies:
 - (1) establishing moderate densities and varied housing opportunities in urban areas
 - (2) mixed-use and clustering requirements
 - (3) promoting urban infill development and redevelopment
 - (4) location requirements
 - (5) maintaining a distinct urban and rural service areas
 - (6) directing public investment to existing urban areas, and
 - (7) annexation and extraterritorial planning agreements.
- j. Require landscape buffers and gardens using predominately native species and other appearance measures to maintain a high visual quality and utilize xeriscape techniques;
- k. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- l. Provide for the assessment of impact fees or dedication of land and facilities to off-set costs assumed by the City or other governmental agencies for the provision of facilities or services required by new development; and
- m. Cooperate with Seacoast Utility Authority through cooperation on the Seacoast Utility Board to insure the maximum utilization of their water and wastewater transport plan so as to implement the economic expansion of facilities within definitive service boundaries.

Policy 1.1.3.2.: Unless the City Council approves density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the City shall maintain land development regulations which permit residential development only at densities equal to or less than the following:

- a. Rural Residential 20 (RR20) - up to a maximum of 0.05 dwelling units per gross acre, or one dwelling unit per twenty acres;
- b. Rural Residential 10 (RR10) - up to a maximum of 0.1 dwelling units per gross acre, or one dwelling unit per ten acres;
- c. Residential Very Low (RVL) - up to a maximum of 1.0 dwelling units per gross acre;
- d. Residential Low (RL) - up to a maximum of 4.0 dwelling units per gross acre;
- e. Residential Medium (RM) - up to a maximum of 7.0 dwelling units per gross acre;
- f. Residential High (RH) - up to a maximum of 10.0 dwelling units per gross acre;
- g. Mobile Home (MH) - up to a maximum of 7.0 mobile homes per gross acre.

Policy 1.1.3.3.: The City shall maintain land development regulations which provide for a Planned Community District (PCD) which shall implement the following concepts:

- a. The intent of a Planned Community District (PCD) is to permit a large area to be developed under one master plan that includes different land use types at different levels of intensity, consistent with the list of permitted, conditional, and accessory uses as set forth in the City's Land Development Regulations. Collector roads and development "pods" are shown as part of the master development plan. Supporting documentation is also included which describes the development intensities assigned to each pod and any restrictions in use or site design requirements. The pods are then developed as individual site plans.

- b. Although a variety of uses and use intensities may be approved as part of a residential PCD, the overall density must be consistent with the underlying Future Land Use designation of the area. For the purposes of this Comprehensive Plan, the City Council may approve a bonus density totaling up to the following gross densities for areas developed as PCDs:

Residential Low (RL): Up to 5.0 units per gross acre.

Residential Medium (RM): Up to 9.0 units per gross acre.

Residential High (RH): Up to 12.0 units per gross acre.

- c. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per gross acre, based on one additional unit of density allowed for every 10% of native ecological habitat put into a preserve within the PCD up to a maximum of 15.0 units per gross acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be incorporated into the Parkway system.
- d. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre for the provision of affordable housing, as defined in this Plan. Parcels within PCDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6., except in Coastal High Hazard Areas that are the Category 1 Hurricane Evacuation Zones.
- e. Through the PCDs flexibility, the City Council may grant waivers to the non-residential intensities, including height and lot coverage, described previously.
- f. Site plans for pods which are developed within Planned Community Districts shall be developed according to the densities and intensities assigned to them under the Planned Community District master plan documentation.

Policy 1.1.3.4.: The City shall maintain land development regulations which provide for a Planned Unit Development (PUD) technique which shall implement the following concepts:

- a. The intent of a Planned Unit Development (PUD) is to ensure the desired character of the community is furthered or enhanced on development sites within the City, particularly on sites where the development proposed is rather intense. Master plans for Planned Unit Developments include, at a minimum, site plans showing all local roads and landscaping plans.
- b. The City Council may approve the following bonus densities for areas developed as Planned Unit Developments:
 - Residential Low (RL): Up to 5.0 units per gross acre.
 - Residential Medium (RM): Up to 9.0 units per gross acre.
 - Residential High (RH): Up to 12.0 units per gross acre.
- c. In addition to the above, PUDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre for the provision of affordable housing, as defined in this Plan. PUDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6., except in Coastal High Hazard Areas that are the Category 1 Hurricane Evacuation Zones.

Policy 1.1.3.5.: The City shall maintain development regulations which address the location and extent of non-residential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities, and intensities of land uses contained in this element.

Policy 1.1.3.6.: The City shall ensure the availability of suitable land for public and institutional uses necessary to support development by:

1. Designating land on the Future Land Use Map for public use. The City shall support and facilitate coordination of school planning with the School District of Palm Beach County for the location and development of public education facilities. The City shall identify sufficient land to accommodate Public Educational Facilities as necessary to serve the current and projected student population. At a minimum, proposed school sites shall meet the State Requirements for Educational Facilities (SREF), plus a ten percent capacity flexibility allowance, and shall be sized to accommodate all needed utilities, support facilities and adequate buffering of surrounding land uses.
2. Allowing public uses in certain land use categories subject to limitations and location criteria as identified in this Plan. Such location criteria shall include the following standards:
 - (a) Public buildings shall be specifically prohibited in areas designated as Conservation and other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats. New or Expanded Public Facilities shall not be encouraged within the coastal area and shall meet the requirements of the Coastal Management Element.
 - (b) Public Uses shall be located in areas where there are adequate transportation facilities to support the proposed use based on the adopted Level of Service standard for traffic circulation. Preference shall be given to the location of such uses and facilities along City collectors and arterials as may be appropriate.
 - (c) Public Uses shall be limited in intensity to a maximum lot coverage of 40% of the site and a maximum building height of 50 feet, unless the property is specifically designated as Mixed-Use, in which case the provisions of Policy 1.1.1.15 shall apply, and the intensity limitations shall be a maximum lot coverage of 50% and a maximum building height of four (4) stories.
 - (d) Schools shall be considered as compatible and allowable in areas designated with any residential land use category (RR20, RR10, RVL, RL, RM, RH). Further, schools shall be considered public uses and be allowable within areas designated Industrial (IND) and Public (P) on the Future Land Use Map. Other institutional uses such as, libraries, fire stations and government offices shall be considered compatible in medium and high density residential areas and all non-

residential land use categories in which such uses are not specifically prohibited as cited in this Comprehensive Plan. Public uses may be permitted within all residential Planned Unit Developments and Planned Community Districts, subject to master plan approval and limitations and location criteria as identified in this Plan.

- (e) Public Uses shall be buffered from adjacent land uses and shall be set back from adjacent roadways. Buffering for noise, odors, glare and lights shall be provided as set forth in the Land Development Regulations. Stadiums, outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties. Communication towers on school or other public property shall be consistent with the siting and safety criteria contained in the Land Development Regulations and shall require City Council approval.
- (f) Landfills, airports, and water/wastewater treatment plants shall not be allowed in residential areas and shall require a Comprehensive Plan Amendment to the Public (P) land use designation prior to zoning and site plan approval.
- (g) Public sites shall be capable of accommodating adequate parking and onsite traffic circulation requirements to satisfy current and projected site-generated vehicular demand.
- (h) Schools shall be encouraged to locate proximate to residential areas and serve as community focal points. The City shall encourage the co-location of other public facilities, such as parks, libraries, and community centers, in proximity to schools.

Policy 1.1.3.7.: The City shall evaluate whether it is feasible to further simplify and streamline the existing regulatory programs of the City, and shall continue existing mechanisms to monitor the effectiveness of the regulatory programs. At a minimum, land development regulations shall be evaluated every seven years, coinciding with the EAR-based amendments to the Comprehensive Plan.

Policy 1.1.3.8.: Floor Area Ratio. The City shall consider utilizing Floor Area Ratios (FARs) where applicable, for projects in order to further enhance intensity and understand density and intensity. FAR generally shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the walls divided by the land area of the site. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.

Objective 1.1.4.: Maintain land development regulations containing standards and provisions to encourage the elimination or reduction of uses inconsistent with the City's character and future land uses.

Policy 1.1.4.1.: Expansion or replacement of land uses which are inconsistent with the Future Land Use Plan shall be prohibited.

Policy 1.1.4.2.: Regulations for buffering incompatible land uses shall be set forth in the City's land development regulations.

GOAL 1.2.: ENCOURAGE DEVELOPMENT OR REDEVELOPMENT ACTIVITIES, WHILE PROMOTING STRONG SENSE OF COMMUNITY, AND CONSISTENT QUALITY OF DESIGN; AND DO NOT THREATEN EXISTING NEIGHBORHOOD INTEGRITY AND HISTORIC AND ENVIRONMENTAL RESOURCES.

Objective 1.2.1.: Issue development orders and permits for development or redevelopment activities only if the protection of natural resources is ensured and consistent with the goals, objectives, and policies of the Conservation, Infrastructure and Coastal Management Elements of this Comprehensive Plan.

Policy 1.2.1.1.: Development activities within areas designated on the Future Land Use Map as Conservation shall be comparable with the allowable activities for such areas as described in this element.

Policy 1.2.1.2.: Species of flora and fauna listed in the Conservation and Coastal Elements of this Comprehensive Plan as endangered, threatened, or species of special concern shall be protected through the development review and approval process.

Policy 1.2.1.3.: The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.2.1.4.: Proposals for development within the 100-year floodplain as identified by the Federal Emergency Management Agency shall conform with the City's floodplain regulations for development in such areas.

Policy 1.2.1.5.: The City shall maintain stormwater management regulations which require that development is carried out in a manner that recognizes and preserves the region's natural drainage systems, including the Loxahatchee Slough and interconnected flow-ways, consistent with South Florida Water Management District rules and regulations found in the applicable chapters of the Florida Administrative Code.

Policy 1.2.1.6.: The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Stormwater Management Sub-Element of this Comprehensive Plan.

Policy 1.2.1.7.: The City shall maintain development regulations containing specific standards and criteria designed to protect environmentally sensitive lands consistent with the goals, objectives and policies of the Conservation Element.

Policy 1.2.1.8.: The City shall utilize methodology established in the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan when reviewing any proposed boat facilities to determine appropriateness of the proposed site.

Policy 1.2.1.9.: The City shall encourage the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), and other comparable certification bodies for all new development and redevelopment.

Policy 1.2.1.10.: The City shall continue to coordinate with Palm Beach County's Department of Environmental Resource Management to ensure that incompatibilities with the Palm Beach County Wellfield Protection Ordinance do not occur when reviewing applications for land use changes.

Policy 1.2.1.11.: The City shall coordinate the review of all land use change applications with Seacoast Utility Authority to ensure the availability of adequate water supplies.

Policy 1.2.1.12.: The City shall update the 10-Year Water Supply Facilities Work Plan at the time required by Chapter 163, Part II, Section 163.3177(6)(c)3, Florida Statutes, as may be amended.

Objective 1.2.2.: Issue development orders and permits for development and redevelopment only in those areas where suitable topography and soil conditions exist to support such development.

Policy 1.2.2.1.: All proposed development other than individual residences shall include a soils analysis prepared by a professional licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development or provide mitigation in the event the soil structure does not support the proposed development.

Policy 1.2.2.2.: All proposed development shall be located in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Objective 1.2.3.: Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.2.3.1.: The City shall maintain development regulations to provide that public facilities and services be available concurrent with the impacts of development to meet the level of service standards established in the Capital Improvements Element of the City's Comprehensive Plan. Concurrency Management System requirements shall include the following:

- 1) Demonstration that the impacts from a proposed development comply with the adopted level of service standards in the City.
- 2) Determination of concurrency prior to the processing of the application for a development permit.
- 3) Certification of concurrency shall be secured prior to an applicant receiving a development order; this may be in the form of certificate of exemption, certificate of concurrency reservation, or certificate of conditional concurrency reservation.
- 4) Certification of concurrency shall be valid for the time set forth in the development order and any amendments thereto, otherwise the certificate is valid for two years. If a time extension is not granted, the concurrency certificate shall automatically expire, and no further development activity can occur without obtaining an appropriate concurrency certificate.

Policy 1.2.3.2.: Public facilities and utilities shall be located to:

- a. Maximize the use and efficiency of services provided;
- b. Minimize their costs;
- c. Minimize their impacts on the natural environment; and
- d. Maximize consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.2.3.3.: The City shall consider appropriate means, such as bonding through the Northern Palm Beach County Improvement District, to guarantee that the rights-of-way/easements required for Parkways are identified, acquired, and improved.

Policy 1.2.3.4.: The City shall encourage partnership between the private and public sector in the provision of public facilities.

Objective 1.2.4.: Direct future growth, development and redevelopment to areas as depicted on the Future Land Use Map, consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character.

Policy 1.2.4.1.(a).1.: For that area bounded by Florida's Turnpike to the east, PGA Boulevard to the south, the eastern boundary of the Loxahatchee Slough to the west, and generally the northern alignment of the Donald Ross Road extension, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to a Planned Community District (PCD), it shall include a minimum of 250 acres and contain a master development plan and supporting documentation which describes what the development is to include and how it is to proceed (phasing). All proposed collector roads within the development shall be shown as part of the PCD master plan. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998.
2. Individual development "pods" within an approved PCD shall undergo site plan review which shall include, at a minimum, site plans, landscape plans, and all proposed local roads.
3. The overall density of PCDs in this area shall not exceed the maximum density permitted under the land use category.
4. Up to 2% of the gross land area of a PCD may be developed for commercial or office use.
5. Up to 5% of the gross land area of a PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, rather than scattered throughout, and shall be connected to the parkway system.
6. If the entire area covered in this policy is developed under one PCD master development plan, an additional 50 acres of commercial land use may be permitted over and above the 2% and 5% criteria described previously.
7. Up to 2% of the gross land area of a PCD may be developed for industrial uses.
8. All PCDs shall be subject to the provisions of the Conceptual Linkage Plan for Northwest Palm Beach Gardens as described in Future Land Use, Transportation, and Conservation elements.
9. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.1.(a).2.: For all properties outside of the urban growth boundary, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these requirements.

1. Development shall be consistent with rural densities and intensities and shall receive services consistent with the adopted level of service standards for the rural area. In the event that a site is rezoned to Planned Community Development (PCD) or to a Planned Unit Development (PUD) it shall include a minimum of 250 acres. In addition, a Planned Community District (PCD) shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); and a Planned Unit Development (PUD) shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation. A waiver from the minimum size threshold may be granted by the City Council for existing parcels of lesser size as of February 19, 1998. The City Council may also grant a waiver to allow government entities to develop properties, of less than five acres, outside of the City's urban growth boundary if the site is designated Conservation on the Future Land Use Map and if the site is restricted or related to conservation purposes, passive recreation use, or pedestrian trails.
2. Individual development "pods" within an approved PCD shall undergo site plan review which shall include, at a minimum, site plans, landscape plans, and all proposed local roads.
3. The overall density of PCD/PUDs in this area shall not exceed the maximum density permitted under the land use category.
4. Site design shall be sensitive to the natural resources and environmental characteristics of the property.
5. All PCD/PUDs shall be subject to the provisions of the Conceptual Linkage Plan for Northwest Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation element.
6. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.1.(b): A land use overlay is hereby established and depicted on the Future Land Use Map. This Density Reduction Land Use Overlay shall reduce the density potential within the residential area of what is commonly referred to as TAZ 798 by fifty percent, resulting in a maximum gross density potential of two dwelling units per acre, with no provision for a density bonus. Although a variety of uses and use intensities may be approved as part of a residential PCD, the gross density shall be consistent with the density restrictions of this Overlay and shall not exceed the impact of that generated by two dwelling units per acre. Development within the Overlay shall be clustered to the least environmentally sensitive areas and shall be supported by adequate facilities. The regulations and requirements of the Palm Beach Gardens Code of Ordinances and Comprehensive Plan are applicable where not in conflict with the provisions of this Overlay, including Policy 1.2.4.1.(a).1.

Policy 1.2.4.2.(a): For those areas which were annexed into the City in 1988 and which are located within that area bounded by Donald Ross Road to the North, PGA Boulevard to the South, Central Boulevard to the east, and Florida's Turnpike to the west, the City shall impose the following requirements, and shall maintain, land development regulations necessary to implement these requirements.

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.
2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.
4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.

5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.
6. If the entire area designated as RM on the Future Land Use Map on the west side of Central Boulevard between I-95 and PGA Boulevard is developed under one PCD master development plan, an additional 10 acres of commercial land use may be permitted over and above the 3% and 5% criteria described previously.
7. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan (Map Series B) for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
8. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.2.(b): For those areas which are located within that area bounded by Donald Ross Road to the north, PGA Boulevard to the south, Alternate A1A to the east and Central Boulevard to the west, the City shall impose the following requirements, and shall maintain land development regulations necessary to implement these regulations:

1. In the event that a site is rezoned to either: 1) Planned Community District (PCD) it shall include, at a minimum, a master development plan indicating all proposed collector roads and supporting documentation which describes what the development is to include and how it is to proceed (phasing); or 2) Planned Unit Development (PUD) it shall include, at a minimum, site plans, landscape plans, and all proposed collector and local roads. All site plans developed within PCDs shall be subject to the densities and intensities assigned to them under the PCD master plan documentation.
2. With City Council approval of a density bonus, the overall density of PCDs or PUDs in this area shall not exceed: 5.0 units per gross acre for those areas designated as RL; 9.0 units per gross acre for those areas designated RM; and 12 units per gross acre for those areas designated RH.
3. In addition to the above, PCDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 units per acre if significantly large areas (10% or more) of native ecological habitats, in addition to the otherwise required open space and preserves, are preserved within the PCD. One additional unit of density may be allowed for each 10% of habitat which is preserved, up to a maximum of 15.0 units per acre. These preserve areas would be over and above the minimum preservation and open space

areas provided in accordance with standard PCD requirements, and must be linked to the Parkway system.

4. Up to 3% of the gross land area of a residential PCD or PUD may be developed for commercial or office use. However, these uses shall be restricted to neighborhood commercial uses as they are defined in the City's least intensive commercial zoning district.
5. Up to 5% of the gross land area of a residential PCD may be developed for commercial or office use if significantly large areas (10% or more) of native ecological habitats are preserved within the PCD over and above those preserve or open space areas which may be required as a minimum. Such habitat preservation areas shall be confined to only a few large areas, and be connected to the Parkway system where possible. These uses shall be restricted neighborhood commercial uses as they are defined in the City's least intensive zoning district.
6. All PCDs or PUDs shall be subject to the provisions of the Conceptual Linkage Plan (Map Series B) for Palm Beach Gardens as described in the Future Land Use, Transportation, and Conservation elements.
7. The master development plan shall be consistent with and implement the City's Conceptual Thoroughfare Plan.

Policy 1.2.4.3.: For that area designated as Industrial on the Future Land Use Map bounded by PGA Boulevard to the south, the Florida East Coast Railroad to the east, and I-95 to the west, the City shall impose the following requirements, and shall maintain land development regulations which are necessary to implement these requirements:

1. No vehicular access shall be permitted across the north boundary of the site.
2. Site design shall incorporate significant setbacks from the surface water area formally designated open space (ROS), which separates the parcel from those to the north, and include buffering techniques to mitigate impacts on adjacent land uses.

Policy 1.2.4.4.(a).: The City shall maintain Planned Development Area (PDA) zoning to all undeveloped non-conservation for which a development plan has not been approved by the City. The PDA zoning shall apply to all properties over 10 acres in size and in the urban area, shall be regarded a "holding zone" until development of the said properties is requested pursuant to the Comprehensive Plan. In the event that the land is rezoned from PDA to PUD or PCD, the underlying land use shall guide the intensity and type of development. All proposed development shall be of character consistent with the urban or rural distinctions established by the Urban Growth Boundary (Policy 1.2.4.4.(b)). In the event that development occurs within the PDA district it shall be clustered and, in the urban area, shall be supported by potable water, sanitary sewer and adequate roadway facilities. Septic tanks shall be prohibited in the urban area in the PDA except for an individual single-family residence, however, in the rural area, septic tanks are the standard. Uses in the rural area shall receive services consistent with the adopted level of service standards.

The rezoning of PDA to PUD or PCD shall occur only when the applicable urban and rural services and facilities necessary to support the intensity of such development will be in place concurrent with the impacts of the development. The extension of public facilities into areas zoned PDA shall be consistent with the urban and rural level of service standards, maximize the use of existing facilities and services, encourage compact urban development and discourage the proliferation of urban sprawl. Concurrent with rezoning to PCD/PUD, any uses not permitted by the underlying land use category shall cease consistent with the phasing plan of the approved PCD/PUD.

Policy 1.2.4.4.(b): In order to prevent urban sprawl and promote cost effective and efficient service delivery, the City has designated an Urban Growth Boundary (UGB) which generally coincides with the eastern boundary of the Loxahatchee Slough, and generally includes areas fronting Northlake Boulevard, east of the Hungryland Slough Natural Area, west of the Sweetbay Natural Area, and south of the Beeline Highway. The UGB is designated on the Future Land Use Map (Map A.1.). The UGB divides the City into distinct areas, urban and rural. These two distinct areas are designated with land uses (densities and intensities) consistent with urban and rural characteristics and shall receive public services and facilities at levels appropriate for such urban and rural uses, as defined in the Capital Improvement Element.

Policy 1.2.4.5.: The City shall maintain land development regulations requiring residential neighborhoods to be designed to include an efficient system of internal circulation, including the provision of collector streets, to feed traffic onto arterial roads and highways. New development shall accommodate new local roads depicted on the Conceptual Thoroughfare Plan.

Policy 1.2.4.6.: The City shall maintain land development regulations requiring subdivisions to be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.2.4.7.: [Reserved]

Policy 1.2.4.8.: The Western Northlake Boulevard Corridor Planning Area shall be delineated on the Future Land Use Map. This area is generally located south of the Beeline Highway; west of the West Palm Beach Water Catchment Area; east of the J.W. Corbett Wildlife Management Area and Seminole Pratt Whitney Road; and north of the southern boundary of Ibis, Rustic Ranches, Bay Hill Estates, and Hamlin Boulevard. Through an interlocal agreement, the City, Palm Beach County and the City of West Palm Beach shall provide for a means of intergovernmental cooperation in revising the recommendations of the Western Northlake Boulevard Corridor Land Use Study, dated June 8, 1998. The revisions to this interlocal agreement shall establish a procedure for heightened review of local land use change petitions and development permit applications.

Policy 1.2.4.9.: The City shall continue to assess the City's existing design guidelines to assist developers in proposing architectural structures and to support staff in the review process.

Policy 1.2.4.10.: The City shall research opportunities and adopt incentives for rehabilitation or upgrading of landscaping or buildings on existing properties having non-conforming lot sizes.

Policy 1.2.4.11.: The City shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural systems and any historic resources.
2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping
3. Be consistent with the character of the neighborhood
4. Reduce existing non-conformities or alternatively demonstrate that adverse impacts will not be created.
5. Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and include relocation strategies for those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services and/or provide a minimum percentage of replacement housing on site.
6. Encourage affordable and workforce housing as a component of redevelopment projects.

Policy 1.2.4.12.: The City shall encourage high quality public school facilities and coordinate with the Palm Beach County School District to promote that the architecture and appearance of public school facilities maintain the aesthetics of the surrounding neighborhood.

Staff Comment: Policy 1.2.4.12 is former Policy 11.1.5.10 of the PSFE.

Objective 1.2.5.: Maintain land development regulations which provide for the protection, preservation, and reuse of public and private historic resources.

Policy 1.2.5.1.: The City shall maintain the following in the land development regulations:

- a. Criteria for the identification of historic resources; and
- b. Regulations for the protection and preservation of historic sites and structures that may be identified in the City.

Policy 1.2.5.2.: The City shall continue to:

- a. Determine if any structures or sites meet the City, state, or federal criteria for historic resources and so designate and map those that do;
- b. Submit a list of designated historic resources to the Florida Department of State, Division of Historic Resources, and U.S. Department of the Interior for inclusion on the Florida Master Sites List and National Register of Historic Places; and

- c. Update the list of historic resources as appropriate.

Policy 1.2.5.3.: The City shall protect MacArthur Boulevard as a historic gateway into the City through protection of the banyan tree(s) and linear greenway. This shall be accomplished by maintaining the designating of the entry as a historic site and by maintaining the historic overlay zone in the Land Development Regulations.

GOAL 1.3.: CONTINUE TO PLAN FOR FUTURE NEEDS TO PROMOTE LIVABLE COMMUNITIES, INCLUDING, BUT NOT LIMITED TO, ECONOMIC DEVELOPMENT FOR BIOSCIENCE USERS, TRANSIT ORIENTED DEVELOPMENT, AND OTHER EFFORTS TO PROMOTE SUSTAINABLE GROWTH.

Objective 1.3.1.: Expand the City's economic base by promoting commercial and industrial activities as planned and illustrated on the Future Land Use Map, and by ensuring adequate sites and timely provision of public utilities and services to stimulate such growth.

Policy 1.3.1.1.: Development orders and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.3.1.2.: All proposed commercial and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the location advantage over existing commercial and industrial lands.

Policy 1.3.1.3.: New commercial properties shall be developed in nodes, at intersections rather than strips. A mix of uses within commercial developments shall be encouraged, including residential, and parks and open space.

Policy 1.3.1.4.: PGA Boulevard shall be developed as the "Main Street" of Palm Beach Gardens using the following techniques to ensure sustainability:

- a. Following completion of the PGA Boulevard/Alternate A1A urban interchange, a new CRALLS (Constrained Roadway at a Lower Level of Service) Level of Service Standard for PGA Boulevard shall be determined in coordination with Palm Beach County, the Regional Planning Council, and the State Department of Transportation with the maximum number of lanes being six;
- b. The City shall maintain the PGA design guidelines as regulations which require the utilization of landscaping, boulevard strips, pedestrian walkways, bikeways, buffers, and

setbacks to emphasize the various functions of PGA Boulevard as a divider of different land uses and as a center of the City.

Policy 1.3.1.5.: The City shall initiate proactive efforts to expand the economic base of the City, working within the framework of existing economic agencies and groups, such as the North County Mayors Economic Development Group, the Palm Beach County Business Development Board and County Economic Development Department. Strategies shall include improving communication and forging alliances with major property owners in order to coordinate efforts in attracting new businesses; accelerating the development approval process; encouraging redevelopment of distressed properties; and maintaining points of contact with economic development agencies.

Objective 1.3.2.: **Improve coordination with affected and appropriate governments and agencies to maximize their input into the planning and development process and mitigate potential adverse impacts of future development and redevelopment activities.**

Policy 1.3.2.1.: The Future Land Use Element of the City's Comprehensive Plan shall locate residential areas and establish densities in coastal areas in a manner consistent with the Palm Beach County Comprehensive Emergency Management Plan.

Policy 1.3.2.2.: The City shall cooperate with the Palm Beach Countywide Intergovernmental Coordination Program and/or Treasure Coast Regional Planning Council to settle land use disputes between the City and adjacent municipalities or unincorporated areas.

Policy 1.3.2.3.: Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Countywide Intergovernmental Coordination Program, Treasure Coast Regional Planning Council, South Florida Water Management District, and state and federal agencies.

Objective 1.3.3.: **In coordination with the Northlake Boulevard Corridor Task Force, pursue various means to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail, and thereby arrest a decline in the quality of land uses and the consequent negative impact on taxable values and the overall aesthetic appearance of the corridor.**

Policy 1.3.3.1.: A Northlake Boulevard Overlay Zoning District (NBOZ) shall be maintained in the City's zoning regulations and is on the City's Official Zoning Map. The NBOZ shall apply to all properties along Northlake Boulevard, east of Military Trail, for one property depth north and south of Northlake Boulevard, including the properties in all four quadrants of the intersection at Military Trail. The NBOZ shall address zoning regulations, architectural design guidelines, landscaping regulations, signage regulations and development standards.

Objective 1.3.4.: **Maintain a Bioscience Research Protection Overlay (BRPO) for the purpose of promoting Bioscience Uses and deterring the conversion of those uses to commercial or residential uses.**

Policy 1.3.4.1.: Biosciences Uses shall be permitted and encouraged within the BRPO. The City shall maintain land development regulations which encourage Bioscience Uses. The uses prohibited within the BRPO are those uses prohibited in the underlying land use designation, excluding those uses set forth in the Bioscience Use definition. The BRPO does not limit the uses currently allowed consistent with the property's existing land use designation and zoning designation, including uses allowed pursuant to planned development approvals and development of regional impact approvals.

Policy 1.3.4.2.: The City shall encourage Bioscience Uses within the BRPO to achieve, in coordination with the County and adjacent municipalities, a clustering of Bioscience Uses and thus promote intellectual exchange among researchers, scientists, students, and others in the Bioscience industry workforce.

Policy 1.3.4.3.: The City shall maintain land development regulations that provide incentives for Bioscience development and encourage a predominance of Bioscience Uses to develop a cluster of the industry within the BRPO.

Policy 1.3.4.4.: The City shall continue to coordinate bioscience uses through the interlocal agreement entitled "*Interlocal Agreement between Palm Beach County and the City of Palm Beach Gardens, the Town of Jupiter, the Town of Mangonia Park, the Town of Lake Park, and the City of Riviera Beach Creating a Bioscience Land Protection Advisory Board and Providing Consideration of Local Comprehensive Plan Amendments to Establish and Protect Bioscience Research Protection Overlays*".

Policy 1.3.4.5.: The City may designate specific areas for office use according to the City's Future Land Use Map as highly suitable for increased DRI office threshold intensity in accordance with Section 380.0651(3)(c), *Florida Statutes*, as long as the parcels within such designated areas satisfy all of the following suitability criteria:

- A. Parcels must be located within the Bioscience Research Protection Overlay (BRPO);
- B. Parcels designated as Commercial, Industrial, Mixed Use, or Professional Office on the City's Future Land Use Map;
- C. Parcels must have adequate public facilities or committed public facilities available to support the proposed development;
- D. Parcels east of the Urban Growth Boundary (UGB), adjacent to I-95, must have access to an arterial roadway through an immediately adjacent road, and must be within one-half mile of current or proposed mass transit facilities, including regional bus or commuter rail; and
- E. Sufficient parcel size to accommodate more intense office development consistent with the intensity and density requirements set forth in the City's Comprehensive Plan.

Parcels that meet the above suitability criteria shall be required to have a site plan design that promotes and encourages a transit-supportive development pattern by providing an interconnected transportation network and pedestrian-friendly environment. Supportive design concepts that can be utilized for transit-supportive development include, but are not limited to, the following urban concepts:

1. Promoting effective links of transit nodes, bike paths, sidewalks, buildings, and open spaces;
2. Maintaining a system of primary and secondary streets whereby building entrances are oriented along primary streets, and service functions are oriented along secondary streets;
3. Locating off-street parking to the sides and rear of buildings so pedestrian access does not require walking through parking lots to reach building entrances;
4. Discouraging large expanses of surface parking areas; and
5. Providing public open space in the form of a civic park, plaza, or similar green areas.

Objective 1.3.5.: Maintain land development regulations that encourage sustainable development and support multi-modal mobility.

Policy 1.3.5.1.: [RESERVED]

Policy 1.3.5.2.: With the determination of Tri-Rail utilizing the FEC tracks and serving northeastern Palm Beach County, the City shall continue to assess the vacant lands lying within one-quarter mile of the FEC railroad line paralleling Alternate A1A. The purpose of the vacant land assessment is to determine the location(s) best suited for a future train station and appropriate uses for vacant lands in order to promote transit-oriented development. The vacant land assessment shall consider desired forms of development patterns outlined in the Treasure Coast Strategic Regional Policy Plan.

Policy 1.3.5.3.: The City shall encourage linkages which connect or gather residents and business owners of different neighborhoods and promote a sense of community. This shall be accomplished through 1) implementation of the Conceptual Linkage Plan (Map Series B) and Parkway System, as described further in the Conservation and Transportation Elements; 2) connection of neighborhoods, shopping, schools and parks through an expanded sidewalk/pathway system, discussed further in the Transportation Element; 3) promotion of gathering (people) places in new development projects; and 4) installation of entry features along major arterials, including signage, art and landscaping which identify Palm Beach Gardens as a city and community.

Policy 1.3.5.4.: The City shall encourage Transit-Oriented Design (TOD) development for areas that are located within one-quarter mile of light or rail transit station to promote a pedestrian-friendly and support a transit-user environment.

Policy 1.3.5.5.: The City will continue to encourage new development and redevelopment of non-residential projects that are located adjacent to, or nearby existing or planned Palm Tran bus-stops to provide bus shelters as part of the City's required Art in Public Places requirements.

Policy 1.3.5.6.: The City shall encourage safe access to schools, including sidewalks, bike paths, turn lanes, traffic calming and signalization by identifying existing conditions within a minimum distance to public schools, and maintain minimum safe access standards to improve any deficiencies.

<p>Staff Comment: Policy 1.3.5.6 is former Policy 11.1.5.9 of the PSFE.</p>
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Objective 1.3.6.: Adopt and maintain land development regulations that are aimed at eliminating barriers toward the certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations, as well as providing incentives for building certified buildings or sites.

Policy 1.3.6.1.: City shall continue to encourage sustainable design techniques for new development and redevelopment, including but not limited to: 'green building' construction; 'adaptive reuse' of older buildings; Florida Power and Light's 'build smart' initiatives; and Brownfield restoration.

Policy 1.3.6.2.: The City shall encourage policies and actions that reduce greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources.

Policy 1.3.6.3.: The City will encourage increased walking, bicycling and use of public transit by maintaining land development regulations for walkways, bike lanes, bus stops, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.

Objective 1.3.7.: Coordinate the annexation of unincorporated enclaves within the City's future annexation area and ensure the provision of City services prior to their annexation.

Policy 1.3.7.1.: The City shall coordinate future annexation areas (Map A.4.) with the affected land owners, governments, and agencies for the future annexation and land uses of these areas.

Policy 1.3.7.2.: Prior to annexation of unincorporated property, a facilities and services extension plan shall be prepared and adopted. This plan shall:

- a. Establish and ensure the location, level of service standards and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to occur in conjunction with the provision of the community facilities and services without exceeding the level of service standards established in the Capital Improvements Element of the Plan;
- c. In order to encourage infill development and reduce urban sprawl, future annexation ordinances shall reserve the right of the City to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan, even if facilities and services are offered by a developer in advance of the plan phasing.
- d. A comprehensive plan amendment shall be undertaken by the property owner during the City's next round of amendments to incorporate the parcel into the Plan. Upon the effective date of the comprehensive plan amendment, rezoning to a City zoning district shall be initiated.

Policy 1.3.7.3.: The City shall encourage a compact and sustainable municipal boundary. By the next Evaluation and Appraisal Review cycle, the City shall assess the current Potential Future Annexation Map (Map A.4.) and prepare a comprehensive annexation study. The study shall include guiding policies related to the annexation of unincorporated pockets and a plan to coordinate the transition of unincorporated pockets into the City.

Objective 1.3.8.: Proactively plan for future growth through an inclusive community-based planning process.

Policy 1.3.8.1.: The City shall utilize the City's Vision Plan and other applicable goals, objectives, and policies of this Comprehensive Plan to encourage sustainable development and redevelopment while protecting the City's natural resources.

Policy 1.3.8.2.: The City shall re-evaluate the City's Vision Plan every seven years, to coincide with the preparation of the Evaluation and Appraisal Review.

TRANSPORTATION ELEMENT

Note: Goal 2.1 and related Objectives, Policies, and Tables; Goal 2.2, and related Objectives 2.2.1 through 2.2.7 and related Policies; and Goal 2.3 and related Objectives and Policies are omitted for brevity and remain in full force and effect.

Objective 2.2.8.: To encourage the use of public transit, bicycle, and pedestrian paths within City boundaries and in conjunction with surrounding municipalities through use of the Parkway System and support the proposed multi-modal program, more specifically explained in Policy 1.1.1.20.

Policy 2.2.8.1.: The City shall continue to require new developments to construct bicycle and pedestrian ways within and on roadways adjacent to those developments and to identify future on-site centralized transit pick-up/drop-off points.

Policy 2.2.8.2.: The City shall continue to make continuity between pedestrian paths in the older portions of the City a priority in the Capital Improvement Element.

Policy 2.2.8.3.: The City shall continue to require elements of the parkway system to connect to existing road facilities so that a continuous pedestrian system occurs.

Policy 2.2.8.4.: The City shall coordinate with the Town of Jupiter in an effort to identify appropriate bike trail linkages between the PBSC campus in Palm Beach Gardens and the Florida Atlantic University campus and The Scripps Research Institute in the Abacoa development in the Town of Jupiter. The bike trail linkages shall be assessed during development of a Mobility Plan or through the development of Complete Streets policies to be developed in accordance with Policy 2.2.1.4.

Policy 2.2.8.5.: Facilities which accommodate the needs of the handicapped, pedestrians and bicyclists shall be assessed and required during the development review process.

Policy 2.2.8.6.: The City shall consider the feasibility of implementing a Vision Zero program with the goal of eliminating all pedestrian, bicyclist, and motorists deaths associated with automobile accidents on all streets within the City.

Staff Comment: In an effort to plan for a future Vision Zero program in the City, this new policy has been added to guide the City toward planning, creating, and implementing this type of program.

INFRASTRUCTURE ELEMENT

Note: Sanitary Sewer Goals 4.A.1, 4.B.1, 4.B.2, and Stormwater Management Goal 4.C.1, and Potable Water Goal 4.D.2, and Aquifer Recharge Goal 4.E.1, and all related Objectives and Policies of each are omitted for brevity and remain in full force and effect.

GOAL 4.D.1.: PROVIDE A SAFE, HEALTHY, DEPENDABLE, AND SUSTAINABLE POTABLE WATER SUPPLY TO ALL RESIDENTS AND BUSINESSES IN THE CITY.

Objective 4.D.1.1.: The potable water facilities levels of service standards established in this element shall be maintained throughout the City, until such time as they are revised by the Seacoast Utility Authority.

Policy 4.D.1.1.1.: The City shall adopt an average annual daily potable water consumption level of service standard of 189 gallons per capita per day (gpcd). This shall serve as the level of service standard for the urban area. The rural area shall utilize water wells, unless alternative service provision is approved by the City Council consistent with Policy 9.1.4.2.(a).

Policy 4.D.1.1.2.: The City shall adopt a peak 24-hour potable water consumption level of service standard of 258 gallons per City resident per day.

Policy 4.D.1.1.3.: The City shall adopt a minimum potable water treatment plant capacity level of service standard of 258 gallons per City resident per day.

Policy 4.D.1.1.4.: The City shall adopt a minimum potable water storage capacity level of service standard of 34.4 gallons per City resident per day.

Policy 4.D.1.1.5.: The City shall adopt a minimum water pressure level of service standard of 20 pounds per square inch.

Policy 4.D.1.1.6.: The City shall not approve development permits which, if approved, would cause potable water facilities servicing the City to operate at levels below the levels of service standards established in Policies 4.D.1.1.1.- 4.D.1.1.5. of this element.

Policy 4.D.1.1.7.: The City shall coordinate with Seacoast Utility Authority to adjust potable water service provision plans and to establish policies preventing urban sprawl, consistent with the Urban Growth Boundary concept.

INFRASTRUCTURE

Policy 4.D.1.1.8.: The City shall coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their 10-Year Water Supply Facilities Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan Update.

Policy 4.D.1.1.9.: At the time required by the applicable statute, the City shall incorporate necessary 10-Year Water Supply Facilities Work Plan directives enacted by its water supplier and the regional water supply plan.

Policy 4.D.1.1.10.: The 10-Year Water Supply Facilities Work Plan Update prepared by the City of Palm Beach Gardens, dated November 2019 is hereby adopted by reference in the City's Comprehensive Plan and implemented by Seacoast Utility Authority, as the local water provider.

Objective 4.D.1.2.: In accordance with section 163.3202, F.S., the City, via the Seacoast Utility Authority, will have a cross-connection control program.

Policy 4.D.1.2.1.: The City, through its membership in the Seacoast Utility Authority (SUA) consortium, will encourage SUA to continue its aggressive cross-connection program.

Objective 4.D.1.3.: The City, will continue to coordinate with Seacoast Utility Authority and the Palm Beach County Department of Environmental Resource Management, in the identification of future wellfields and the City will modify proposed land uses to protect the wellfields.

Policy 4.D.1.3.1.: As new wellfields are identified, land uses will be evaluated and, if incompatibility is determined, compatible land uses or restrictions on activities will be identified in future Comprehensive Plan amendments.

Objective 4.D.1.4.: The City will continue to monitor County Health Department reports regarding the facilities using on-site domestic wells that do not comply with state statutes. The City will contact the County Health Department and Seacoast Utility Authority on a quarterly basis to inquire about recently identified failing systems. Identified, the City will assist the Health Department and Seacoast Utility Authority implement a plan to provide approved water supplies to these parcels of non-compliance.

Policy 4.D.1.4.1.: The potential for well contamination will be examined as the County Health Department determines who is using on-site domestic wells that do not comply with state statutes.

Policy 4.D.1.4.2.: The City will encourage, via its status as a member of the SUA consortium, that the SUA adopt a policy requiring connection to an approved public water supply within ninety (90) days of that supply being available.

INFRASTRUCTURE

Objective 4.D.1.5.: The City, through its membership on the Board, shall establish procedures to coordinate the extension and increase in the capacity of potable water facilities to meet future needs.

Policy 4.D.1.5.1.: The City will require all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority prior to site plan approval.

Policy 4.D.1.5.2.: The City will not issue a building permit in the urban area without an executed agreement for service between the developer and Seacoast Utility Authority, or alternate provider.

Policy 4.D.1.5.3.: The City will not issue a certificate of occupancy in the urban area without written acceptance of the water facilities by Seacoast Utility Authority, or alternate provider.

Policy 4.D.1.5.4.: A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

INFRASTRUCTURE

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

GOAL 8.1.: ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG ALL PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES SO TO BEST MAINTAIN PALM BEACH GARDENS' QUALITY OF LIFE AND SUSTAINABLE USE OF RESOURCES.

Objective 8.1.1.: Maintain formal, specific means of coordination with adjacent municipalities, the county, state, and federal agencies who have permitting and regulating authority and quasi-public entities which provide services but lack regulatory authority in Palm Beach Gardens.

Policy 8.1.1.1.: The City shall encourage the implementation of the Conceptual Master Plan for the U. S. 1 Corridor in Northern Palm Beach County known as the “seven-cities plan.” Potential developments along U. S. 1 within the City’s jurisdiction will be encouraged to conform with said plan. The City shall also provide support and assistance to nearby jurisdictions in obtaining funding for the implementation of the plan from regional, state, and federal agencies.

Policy 8.1.1.2.: The City, through its involvement with Seacoast Utility Authority and in conjunction with the City Engineer, shall review all plans for water and sewage systems when these improvements are to be maintained by the city after construction.

Policy 8.1.1.3.: The City shall notify Palm Beach County and surrounding municipalities in writing (prior to the application being considered by the City Planning, Zoning and Appeals Board) of development applications received by the City requiring a Development Review Committee meeting that have an impact on adjacent local municipalities and county residents.

Policy 8.1.1.4.: Palm Beach Gardens shall request that the state regulatory agencies create liaisons with the City. For example, the South Florida Water Management District (SFWMD) implemented a program which has assisted liaison within the County.

Policy 8.1.1.5.: Through the City Council, the City Manager shall be responsible for ensuring an effective intergovernmental coordination program for Palm Beach Gardens.

Policy 8.1.1.6.: The City shall utilize the Palm Beach Countywide Intergovernmental Coordination Process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein. The Multi-Jurisdictional Issues Coordination Forum shall be utilized as a means of collaborative planning for matters of interjurisdictional significance

including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

Policy 8.1.1.7.: The City shall request that the Treasure Coast Regional Planning Council (TCRPC) play a more active role in issues between the City and Palm Beach County, and between federal and state agencies and Palm Beach Gardens.

Policy 8.1.1.8.: Palm Beach Gardens shall assist with cooperative education programs between the City, the County and regulatory agencies to inform the public and development community about applicable laws and regulations. This could be accomplished by including brief informational pamphlets in utility bills or other means of widespread general circulation.

Policy 8.1.1.9.: Palm Beach Gardens shall identify and coordinate anticipated future annexation areas with the county and surrounding municipalities.

Policy 8.1.1.10.: The City shall utilize the Treasure Coast Regional Planning Council's dispute resolution process to resolve disputes or conflicts, on growth management issues between other local governments, if not resolved through the Palm Beach Countywide Intergovernmental Coordination Process. When the City's efforts fail to resolve a dispute with any local government, the City shall notify the Regional Planning Council in writing about the dispute, requesting the Council's mediation. The City shall also notify the local government that the City has dispute with, about the City's request to the Regional Planning Council.

Policy 8.1.1.11.: The City shall cooperate with the County's Commission on Affordable Housing to implement countywide affordable and workforce housing programs, including the use of Housing Trust Fund monies.

Policy 8.1.1.12.: The City shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish joint planning areas pursuant to Section 163.3171, F.S. The City shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties, including:

- a. Cooperative planning and review of land development activities within areas covered by the agreement;
- b. Specification of service delivery;
- c. Funding and cost-sharing issues with joint planning areas; and
- d. Enforcement/implementation.

Policy 8.1.1.13.: The City shall coordinate with those schools in its jurisdiction, which are part of the State University System, regarding the development of campus master plans or amendments thereto, to be done in accordance with Section ~~240.155~~1013.30, F.S.

<p>Staff Comment: Policy 8.1.1.13 has been updated with the applicable Florida Statute reference.</p>
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Objective 8.1.2.: Coordinate all levels of service standards which affect surrounding municipalities and counties through the Intergovernmental Plan Amendment Review Committee (IPARC), TCRPC and informal communications.

Policy 8.1.2.1.: The City shall monitor the implementation of countywide traffic performance standards.

Policy 8.1.2.2.: The City shall coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed.

Policy 8.1.2.3.: The City shall involve the TCRPC in informal mediation when level of service issues cannot be resolved by the city and the service provider.

Policy 8.1.2.4.: The City shall coordinate with affected jurisdictions regarding mitigation to impacted facilities not under the jurisdiction of the local government receiving the application for a proportionate fair-share agreement.

Policy 8.1.2.5.: The City shall continue to participate in the Intergovernmental Plan Amendment Review Committee (IPARC). All amendments to the Comprehensive Plan shall be processed through the clearinghouse for distribution and comment.

Objective 8.1.3.: Continue a written procedure to request coordination with the comprehensive plans of adjacent municipalities, the county, and other units of local government such as the school board, who provide services but do not have regulatory authority over the use of land through IPARC, TCRPC and informal communications.

Policy 8.1.3.1.: The City shall file a written request with each adjacent municipality and the county to receive and review copies of all proposed comprehensive plans or plan amendments that are adjacent to Palm Beach Gardens' boundaries.

Policy 8.1.3.2.: The City shall request the School Board of Palm Beach County, Northern Palm Beach Chamber of Commerce, Palm Beach County Planning Council, South Florida Water Management District, Treasure Coast Regional Planning Council, Seacoast Utility Authority, Northern Palm Beach County Improvement District, and Florida Power and Light Company to designate a specific liaison to provide expertise from their various disciplines into planning and development related activities.

Policy 8.1.3.3.: The City shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

Policy 8.1.3.4.: The City shall request joint planning between city staff and the School Board on proposed locations of future schools in relation to the projected population.

Objective 8.1.4.: Continue an intergovernmental coordination process to ensure full consideration is given to the impacts of developments proposed in the City's Comprehensive Plan or by other governmental entities which affect the City through IPARC, TCRPC and informal communications.

Policy 8.1.4.1.: The City shall cooperate with the ~~Palm Beach Countywide Intergovernmental Coordination Process~~ Intergovernmental Plan Amendment Review Committee (IPARC) process established in 1993 for the purpose of facilitating intergovernmental coordination.

<p>Staff Comment: Policy 8.1.4.1 has been updated to the current reference to the County's IPARC process and is a house-keeping item only.</p>

Policy 8.1.4.2.: The City shall support the development and adoption of interlocal agreements with the affected municipalities to coordinate the management of the Intracoastal Waterway and the Loxahatchee Slough.

Policy 8.1.4.3.: The City Council shall continue to work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional Policy Plan.

Policy 8.1.4.4.: The City shall support the development of interlocal agreements with affected parties and the Northern Palm Beach County Improvement District to coordinate the funding of infrastructure in the North County area.

Policy 8.1.4.5.: The City shall forward copies of the Comprehensive Plan or plan amendment to each adjacent city, Palm Beach County, the School Board of Palm Beach County, Palm Beach Countywide Intergovernmental Coordination Process, South Florida Water Management District, Seacoast Utilities Authority, the Treasure Coast Regional Planning Council, and the ~~Department of Community Affairs~~ Department of Economic Opportunity for their review and comments. The City shall take into consideration comments received from the above entities prior to the adoption of the Plan or plan amendment.

Staff Comment: Policy 8.1.4.5 has been updated with the current name of the Department of Economic Opportunity and is a house-keeping revision only.

Policy 8.1.4.6.: The City shall continue requiring that all applicants for development approval procure written confirmation of potable water capacity from Seacoast prior to the issuance of a development order.

Policy 8.1.4.7.: The City shall update the City's 10-Year Water Supply Facilities Work Plan prepared by the City of Palm Beach Gardens, dated ~~February 2015~~ November 2019, and confirm the availability of water for existing, new development and redevelopment at the time required by the applicable statute; this should be consistent with the SFWMD's Lower East Coast Regional Water Supply Plan, and the 10-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

Staff Comment: Policy 8.1.4.7 has been updated concurrent with the update of the City's 10-Year Water Supply Facilities Work Plan to remove the 2015 outdated reference.

Policy 8.1.4.8.: The City shall ensure a meaningful process for collaborative planning and intergovernmental coordination on a continuing and ongoing basis on water supply issues with Seacoast Utility Authority. Coordination could include sharing of information regarding water supply needs, updating bulk sales projections, implementing alternative water supply projects, and establishing level of service standards.

[RELOCATED] Objective 8.1.5.: Encourage the provision of quality education through world class curriculum to ensure all children are prepared for real world experiences, hold necessary skills for jobs, and continue to pursue knowledge through IPARC, TCRPC and informal communications.

Staff Comment: Objective 8.1.5, has been relocated to Objective 8.2.4, under new Goal 8.2 in this Element.

[RELOCATED] Policy 8.1.5.1.: The City shall undertake efforts to encourage and promote a quality educational experience tailored to individual students needs, through communications with the School Board and local school administrators, and urge that the following should be provided: diverse learning styles tailored to students’ abilities; magnet schools and special programs; skilled, devoted teachers; involvement of volunteers and community resources. Similarly, programs, strategies and practices such as the following will be encouraged: reduction of school and individual classroom size; selection of administrators with strong leadership and managerial skills; proper allocation of fiscal resources; teaching focus on basic job and employment skills; and promotion of parental involvement and awareness.

Staff Comment: Policy 8.1.5.1 has been relocated under Goal 8.2/Objective 8.2.4, and renumbered to Policy 8.2.4.1 in this Element.

~~**Policy 8.1.5.2.:** The City shall promote and encourage through communications with the School Board, and coordination with neighboring governments through the Interlocal Plan Amendment Review Committee and Issues Forum, a form of school concurrency to ensure educational facilities are available when and where needed, and the division of the county school district into separate, smaller districts.~~

Staff Comment: Policy 8.1.5.2 is deleted in its entirety. It is no longer applicable due to the new interlocal agreement

[RELOCATED] Policy 8.1.5.3.: To implement Objective 8.1.5 and Policies 8.1.5.1 and 8.1.5.2, the City shall assume an active role in reforming the education system. The City shall formulate consensus, through resident input, on the major educational issues for the City and meet regularly with the School Board to advise them of the City’s needs and recommend strategies or programs to address the identified needs. Further, the City will assert itself as an outspoken leader, and utilize the talents and influence of the community to urge changes to the educational system. At a minimum, the City shall continue to monitor its activities which have potential impact on the educational process and will coordinate accordingly with School Board staff.

[RELOCATED] Policy 8.1.5.4.: The City shall coordinate the location of new and expanded sites for Public Educational Facilities with the School Board in order to ensure compatibility and consistency with the City’s Comprehensive Plan, in accordance with 235.193, F.S., and to maintain and enhance joint planning processes and procedures for coordination and development of public school facilities concurrent with residential development and other services. Public educational facilities shall be sited as discussed in the Future Land Use Element.

Staff Comment: Policies 8.1.5.3 and 8.1.5.4, above, have been relocated to Policies 8.2.4.2 and 8.2.4.3 in this Element, and amended to update both policies.

Objective 8.1.6.: Coordinate planning efforts with the members of the Bioscience Land Protection Advisory Board (BLPAB) in order to jointly identify land parcels in Northern Palm Beach County which will provide opportunities for the development of Bioscience Uses (as defined in the Future Land Use Element) and to discourage changes to the zoning and land use designations of those parcels that would eliminate Bioscience Uses.

Policy 8.1.6.1.: Continue to support the unified vision in coordination with the Bioscience Land Protection Advisory Board (BLPAB) and maintain the Bioscience Research Protection Overlay (BRPO) in order to provide opportunities for Bioscience Uses as defined in the Future Land Use Element. The City's BRPO, in combination with the Bioscience Land Protection Advisory Board (BLPAB) shall be utilized to provide opportunity for a minimum 8,000,000 square feet Bioscience Use cluster in North Palm Beach County.

Policy 8.1.6.2.: The City shall provide the North Palm Beach County Partners through the Bioscience Land Protection Advisory Board (BLPAB) with all reports, data, and analyses utilized in assigning the BRPO to a particular site or upon which the City has relied in defining the area of the BRPO.

Policy 8.1.6.3.: To assure cooperation with the County and the Bioscience Land Protection Advisory Board (BLPAB), the City shall enter into such Interlocal Agreements as are necessary to ensure the protection of Bioscience Uses within the BRPO.

Objective 8.1.7.: Coordinate transportation planning efforts with the South Florida Regional Transit Authority (SFRTA), TCRPC, other governmental entities and local transit providers to ensure collaboration and dissemination of information regarding transit decisions and projects.

Policy 8.1.7.1.: The City shall coordinate with Palm Tran to better serve the residents of Palm Beach Gardens.

Policy 8.1.7.2.: The City shall coordinate with Tri-Rail in their effort to serve Palm Beach Gardens with rail service.

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GOAL 8.2: MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION-MAKING REGARDING POPULATION PROJECTIONS, PUBLIC SCHOOL SITING, AND THE DEVELOPMENT OF PUBLIC EDUCATION FACILITIES CONCURRENT WITH RESIDENTIAL DEVELOPMENT AND OTHER SERVICES. THIS GOAL IS ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.

Staff Comment: Goal 8.2 establishes a new goal for the Intergovernmental Coordination Element that allows some of the objectives and policies in the former Public School Facility Element (PSFE) to be relocated here. A portion of former PSFE Goal 11.1 is relocated into this goal as shown above in the text that is not underlined.

Objective 8.2.1: Establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Staff Comment: Objective 8.2.1. is former Objective 11.1.5 in the PSFE.

Policy 8.2.1.1: The City of Palm Beach Gardens shall abide by the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning”, adopted by the Board of County Commissioners on December 15, 2015 and approved by the City Council on June 2, 2016 through Resolution 35, 2016.

Staff Comment: Policy 8.2.1.1 is former Policy 11.1.5.1 of the PSFE, which has been updated to include the City Council approval date and Resolution number for the new interlocal agreement.

Policy 8.2.1.2: The City of Palm Beach Gardens, in coordination with the School District and other local governments, shall annually amend Table 9B of the Capital Improvement Element (School District of Palm Beach County Five Year Capital Improvement Schedule), to maintain consistency with the School Board’s adopted Five-Year Plan and to maintain a financially feasible Capital Improvements Program and ensure that Level of Service standards will continue to be achieved and maintained in each year of the five-year planning period.

Staff Comment: Policy 8.2.1.2 is former Policy 11.1.3.1 of the PSFE.

Policy 8.2.1.3.: The City of Palm Beach Gardens shall provide the School District with annual periodic information generated from the City’s development approvals needed to maintain school concurrencyadequacy, including information required for the School District to establish:

1. School siting criteria;
- ~~2. Level of service update and maintenance;~~
- ~~3.~~ 2. Joint approval of the public school capital facilities program; and
- ~~4. Concurrency service area criteria and standards; and~~
- ~~5.~~ 3. School utilization.

Staff Comment: Policy 8.2.1.3 is former Policy 11.1.5.3 of the PSFE. This policy has been updated to be consistent with the new interlocal agreement.

Policy 8.2.1.4.: The City of Palm Beach Gardens shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long-range facilities maps (PS 3.1, PS 3.2)(See ICE Map Series) to ensure consistency and compatibility with the provisions of this Element. The City shall provide the School District, based on the annual and bi-annual schedules outlined in the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning”, with information generated from the City’s development and approvals, including, but not limited to:

1. Certificates of Occupancy issued for new residential units.
2. Adopted future land use amendments and development orders, including amendments to development orders.
3. Projections for development and redevelopment for the coming year.

Staff Comment: Policy 8.2.1.4 is former Policy 11.1.5.4 of the PSFE. This policy has been updated to reflect the required annual and bi-annual information to be provided to the School District, as required by the new interlocal agreement.

Policy 8.2.1.5.: The City of Palm Beach Gardens shall provide opportunity for the School District to comment on Comprehensive Plan amendments, development ordersrezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan. The City shall require Applicants to obtain letters from the School District identifying school capacity availability with each Comprehensive Plan Amendment petition through the Development Review Committee process.

Staff Comment: Policy 8.2.1.5 is former Policy 11.1.5.6 of the PSFE, and has been updated consistent with the new interlocal agreement.

Policy 8.2.1.6: The City of Palm Beach Gardens shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

Staff Comment: Policy 8.2.1.6 is former Policy 11.1.5.7 of the PSFE.

Objective 8.2.2.: Establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Staff Comment: Objective 8.2.2 is former Objective 11.1.4 of the PSFE.

Policy 8.2.2.1.: The City of Palm Beach Gardens shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Staff Comment: Policy 8.2.2.1 is former Policy 11.1.4.1 of the PSFE.

Policy 8.2.2.2.: Upon receipt of notice from the School District of its intent to acquire or lease a property for a school site, the City shall review and provide a determination of consistency with the future land use designation, zoning district, and the City's Comprehensive Plan. The City comments may address the availability of necessary and planned infrastructure and the colocation of the proposed school facility with other public facilities such as parks, libraries, and community centers.

Policy 8.2.2.3: The City abides by the school siting development review and building permit procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning", adopted by the Board of County Commissioners on December 15, 2015 and approved by the City Council on June 2, 2016 through Resolution 35, 2016.

Staff Comment: Policies 8.2.2.2 and 8.2.2.3 are new policies consistent with the new interlocal agreement. .

Policy 8.2.2.4: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 8.2.2.5: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 8.2.2.6: The proposed location shall comply with the provisions of the Coastal Management Element of the comprehensive plan, if applicable to the site.

Policy 8.2.2.7: The City of Palm Beach Gardens shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements; and
2. Providing for the review for all school sites as indicated in Policy 11.1.4.1 above; and,
3. Allowing schools as a permitted use within all urban residential land use categories.

Policy 8.2.2.8: The City of Palm Beach Gardens shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Staff Comment: Policies 8.2.2.4 through 8.2.2.8 are former Policies 11.1.4.2 through 11.1.4.6 of the PSFE.

Objective 8.2.3: Establish a joint process of coordination and collaboration between the City of Palm Beach Gardens, Palm Beach County, and the School District in the planning and decision making on population projections.

Staff Comment: Objective 8.2.3, above, is former Objective 11.1.6 of the PSFE, and Policy 8.2.3.1 on the next page, is former Policy 11.1.6.2 of the PSFE, which has been updated consistent with the new interlocal agreement.

Policy 8.2.3.1.: The City of Palm Beach Gardens commits to working with the School District and Palm Beach County to improve ~~this~~ the population allocation methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. ~~The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.~~

Objective 8.1.5.2.4.: Encourage the provision of quality education through world class curriculum to ensure all children are prepared for real world experiences, hold necessary skills for jobs, and continue to pursue knowledge through IPARC, TCRPC and informal communications.

Staff Comment: Objective 8.1.5 in this Element was relocated and renumbered to Objective 8.2.4. Related Policies 8.1.5.1, 8.1.5.3, and 8.1.5.4 were relocated below and renumbered to Policies 8.2.4.1, 8.2.4.2, and 8.2.4.3. Renumbered Policy 8.2.4.2 includes an update to the new Objective number, and renumbered Policy 8.2.4.3 includes an update to the applicable Florida Statute reference.

Policy 8.1.5.18.2.4.1.: The City shall undertake efforts to encourage and promote a quality educational experience tailored to individual students needs, through communications with the School Board and local school administrators, and urge that the following should be provided: diverse learning styles tailored to students' abilities; magnet schools and special programs; skilled, devoted teachers; involvement of volunteers and community resources. Similarly, programs, strategies and practices such as the following will be encouraged: reduction of school and individual classroom size; selection of administrators with strong leadership and managerial skills; proper allocation of fiscal resources; teaching focus on basic job and employment skills; and promotion of parental involvement and awareness.

Policy 8.1.5.38.2.4.2.: To implement Objective 8.1.5.2.4 and ~~Policies 8.1.5.1 and 8.1.5.2~~ Policy 8.2.4.1, the City shall assume an active role in reforming the education system. The City shall formulate consensus, through resident input, on the major educational issues for the City and meet regularly with the School Board to advise them of the City's needs and recommend strategies or programs to address the identified needs. Further, the City will assert itself as an outspoken leader, and utilize the talents and influence of the community to urge changes to the educational system. At a minimum, the City shall continue to monitor its activities which have potential impact on the educational process and will coordinate accordingly with School Board staff.

Policy ~~8.1.5.48.2.4.3.~~ The City shall coordinate the location of new and expanded sites for Public Educational Facilities with the School Board in order to ensure compatibility and consistency with the City's Comprehensive Plan, in accordance with ~~235.193~~Section 1013.33, F.S., and to maintain and enhance joint planning processes and procedures for coordination and development of public school facilities concurrent with residential development and other services. Public educational facilities shall be sited as discussed in the Future Land Use Element.

MAP SERIES

The following Palm Beach County Future Land Use Map Series maps have been incorporated into the City's Comprehensive Plan and are part of the Comprehensive Plan Map Series.

- ICE 1.1** School Planning Areas
- ICE 2.1** School Facility Locations
- ICE 3.1** Planned Additional Capacity
- ICE 3.2** Projected Additional Facility Demand

Staff Comment: The Map Series has been relocated from the PSFE in accordance with the new interlocal agreement.

CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives and Policies

GOAL 9.1.: USE SOUND FISCAL POLICIES TO PROVIDE ADEQUATE PUBLIC FACILITIES TO ALL RESIDENTS WITHIN THE CITY. FISCAL POLICIES MUST PROTECT INVESTMENTS IN EXISTING FACILITIES, MAXIMIZE THE USE OF EXISTING FACILITIES, AND PROMOTE SUSTAINABLE, COMPACT DEVELOPMENT AND REDEVELOPMENT.

Objective 9.1.1.: To use the Capital Improvements Element of this Comprehensive Plan as a means to ensure the construction, replacement, and maintenance of Capital Facilities, which are necessary to achieve and maintain the adopted Levels of Service (LOS) in the Comprehensive Plan.

Policy 9.1.1.1.: The City shall include in the Five-Year Schedule of Capital Improvements all capital facility projects (renewal and replacement) needed to achieve and maintain the adopted levels of service and which are over \$50,000 in estimated costs. The City shall review the Five-Year Schedule during the preparation of the annual budget.

Policy 9.1.1.2.: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- 1) Whether the project is financially feasible and is needed to protect public health and safety, to fulfill the city's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities or to eliminate existing capacity deficits;
- 2) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development;
- 3) Whether the project represents a logical extension of facilities and services;
- 4) Whether the project is consistent with the projected growth patterns, the accommodation of new development and redevelopment facility needs, and the plans of governmental agencies that provide public facilities within the City's jurisdiction; and
- 5) Whether the project is consistent with the Urban Growth Boundary philosophy of urban vs. rural characteristics and service provision.

Policy 9.1.1.3: The Five-Year Schedule of Capital Improvements may include developer-funded projects for which the City has no fiscal responsibility, necessary to ensure that adopted level of service standards are achieved and maintained. For capital improvements that will be privately funded by the developer, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement, interlocal agreement, or other enforceable agreement.

Policy 9.1.1.4: A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply will be available.

Policy 9.1.1.5: The City shall coordinate on a continuing and ongoing basis with Seacoast Utility Authority on Capital Improvement Planning related to water supply to ensure water supply availability.

Objective 9.1.2.: Future development shall bear a proportionate cost of facility improvements necessitated by the development or redevelopment in order to maintain adopted LOS standards.

Policy 9.1.2.1.:

- 1) The City shall continue to collect a countywide transportation impact fee to assess new development a pro rata share of the costs required to finance transportation improvements necessitated by such development.
- 2) The City shall continue to collect city road impact fees for roads of City responsibility.
- 3) The roadways within the City Center Linkages Plan shall be constructed and financed by individual landowners whose developments will have a direct benefit by having access onto these roadways. The timing and construction of the Linkages Plan roadways coincide with the development of individual sites. The development approval for the affected parcels will be conditioned on the construction of the roadways coinciding with the development of these parcels.

Policy 9.1.2.2.: The City shall continue its program of mandatory dedications or fees in lieu of dedication as a condition of development approval to ensure the timely provision of recreation and open space.

Policy 9.1.2.3.: The City shall periodically review the adequacy of impact fees levied to fund the following capital facilities needed to support new growth:

- 1) Park and recreation sites and facilities;
- 2) City Roads;
- 3) Law enforcement; and
- 4) Emergency services.

Objective 9.1.3.: To manage the City’s fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy 9.1.3.1.: The City's Capital Improvements Program shall include funding for those capital facilities and programs which do not exceed the city's fiscal capacity.

Policy 9.1.3.2.: The City will adopt a Capital Improvements Program covering at least five (5) fiscal years and annual capital budget as a part of the City's budgeting process.

Policy 9.1.3.3.: The City will make efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 9.1.3.4.: The City budget process shall include the planning, development, and review of projects which provide for the replacement and renewal of capital facilities.

Policy 9.1.3.5.: Through Capital Improvement Programming, the City shall use its fiscal policies to direct expenditures for capital improvements which are consistent with the goals, objectives, and policies of other elements of the City's Comprehensive Plan.

Policy 9.1.3.6.: The City shall incorporate the Palm Beach County School District Five-Year Schedule of Capital Improvements into this Element as Table 9B. The City shall have no obligation or responsibility for funding the School Board’s Capital Facilities Plan.

Staff Comment: Policy 9.1.3.6 has been added to be consistent with the new interlocal agreement. This agreement requires the City’s Capital Improvement Element (CIE) to incorporate the School District’s Five-Year Schedule of Capital Improvements, and is related to existing Policy 9.1.4.1.(b)5. The School District’s Schedule of Capital Improvements has always been included in the City’s CIE as Table 9B. However, Policy 9.1.4.1.(b)5. of this Element has been amended to remove the reference to Table 9B as a concurrency and level of service policy, which is no longer applicable. As stated in the new interlocal agreement, the City shall have no obligation or responsibility for funding the School Board’s Five-Year Facilities Plan.

Objective 9.1.4.: Maintain a minimum level of service for traffic circulation, potable water and sanitary sewer, solid waste, drainage, recreation and open space, and public safety as defined in the applicable elements and in this Element. Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Land Development Regulations, and the availability of necessary public facilities concurrent with the impact of developments. ~~The School District of Palm Beach County shall maintain minimum Level of Service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public~~

~~school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum Level of Service standards.~~

Staff Comment: Objective 9.1.4, above, Policy 9.1.4.1.(a) and Policy 9.1.4.1.(b), below, have been amended to remove the references to the School District's Level of Service, consistent with the new interlocal agreement. The new agreement no longer requires a Level of Service determination by the School District. Through the requirements of the new interlocal agreement, the School District will determine if there are adequate facilities by reviewing each Comprehensive Plan Amendment and evaluating the impact of the amendment on the Public School Facilities Plan, the impact on public schools, and the projected timing and delivery of public school facilities.

Policy 9.1.4.1.(a): The City of Palm Beach Gardens has established in this Plan a minimum Level of Service for traffic circulation, potable water and sanitary sewer, solid waste, drainage, recreation and open space, and public safety. ~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.~~ To ensure that the minimum levels of service for these public facilities and services are maintained as new development occurs, the City of Palm Beach Gardens follows a concurrency management system. The concurrency management system requires all new development and redevelopment applications, subject to concurrency certification, to submit an application which indicates impacts on the Level of Service for the concurrency item. The application identifies the impacts that the proposed development would have on the City's ability; ~~or in the instance of public school facilities, the School District of Palm Beach County's ability,~~ to maintain the adopted minimum Levels of Service. The concurrency management system shall be consistent with Section 163.3202 (2)(g), F.S.

Policy 9.1.4.1.(b): The City shall require, through the concurrency management system, that the burden of showing compliance with the Levels of Service requirements be upon the applicant for a development permit. Where capacity cannot be shown, the following methods may be used to maintain the adopted Levels of Service:

1. The developer may provide the necessary improvements to maintain the Levels of Service.
2. The proposed project may be altered such that the projected Levels of Service complies with the adopted level of service standard.
3. The proposed project may be phased such that the projected Levels of Service at the conclusion of each phase complies with the adopted Levels of Service.
4. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the City of Palm Beach Gardens ~~or in the case of public school facilities, the School District of Palm Beach County,~~ that is executed and guaranteed for the time the Development Order is issued.

5. The necessary facilities and services are included in the City of Palm Beach Gardens' Five-Year Schedule of Capital Improvements; ~~or, in the case of public school facilities, construction appropriations are specified within the first three (3) years of the most recently approved School District of Palm Beach County Six-Year Capital Improvement Schedule, as reflected in Table 9B of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A, of the Public Schools Facility Element, Concurrency Service Area Table.~~

6. ~~In accordance with Policy 11.1.1.8, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the Levels of Service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the Concurrency Service Area (CSA) in which the proposed development is located, or an immediately adjacent CSA.~~

Policy 9.1.4.2.(a): The City hereby adopts the following Level of Service (LOS) standards and will use them in reviewing the impacts of new development upon facility provision. ~~For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities Levels of Service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 11.1.1.8. A Traffic Circulation concurrency determination shall not be required for existing single family legal lots of record. The Dual Level of Service standards shall be applied in the respective urban and rural areas, consistent with the Urban Growth Boundary philosophy established in the Future Land Use Element:~~

Staff Comment: Policy 9.1.4.2(a), above, and the Level of Service Standards table on the next page have been amended to remove the School District's Level of Service, consistent with the new interlocal agreement.

LEVEL OF SERVICE STANDARDS

TRAFFIC CIRCULATION	URBAN AREA	RURAL AREA
Facility Type	LOS for Peak Period in Peak Season	
Neighborhood Collector	D	D
City Collector	D	D
County Minor Arterial	D	D
State Minor Arterial	E	E
State Principal Arterial	D	D
SIS Roads	D	-
Beeline Highway	D	C
Excepted Links per Table 2A		

SEWAGE SERVICE	SANITARY SEWER 107 gallons per day per capita	SEPTIC TANKS Per DEP and Public Health Department Regulations
SOLID WASTE Generation per capita Collection	7.13 lbs per day Twice per week	7.13 lbs per day Once per week
DRAINAGE	3 day, 25 year event	3 day, 25 year event
WATER SERVICE	POTABLE WATER 189 gallons per day per capita	WATER WELLS Per DEP and Public Health Department Regulations
RECREATION AND OPEN SPACE	5 acres of improved neighborhood and community parks & other recreation and open space facilities per 1,000 residents	Park and recreation facilities will be located to serve the entire city population, and in most cases will be the urban area
PUBLIC SAFETY FIRE/EMS	Suburban Service Area*: 8 minutes 45 seconds	Rural Service Area**: 12 minutes 30 seconds
POLICE	1,000 service calls per officer per year; community policing philosophy	Zone patrol based on crime control strategies
PUBLIC SCHOOLS	110% utilization rate or up to 120%, per Policies 11.1.1.1. and 11.1.1.4. of the PSF Element	

**Suburban Service Area is defined as an area with a population of 10,000 to 29,999 and/or any area with a population density of 1,000 to 2,000 people per square mile.*

***Rural Service Area is defined as an area with total population less than 10,000 people, or with a population density of less than 1,000 people per square mile.*

Policy 9.1.4.2.(b): Public safety Levels of Service standards are not a formal component of the concurrency management system required by Florida Statutes. The City, however, will monitor public safety Levels of Service standards during the development review process. Any project that necessitates expansion of public safety services beyond those provided in any given fiscal year, shall be required to participate in the cost of expanding police and Fire/EMS services to serve the subject property, or shall be phased consistent with City plans to expand such services. Public safety facilities and/or capital equipment that will provide the proposed development sufficient services based on the LOS for police and Fire/EMS facilities may be required pursuant to a Developer's Agreement. Public safety facilities and/or capital equipment dedicated to the City pursuant to a Developer's Agreement shall be credited against impact fees.

Policy 9.1.4.2.(c): With a super-majority vote of the City Council, alternative service mechanisms or provision of services at urban levels may be approved in the rural service area.

Policy 9.1.4.3.: The City shall, consistent with Section 163.3202 (1), F.S., maintain regulations that will allow phasing of a development and issuing of a development order for projects that are phased to ensure that the necessary public facilities and services are available prior to the completion of the proposed development.

Policy 9.1.4.4.: Certificates of Occupancy will be issued only after all required public facilities needed to meet the adopted Levels of Service standards are in place.

Policy 9.1.4.5.: If a previously-scheduled capital improvement which was the basis for approval of a development order is rescheduled to a later fiscal year, the affected development may proceed only if adequate surety has been posted with the City to ensure that the public facilities are constructed.

Policy 9.1.4.6.: The City shall limit its total debt service expenditures to no more than 20 percent of total revenue and limit total outstanding indebtedness to no more than 10 percent of its property tax base.

Policy 9.1.4.7.: The City shall evaluate proposed Comprehensive Plan amendments, annexation petitions and development applications according to the following guidelines:

- 1) Will the proposed amendment, annexation or development order contribute to a condition of public hazard as may be described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge (Infrastructure) Element, and Coastal Management Element of this Comprehensive Plan?
- 2) Will the proposed amendment, annexation or development order exacerbate any existing or projected condition of public facility capacity deficits, as may be described in the support documents of the Transportation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge (Infrastructure) Element; Public Safety Element; and Recreation and Open Space Element of this Comprehensive Plan?
- 3) Will the proposed amendment, annexation or development order generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements?
- 4) Does the proposed amendment, annexation or development order conform to future land uses as shown on the Future Land Use Map of the Future Land Use Element of this Comprehensive Plan?

CAPITAL IMPROVEMENTS IMPLEMENTATION

The Schedule of Capital Improvements in Table 9A is hereby adopted as the City's Five-Year Capital Improvement Plan.

Other Programs: Other principal programs that will implement this Element are:

- 1) Continued annual capital programming and budgeting, including use of the project selection criteria contained in policy 9.1.1.2.
- 2) Continued annual review and revision of this Element.
- 3) Enactment and enforcement of land development regulations provisions to assure conformance to the concurrency requirements relative to development orders, Levels of Service, and public facility timing as outlined below.

The City will annually prepare an updated Five-Year Schedule of Capital Improvements. As part of the annual process, it shall include a review and analysis of the City's financial condition and an updated projection of revenues which takes into account any changes in potential revenue sources that had been anticipated to fund scheduled improvements. In addition, it will incorporate any new capital improvement needs that have arisen since the last update. The analysis shall also include a discussion of any change in improvement prioritization.

The required Evaluation and Appraisal Review (EAR) shall address the implementation of the goals, objectives and policies of the Capital Improvement Element.

Table 9A
CITY OF PALM BEACH GARDENS
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

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TRANSPORTATION

Johnson Dairy Road Improvements - Carry Forward						Impact Fund
Campus Drive Improvements	\$50,000			\$400,000		Impact Fund
Sandhill Crane Drive Extension	\$200,000		\$1,650,000			Impact Fund
Johnson Dairy Road expansion - Phase II Signal	\$550,000					Impact Fund
<i>Total</i>	<i>\$ 800,000</i>	<i>\$ -</i>	<i>\$ 1,650,000</i>	<i>\$ 400,000</i>	<i>\$ -</i>	

POLICE

Radios	\$36,000	\$56,000	\$56,000	\$56,000	\$56,000	General Fund
CAD Computer Workstations	\$8,000	\$20,000	\$20,000	\$20,000	\$20,000	General Fund
Symphony Console	\$45,000		\$45,000	\$45,000	\$45,000	General Fund
In-car DUI Video Cameras			\$50,000		\$20,000	General Fund
Radar Speed Monitoring Trailers	\$40,000		\$40,000			General Fund
IP Based Video Camera System			\$45,000	\$45,000	\$45,000	General Fund
Patrol Rifles	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	General Fund
Mobile Command Truck		\$250,000				General Fund
Training Facility Expansion		\$400,000				Impact Fund
Radio Infrastructure Equipment for Avenir				\$500,000		Impact Fund
<i>Total</i>	<i>\$139,000</i>	<i>\$736,000</i>	<i>\$266,000</i>	<i>\$676,000</i>	<i>\$196,000</i>	

FIRE RESCUE

Bunker Gear Extractors and Dryers		\$100,000				General Fund
LifePak 15 Replacement		\$525,000				General Fund
Rehabilitation, Air/Light & Command Vehicle			\$950,000			Impact Fund
Apparatus and Central Supply Building	\$400,000					Impact Fund
Fire Station One Renovations	\$510,000					Impact Fund
<i>Total</i>	<i>\$910,000</i>	<i>\$625,000</i>	<i>\$950,000</i>	<i>\$ -</i>	<i>\$ -</i>	

PARKS & RECREATION

BRCC Fitness Trail				\$250,000		General Fund
Riverside Youth Enrichment Center Playground Replacement				\$250,000		General Fund
Riverside Youth Enrichment Center Building Renovations				\$1,200,000		General Fund
Group Pavilion BRCC					\$92,000	General Fund
Play Pool Features				\$110,000		General Fund
Replace Shade Coverings/Solid Roof		\$65,000				General Fund
Aquatic Complex Renovations	\$3,000,000					General Fund
Main Pool Play Elements			\$50,000			General Fund
Event Corals, Shade/Seating & Cabanas, Fencing		\$123,000				General Fund
Pool Filtration System Replacement			\$160,000			General Fund
Symbiont Pool Chiller/Heater Replacement		\$70,000				General Fund
Two Additional Tennis Courts				\$200,000		General Fund
Six Additional Pickleball Courts at Russo Park				\$200,000		General Fund
Plant Drive Park Pickleball Courts/Restrooms		\$160,000				General Fund
Plant Drive Park Pickleball Courts Shade Pavilions			\$50,000			General Fund
Bankshot Court					\$60,000	General Fund
City Park Playground Replacement	\$125,000					General Fund
PGA Park Playground Surfacing Replacement				\$90,000		General Fund
Sports Lighting Retrofits		\$650,000	\$2,350,000			General Fund
Lake Catherine Bleacher Covers				\$300,000		General Fund
PGA Park Scoring Tower/Storage Replacement				\$250,000		General Fund
Lake Catherine/PGA Park Material Storage Bins				\$70,000		General Fund
Lilac Park Playground Replacement				\$150,000		General Fund
Lake Catherine Park Enhancements	\$80,000	\$80,000	\$54,200			General Fund
Riverside Playground Replacement		\$75,000				General Fund
Aquatic Complex Diving Board Replacement			\$50,000			General Fund
Phase 1 Planning Western Golf Course Expansion	\$90,000					General Fund
Driving Range Shade Structure		\$68,000				Special Revenue Fund
BRCC Renovation/Expansion Construction Plans	\$1,218,500					Impact Fund
BRCC Renovation/Expansion-Phase One			\$5,000,000			Impact Fund
BRCC Renovation/Expansion-Phase Two			\$2,093,767			Impact Fund
BRCC Renovation/Expansion-Phase Three					\$3,340,050	Impact Fund
New Soccer Complex - District Park - Carry Forward						Capital Projects Fund
Baseball Complex Expansion - Carry Forward						Capital Projects Fund

Total *\$4,513,500* *\$1,291,000* *\$9,807,967* *\$3,070,000* *\$3,492,050*

Grand Total All Elements **\$6,362,500** **\$2,652,000** **\$12,673,967** **\$4,146,000** **\$3,688,050**

Table 9B
CITY OF PALM BEACH GARDENS
SUMMARY OF CAPITAL IMPROVEMENTS PROGRAM
FOR PALM BEACH COUNTY SCHOOL BOARD
ADOPTED ON SEPTEMBER 4, 2019
(This replaces the previous Table 9B)

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FY 2020 - 2029 Capital Plan
Adopted September 4, 2019

Summary of Appropriations

Category	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020 - 2024	FY 2025 - 2029	FY 2020 - 2029
Construction Projects										
Addition and Remodeling Projects	\$ 21,039,177	\$ 48,723,035	\$ 69,762,212	\$ 20,650,000	\$ 9,900,000	\$ -	\$ -	\$ 100,312,212	\$ 50,906,806	\$ 151,219,018
Modernization and Replacement Projects	24,689,724	118,659,537	143,349,261	76,638,133	45,881,032	-	-	265,868,426	-	265,868,426
New Schools	100,425	19,190,084	19,290,509	160,653,050	-	-	-	179,943,559	152,755,052	332,698,611
Subtotal Construction Projects	45,829,325	186,572,656	232,401,982	257,941,183	55,781,032	-	-	546,124,197	203,661,858	749,786,055
Other Items										
Site Acquisition	2,467,240	5,330,000	7,797,240	500,000	11,660,000	500,000	500,000	20,957,240	1,500,000	22,457,240
Capital Contingency	25,278,725	20,353,805	45,632,530	-	6,068,941	-	6,720,155	58,421,626	93,264,684	151,686,310
Reserve for Future Years	-	9,654,356	9,654,356	4,881,991	4,667,682	-	8,428,282	27,632,310	28,711,538	56,343,848
Sales Tax Interest Reserves	5,144,175	-	5,144,175	-	-	-	-	5,144,175	-	5,144,175
Sales Tax Reserves	-	8,000,000	8,000,000	4,003,250	4,237,665	-	-	16,240,915	33,507,315	49,748,230
Subtotal Other Items	32,890,140	43,338,161	76,228,301	9,385,241	26,634,288	500,000	15,648,437	128,396,266	156,983,537	285,379,804
Non-Construction										
Charter School Capital Outlay - State	-	10,654,617	10,654,617	-	-	-	-	10,654,617	-	10,654,617
Charter School Capital Outlay - Local	-	-	-	10,870,545	11,096,196	11,331,570	11,571,937	44,870,248	61,380,506	106,250,754
Equipment	1,529,938	2,808,000	4,337,938	2,375,000	2,375,000	2,375,000	2,375,000	13,837,938	11,875,000	25,712,938
Facility Renewal	227,280,286	118,455,170	345,735,456	93,569,316	136,825,761	79,836,746	26,049,985	682,017,264	205,530,556	887,547,820
Facilities	23,490,575	39,355,856	62,846,431	28,435,496	12,475,000	29,975,000	29,325,000	163,056,927	92,625,000	255,681,927
Security	24,007,896	14,577,958	38,585,854	369,800	369,800	369,800	369,800	40,065,054	1,889,000	41,954,054
Education Technology	1,283,259	24,575,688	25,858,947	8,916,200	1,205,000	5,672,370	8,832,000	50,484,517	29,857,560	80,342,077
Technology	18,819,125	30,112,345	48,931,470	25,258,408	36,346,021	30,174,353	25,879,913	166,590,165	137,648,329	304,238,494
Transportation	3,935,200	19,382,911	23,318,111	8,412,289	13,097,600	13,097,600	13,097,600	71,023,200	65,488,000	136,511,200
Subtotal Non-Construction Projects	300,346,279	259,922,544	560,268,824	178,207,053	213,790,378	172,832,439	117,501,235	1,242,599,929	606,293,951	1,848,893,880
Transfers to General Fund										
Property and Flood Insurance	-	10,350,000	10,350,000	10,350,000	10,350,000	10,350,000	10,350,000	51,750,000	51,750,000	103,500,000
Equipment Maintenance	-	5,024,891	5,024,891	5,248,000	5,248,000	5,235,000	5,235,000	25,990,891	26,175,000	52,165,891
Facilities Maintenance	-	50,315,712	50,315,712	52,208,393	54,513,179	59,779,225	59,776,213	276,592,722	451,987,187	728,579,909
Security Maintenance	-	2,896,784	2,896,784	2,300,277	2,300,277	2,218,928	2,300,277	12,016,543	11,501,385	23,517,928
Education Technology Maintenance	-	2,062,096	2,062,096	1,904,041	2,394,041	2,444,041	2,444,041	11,248,260	12,220,205	23,468,465
Technology Maintenance	-	24,582,199	24,582,199	26,580,689	28,083,066	29,661,433	35,619,676	144,527,063	186,995,952	331,523,015
Transportation Maintenance	-	7,866,461	7,866,461	7,901,595	7,901,595	7,901,595	7,901,595	39,472,841	39,507,975	78,980,816
Subtotal Transfers to General Fund	-	103,098,143	103,098,143	106,492,995	110,790,158	117,590,222	123,626,802	561,598,320	780,137,704	1,341,736,024
Transfers to Debt Service										
Debt Service	-	161,521,428	161,521,428	182,498,363	185,780,363	185,755,866	176,978,000	892,534,020	916,733,000	1,809,267,020
Subtotal Transfers to Debt Service	-	161,521,428	161,521,428	182,498,363	185,780,363	185,755,866	176,978,000	892,534,020	916,733,000	1,809,267,020
Total Capital Budget	\$ 379,065,745	\$ 754,452,932	\$ 1,133,518,677	\$ 734,524,835	\$ 592,776,219	\$ 476,678,527	\$ 433,754,474	\$ 3,371,252,732	\$ 2,663,810,051	\$ 6,035,062,783
Total Capital Revenues	\$ 379,065,745	\$ 754,452,932	\$ 1,133,518,677	\$ 734,524,835	\$ 592,776,219	\$ 476,678,527	\$ 433,754,474	\$ 3,371,252,732	\$ 2,663,810,051	\$ 6,035,062,783
Variance	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0

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Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Construction Projects										
Addition and Remodeling Projects										
Adult Education Center Parking Lot	\$ 2,736,493	\$ -	\$ 2,736,493	\$ -	\$ -	\$ -	\$ -	\$ 2,736,493	\$ -	\$ 2,736,493
Citrus Cove ES Core Expansion	-	5,012,920	5,012,920	-	-	-	-	5,012,920	-	5,012,920
Core Renovations	-	-	-	5,000,000	-	-	-	5,000,000	25,000,000	30,000,000
Del Prado ES Core Expansion	-	5,000,000	5,000,000	-	-	-	-	5,000,000	-	5,000,000
Delray Full Service Center Remodel & Fields for Village Academy (ref) (2021)	-	1,000,000	1,000,000	9,000,000	-	-	-	10,000,000	-	10,000,000
FHESC - School Police Administration (ASAP)	-	2,626,140	2,626,140	-	-	-	-	2,626,140	-	2,626,140
Forest Hill HS Addition (tbd - contingent on land acquisition City)	143,186	-	143,186	-	-	-	-	143,186	25,906,806	26,049,992
Forest Hill HS Parking Lot (ref) (2020)	640,250	575,232	1,215,482	-	-	-	-	1,215,482	-	1,215,482
Future School Capacity Projects	453,621	-	453,621	-	-	-	-	453,621	-	453,621
Jupiter HS Modular Addition (2021)	-	6,650,000	6,650,000	-	-	-	-	6,650,000	-	6,650,000
Old Adult Education Site Demo (landbank)	-	-	-	-	900,000	-	-	900,000	-	900,000
Old DD Eisenhower ES - Demo / restore (ref)	1,628,336	-	1,628,336	-	-	-	-	1,628,336	-	1,628,336
Old Gove ES - Demo / landbank (ref)	1,992,124	-	1,992,124	-	-	-	-	1,992,124	-	1,992,124
Old Plumosa ES - Demo / landbank (ref)	1,977,427	-	1,977,427	-	-	-	-	1,977,427	-	1,977,427
Old Plumosa ES - Remodel for South Intensive (2020)	-	4,806,000	4,806,000	-	-	-	-	4,806,000	-	4,806,000
Plumosa School of Arts Expansion to K-8 (ref) (2021)	-	18,052,743	18,052,743	-	-	-	-	18,052,743	-	18,052,743
Riviera Beach Prep Remodel (ref) (2024)	987,532	-	987,532	-	-	-	-	987,532	-	987,532
Roosevelt Full Service Center Remodel (ST) (2023)	939,842	-	939,842	-	9,000,000	-	-	9,939,842	-	9,939,842
School Police Substations	-	-	-	5,450,000	-	-	-	5,450,000	-	5,450,000
Seminole Trails ES Core Expansion	-	5,000,000	5,000,000	-	-	-	-	5,000,000	-	5,000,000
Sunset Palms 6-8 Modular Addition (2021)	-	-	-	-	-	-	-	-	-	-
Village Academy Kitchen Expansion (ref)	-	-	-	1,200,000	-	-	-	1,200,000	-	1,200,000
West Tech Campus HVAC Modifications (ref)	-	-	-	-	-	-	-	-	-	-
West Tech Campus Modifications (ST) (2021)	9,540,366	-	9,540,366	-	-	-	-	9,540,366	-	9,540,366
Total Addition and Remodeling Projects	21,039,177	48,723,035	69,762,212	20,650,000	9,900,000	-	-	100,312,212	50,906,806	151,219,018

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Construction Projects (cont'd)										
Modernization and Replacement Projects										
Addison Mizner K-8 Modernization (ref) (08/21)	-	41,004,535	41,004,535	-	-	-	-	41,004,535	-	41,004,535
Adult Education Center Replacement	12,539,716	-	12,539,716	-	-	-	-	12,539,716	-	12,539,716
Grove Park ES Modernization (ref) (8/22)	1,082	4,470,442	4,471,524	17,888,558	-	-	-	22,360,082	-	22,360,082
Melaleuca ES Modernization (ref) (8/22)	2,320,547	3,200,000	5,520,547	27,830,562	-	-	-	33,351,109	-	33,351,109
Pine Grove ES Modernization (ref) (8/23)	3,441	-	3,441	2,400,000	18,117,925	-	-	20,521,366	-	20,521,366
Transportation - North Modernization (ST) (2023)	1,437,500	-	1,437,500	11,000,000	-	-	-	12,437,500	-	12,437,500
Transportation - West Central (ST) (2022)	-	-	-	2,500,000	-	-	-	2,500,000	-	2,500,000
Transportation - South Modernization (ST) (2022)	1,437,500	-	1,437,500	11,000,000	-	-	-	12,437,500	-	12,437,500
Transportation - Belvedere (ST) (2021)	6,949,938	5,537,597	12,487,535	-	-	-	-	12,487,535	-	12,487,535
Verde K-8 Modernization (ref) (08/20)	-	42,978,754	42,978,754	-	-	-	-	42,978,754	-	42,978,754
Washington ES Modernization (ref) (8/21)	-	21,468,210	21,468,210	-	-	-	-	21,468,210	-	21,468,210
Wynnebrook ES Modernization (ref) (8/23)	-	-	-	4,019,013	27,763,107	-	-	31,782,120	-	31,782,120
Total Modernizations and Replacements	24,689,724	118,659,537	143,349,261	76,638,133	45,881,032	-	-	265,868,426	-	265,868,426
New Schools										
Boca Raton Area ES (05-C) (ref) (08/22)	-	2,798,784	2,798,784	27,601,216	-	-	-	30,400,000	-	30,400,000
Greater WPB/Lake Worth Area HS (03-000) (ref) (8/23)	100,425	9,391,300	9,491,725	95,458,700	-	-	-	104,950,425	-	104,950,425
Scripps/Gardens Area ES (04-A) (ref) (8/2027)	-	-	-	-	-	-	-	-	29,885,542	29,885,542
Sunset Palms Middle (17-PP) (8/2023)	-	7,000,000	7,000,000	37,593,134	-	-	-	44,593,134	-	44,593,134
West Acreage Area ES (15-A) (ref) (8/2027)	-	-	-	-	-	-	-	-	29,885,542	29,885,542
Western Communities HS (16-AAA) (ref) (8/2028)	-	-	-	-	-	-	-	-	92,983,968	92,983,968
Total New Schools	100,425	19,190,084	19,290,509	160,653,050	-	-	-	179,943,559	152,755,052	332,698,611
Total Construction Projects	45,829,325	186,572,656	232,401,982	257,941,183	55,781,032	-	-	546,124,197	203,661,858	749,786,055

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Other Items										
Transfer for Debt Service										
Payments for Bus Lease 2015	-	1,475,000	1,475,000	-	-	-	-	1,475,000	-	1,475,000
Payments for Bus Lease 2016	-	1,450,000	1,450,000	725,000	-	-	-	2,175,000	-	2,175,000
Payments for Equipment Lease 2015 (HVAC)	-	1,490,065	1,490,065	-	-	-	-	1,490,065	-	1,490,065
Payments for Equipment Lease 2018 (HVAC)	-	3,806,363	3,806,363	3,806,363	3,806,363	3,782,866	-	15,201,955	-	15,201,955
Payments for Equipment Lease 2019 (HVAC)	-	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	16,500,000	-	16,500,000
Payments for Equipment Lease 2020 (HVAC)	-	-	-	3,300,000	3,300,000	3,300,000	3,300,000	13,200,000	3,300,000	16,500,000
Payments for Equipment Lease 2020 (Computers)	-	-	-	5,000,000	5,000,000	5,000,000	-	15,000,000	-	15,000,000
Payments for Certificates of Participation	-	139,400,000	139,400,000	139,367,000	139,374,000	139,373,000	139,378,000	696,892,000	695,933,000	1,392,825,000
Payments for Certificates of Participation new	-	10,600,000	10,600,000	27,000,000	31,000,000	31,000,000	31,000,000	130,600,000	217,500,000	348,100,000
Total Transfer for Debt Service	-	161,521,428	161,521,428	182,498,363	185,780,363	185,755,866	176,978,000	892,534,020	916,733,000	1,809,267,020
Site Acquisition										
Site Acquisition	1,467,240	4,830,000	6,297,240	-	-	-	-	6,297,240	-	6,297,240
Site Acquisition (ref)	-	-	-	-	11,160,000	-	-	11,160,000	-	11,160,000
Facility Leases (ref)	1,000,000	500,000	1,500,000	500,000	500,000	500,000	500,000	3,500,000	1,500,000	5,000,000
Total Site Acquisition	2,467,240	5,330,000	7,797,240	500,000	11,660,000	500,000	500,000	20,957,240	1,500,000	22,457,240
Contingency										
Capital Contingency	24,979,726	20,353,805	45,333,531	-	6,068,941	-	6,720,155	58,122,627	93,264,684	151,387,311
Reserve for Future Years	-	9,854,356	9,854,356	4,881,991	4,667,682	-	8,428,282	27,632,310	28,711,538	56,343,848
Restricted Reserve	298,999	-	298,999	-	-	-	-	298,999	-	298,999
Sales Tax Interest and Debt Service (ST)	5,144,175	-	5,144,175	-	-	-	-	5,144,175	-	5,144,175
Sales Tax Reserves (ST)	-	8,000,000	8,000,000	4,003,250	4,237,665	-	-	16,240,915	33,507,315	49,748,230
Total Contingency	30,422,900	38,008,161	68,431,061	8,885,241	14,974,288	-	15,148,437	107,439,026	155,483,537	262,922,563
Total Other Items	32,890,140	204,859,589	237,749,729	191,883,604	212,414,651	186,255,866	192,626,437	1,020,930,286	1,073,716,537	2,094,646,824

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Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Non-Construction Projects and Transfers										
Required Non-Construction Payments										
Capital Projects:										
Charter School Capital Outlay - State	-	10,654,617	10,654,617	-	-	-	-	10,654,617	-	10,654,617
Charter School Capital Outlay - Local	-	-	-	10,870,545	11,096,196	11,331,570	11,571,937	44,870,248	61,380,506	106,250,754
Subtotal Equipment Capital Projects	-	10,654,617	10,654,617	10,870,545	11,096,196	11,331,570	11,571,937	55,524,865	61,380,506	116,905,371
Transfers to General Fund:										
Flood Insurance	-	350,000	350,000	350,000	350,000	350,000	350,000	1,750,000	1,750,000	3,500,000
Property Insurance	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	50,000,000	50,000,000	100,000,000
Subtotal Required Transfers	-	10,350,000	10,350,000	10,350,000	10,350,000	10,350,000	10,350,000	51,750,000	51,750,000	103,500,000
Total Required Non-Construction Payments	-	21,004,617	21,004,617	21,220,545	21,446,196	21,681,570	21,921,937	107,274,865	113,130,506	220,405,371
Equipment										
Capital Projects:										
AV Equipment Replacement Fund	56,171	200,000	256,171	200,000	200,000	200,000	200,000	1,056,171	1,000,000	2,056,171
Choice Furnishings	149,246	125,000	274,246	125,000	125,000	125,000	125,000	774,246	625,000	1,399,246
County-Wide Equipment (FF&E)	1,280,833	550,000	1,830,833	550,000	550,000	550,000	550,000	4,030,833	2,750,000	6,780,833
Musical Instruments	43,688	1,500,000	1,543,688	1,500,000	1,500,000	1,500,000	1,500,000	7,543,688	7,500,000	15,043,688
TEN Equipment	-	433,000	433,000	-	-	-	-	433,000	-	433,000
Subtotal Equipment Capital Projects	1,529,938	2,808,000	4,337,938	2,375,000	2,375,000	2,375,000	2,375,000	13,837,938	11,875,000	25,712,938
Transfers to General Fund:										
Transfer for Copier Maintenance	-	4,479,891	4,479,891	5,013,000	5,013,000	5,000,000	5,000,000	24,505,891	25,000,000	49,505,891
Transfer for Equipment Maintenance	-	435,000	435,000	125,000	125,000	125,000	125,000	935,000	625,000	1,560,000
Transfer for Library Software Support	-	110,000	110,000	110,000	110,000	110,000	110,000	550,000	550,000	1,100,000
Subtotal Equipment Transfers	-	5,024,891	5,024,891	5,248,000	5,248,000	5,235,000	5,235,000	25,990,891	26,175,000	52,165,891
Total Equipment	1,529,938	7,832,891	9,362,829	7,623,000	7,623,000	7,610,000	7,610,000	39,828,829	38,050,000	77,878,829

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Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Non-Construction Projects and Transfers (cont'd)										
Facility Renewal Projects										
Facility Renewal Projects (ST)	227,280,286	118,455,170	345,735,456	93,569,316	136,825,761	79,836,746	26,049,985	682,017,264	205,530,556	887,547,820
Total Facility Renewal Projects	227,280,286	118,455,170	345,735,456	93,569,316	136,825,761	79,836,746	26,049,985	682,017,264	205,530,556	887,547,820
Other Facility Projects										
Capital Projects:										
Building Envelope	2,369,488	1,200,000	3,569,488	2,000,000	1,200,000	7,000,000	8,000,000	21,769,488	22,000,000	43,769,488
Compliance	617,828	-	617,828	-	-	2,000,000	2,000,000	4,617,828	4,000,000	8,617,828
Custodial Equipment	234,666	175,000	409,666	175,000	175,000	175,000	175,000	1,109,666	875,000	1,984,666
Environmental Services	213,028	3,330,000	3,543,028	2,000,000	2,000,000	2,000,000	2,000,000	11,543,028	10,000,000	21,543,028
Fire Life Safety	2,080,464	1,200,000	3,280,464	2,000,000	2,000,000	5,000,000	5,000,000	17,280,464	16,000,000	33,280,464
HVAC - Chiller Replacements	1,987,804	16,719,320	18,707,124	16,119,320	-	5,000,000	5,000,000	44,826,444	10,000,000	54,826,444
HVAC - Jupiter Farms ES replacement	350,000	3,150,000	3,500,000	-	-	-	-	3,500,000	-	3,500,000
HVAC - WT Dwyer HS	1,340,810	760,000	2,100,810	-	-	-	-	2,100,810	-	2,100,810
Interlocal Agreements - Galaxy Wind Turbine	139,122	-	139,122	-	-	-	-	139,122	-	139,122
Interlocal Agreements-Jupiter HS	127,261	-	127,261	-	-	-	-	127,261	-	127,261
Interlocal Agreements-JFES sewer	930,000	1,161,000	2,091,000	-	-	-	-	2,091,000	-	2,091,000
Media Centers	349,455	-	349,455	-	-	-	-	349,455	-	349,455
Minor Projects	2,972,264	6,750,000	9,722,264	2,500,000	2,500,000	2,500,000	3,500,000	20,722,264	14,500,000	35,222,264
Portable Leasing	1,026,945	500,000	1,526,945	500,000	500,000	500,000	500,000	3,526,945	2,500,000	6,026,945
Playground Replacements	-	1,000,000	1,000,000	-	-	-	1,000,000	2,000,000	2,000,000	4,000,000
Portables - Existing Wooden	134,577	410,000	544,577	410,000	210,000	210,000	-	1,374,577	-	1,374,577
Relocatables - Relocation	2,211,991	2,000,000	4,211,991	2,441,176	2,500,000	2,500,000	2,000,000	13,653,167	10,000,000	23,653,167
Relocatables - Relocation Olympic Heights (8/22)	-	-	-	-	100,000	2,900,000	-	3,000,000	-	3,000,000
Relocatables - Relocation Omni MS	-	-	-	100,000	1,100,000	-	-	1,200,000	-	1,200,000
Relocatables - Relocation Spanish River HS (8/19-20)	4,902,989	-	4,902,989	-	-	-	-	4,902,989	-	4,902,989
Relocatables - Walkway Canopies	249,133	710,536	959,669	40,000	40,000	40,000	-	1,079,669	-	1,079,669
School Center Funds	79,860	290,000	369,860	-	-	-	-	369,860	-	369,860
Storm Recovery (FEMA)	816,799	-	816,799	-	-	-	-	816,799	-	816,799
Traffic Improvements	358,093	-	358,093	150,000	150,000	150,000	150,000	956,093	750,000	1,706,093
Subtotal Other Facility Capital Projects	23,490,575	39,355,856	62,846,431	28,435,496	12,475,000	29,975,000	29,325,000	163,056,927	92,625,000	255,681,927

**FY 2020 - 2029 Capital Plan
Adopted September 4, 2019**

Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Non-Construction Projects and Transfers (cont'd)										
Other Facility Projects (cont'd)										
Transfers to General Fund:										
Transfer for Building Envelope Maintenance	-	1,219,520	1,219,520	2,219,520	2,219,520	2,219,520	2,219,520	10,097,600	11,097,600	21,195,200
Transfer for Capital Project Support	-	970,716	970,716	285,268	285,268	285,268	285,268	2,111,788	1,426,340	3,538,128
Transfer for Environmental Control	-	1,036,519	1,036,519	1,009,899	1,009,899	1,009,899	1,009,899	5,076,115	5,049,495	10,125,610
Transfer for Fire/Life/Safety	-	2,883,280	2,883,280	1,664,280	1,664,280	1,664,280	1,664,280	9,540,400	8,321,400	17,861,800
Transfer for Hurricane Prep	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000	250,000	500,000
Transfer for Hurricane Irma Recovery	-	500,000	500,000	-	-	-	-	500,000	-	500,000
Transfer for HVAC Maintenance	-	3,886,560	3,886,560	4,000,000	4,000,000	2,436,060	2,436,060	16,758,680	17,180,300	33,938,980
Transfer for ITV Towers	-	96,000	96,000	106,000	106,000	106,000	106,000	520,000	530,000	1,050,000
Transfer for Maintenance of Fulton Holland	-	134,989	134,989	-	-	-	-	134,989	-	134,989
Transfer for Maintenance of Facilities	-	35,679,411	35,679,411	39,649,182	41,953,968	48,783,954	48,780,942	214,847,457	392,010,832	606,858,289
Transfer for Maintenance Projects	-	1,089,215	1,089,215	-	-	-	-	1,089,215	-	1,089,215
Transfer for Preventative Maintenance	-	2,769,502	2,769,502	3,224,244	3,224,244	3,224,244	3,224,244	15,666,478	16,121,220	31,787,698
Subtotal Facilities Transfers	-	50,315,712	50,315,712	52,208,393	54,513,179	59,779,225	59,776,213	276,592,722	451,987,187	728,579,909
Total Facilities	23,490,575	89,671,568	113,162,143	80,643,889	66,988,179	89,754,225	89,101,213	439,649,649	544,612,187	984,261,836
Security										
Capital Projects:										
ID Readers for Buses	-	288,000	288,000	-	-	-	-	288,000	-	288,000
Police Radio Systems	50,290	-	50,290	180,400	180,400	180,400	180,400	771,890	902,000	1,673,890
Security Enhancements	102,370	-	102,370	189,400	189,400	189,400	189,400	859,970	987,000	1,846,970
School Police Technology	315,444	-	315,444	-	-	-	-	315,444	-	315,444
Security Projects	2,689,491	-	2,689,491	-	-	-	-	2,689,491	-	2,689,491
Security Projects - Grant - Facilities	6,096,167	-	6,096,167	-	-	-	-	6,096,167	-	6,096,167
Security Projects - Grant - Charter Schools	448,274	-	448,274	-	-	-	-	448,274	-	448,274
Security Enhancements - ST - School Police	6,237,542	4,689,958	10,927,500	-	-	-	-	10,927,500	-	10,927,500
Security Projects - ST - Facilities	8,068,318	9,600,000	17,668,318	-	-	-	-	17,668,318	-	17,668,318
Subtotal Security Projects	24,007,896	14,577,958	38,585,854	369,800	369,800	369,800	369,800	40,065,054	1,889,000	41,954,054
Transfers to General Fund:										
Transfer for Security	-	2,896,784	2,896,784	2,300,277	2,300,277	2,218,928	2,300,277	12,016,543	11,501,385	23,517,928
Subtotal Security Transfers	-	2,896,784	2,896,784	2,300,277	2,300,277	2,218,928	2,300,277	12,016,543	11,501,385	23,517,928
Total Security	24,007,896	17,474,742	41,482,638	2,670,077	2,670,077	2,588,728	2,670,077	52,081,597	13,390,385	65,471,982

FY 2020 - 2029 Capital Plan
 Adopted September 4, 2019

Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Non-Construction Projects and Transfers (cont'd)										
Educational Technology										
Capital Projects:										
Classroom Technology (ST)	1,198,156	24,575,688	25,773,844	8,906,200	1,195,000	5,662,370	8,822,000	50,359,414	29,807,560	80,166,974
Digital Divide	85,103	-	85,103	10,000	10,000	10,000	10,000	125,103	50,000	175,103
Subtotal Education Technology Projects	1,283,259	24,575,688	25,858,947	8,916,200	1,205,000	5,672,370	8,832,000	50,484,517	29,857,560	80,342,077
Transfers to General Fund:										
Transfer for Data Warehouse (9054)	-	1,671,508	1,671,508	1,605,409	2,005,409	2,005,409	2,005,409	9,293,144	10,027,045	19,320,189
Transfer for Data Warehouse (9229)	-	139,743	139,743	98,632	188,632	188,632	188,632	804,271	943,160	1,747,431
Transfer for Equipment Maintenance	-	250,845	250,845	200,000	200,000	250,000	250,000	1,150,845	1,250,000	2,400,845
Subtotal Educational Technology Transfers	-	2,062,096	2,062,096	1,904,041	2,394,041	2,444,041	2,444,041	11,248,260	12,220,205	23,468,465
Total Educational Technology	1,283,259	26,637,784	27,921,043	10,820,241	3,599,041	8,116,411	11,276,041	61,732,777	42,077,765	103,810,542
Technology										
Capital Projects:										
Back-End Infrastructure (ST)	866,926	-	866,926	-	1,300,000	7,489,800	-	9,656,726	-	9,656,726
Budget System	-	750,000	750,000	500,000	250,000	250,000	250,000	2,000,000	1,250,000	3,250,000
Bus Wi-Fi	-	1,200,000	1,200,000	-	-	-	-	1,200,000	-	1,200,000
CAFM	-	500,000	500,000	-	-	-	-	500,000	-	500,000
Computer Refresh (Leased)	-	-	-	15,000,000	-	-	-	15,000,000	-	15,000,000
Computer Refresh	382,715	15,398,616	15,781,331	758,102	11,402,214	9,943,356	15,286,116	53,171,119	92,009,640	145,180,759
Cyber & Network Security	3,060,529	5,700,000	8,760,529	3,700,000	700,000	1,725,000	1,700,000	16,585,529	18,200,000	34,785,529
Data Center Optimization	456,897	173,644	630,541	685,966	675,000	157,500	165,375	2,314,382	3,188,204	5,502,586
Back-End Infrastructure	2,745,845	1,050,000	3,795,845	800,000	-	2,560,200	550,000	7,706,045	4,000,000	11,706,045
Enterprise Software	350,008	1,600,000	1,950,008	200,000	200,000	200,000	250,000	2,800,008	1,400,000	4,200,008
Hardware/Software	234,480	85,085	319,565	89,340	93,807	98,497	103,422	704,631	564,685	1,269,316
Networks	3,368,542	1,150,000	4,518,542	1,150,000	9,480,300	5,481,600	2,690,600	23,301,042	1,068,300	24,369,342
Phone System Upgrade	100,000	100,000	200,000	100,000	3,100,000	-	100,000	3,500,000	500,000	4,000,000
Scanners (Replacement/Raptor)	-	111,000	111,000	25,000	25,000	25,000	25,000	211,000	210,000	421,000
School & District Servers (ST)	60,105	-	60,105	-	200,000	100,000	1,150,800	1,510,905	-	1,510,905
School Network Routers & Switches (ST)	48	-	48	-	5,439,700	43,400	1,209,400	6,692,548	4,507,500	11,200,048
School Phone Systems & PBX (ST)	3,376,456	-	3,376,456	-	1,400,000	100,000	-	4,876,456	-	4,876,456
School Sound Systems	-	744,000	744,000	650,000	600,000	500,000	500,000	2,994,000	2,500,000	5,494,000
Servers	1,201,624	50,000	1,251,624	100,000	-	-	399,200	1,750,824	750,000	2,500,824
Student System Replacement	1,197,952	1,500,000	2,697,952	1,500,000	1,500,000	1,500,000	1,500,000	8,697,952	7,500,000	16,197,952
Wireless Infrastructure (ST)	1,416,999	-	1,416,999	-	-	-	-	1,416,999	-	1,416,999
Subtotal Technology Projects	18,819,125	30,112,345	48,931,470	25,258,408	36,346,021	30,174,353	25,879,913	166,590,165	137,648,329	304,238,494

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 Adopted September 4, 2019

Project Name	Ongoing Projects from FY 2019	FY 2020 New Appropriation	FY 2020 Total	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
Non-Construction Projects and Transfers (cont'd)										
Technology (cont'd)										
Transfers to General Fund:										
Transfer for Application Systems	-	1,980,236	1,980,236	2,046,442	2,194,241	2,350,301	3,515,124	12,086,344	18,632,732	30,719,076
Transfer for Business Operating Systems	-	1,843,688	1,843,688	2,364,748	2,482,986	2,607,135	2,737,492	12,036,049	14,371,830	26,407,879
Transfer for CAFM	-	680,829	680,829	1,075,156	1,151,017	1,230,671	1,314,307	5,451,980	7,010,630	12,462,610
Transfer for Mass Notification System	-	199,805	199,805	163,875	163,875	163,875	163,875	855,305	819,375	1,674,680
Transfer for WCMS Web Content Mgmt Sys	-	129,156	129,156	129,156	129,156	129,156	129,156	645,780	645,780	1,291,560
Transfer for Mobile App	-	49,300	49,300	49,300	49,300	49,300	49,300	246,500	246,500	493,000
Transfer for ERP	-	4,008,184	4,008,184	3,475,219	3,698,980	3,933,929	5,180,625	20,296,937	27,198,280	47,495,217
Transfer for IT Security	-	794,578	794,578	1,402,142	1,476,173	1,553,905	1,635,524	6,862,322	8,606,120	15,468,442
Transfer for Portal Project	-	51,558	51,558	71,893	75,488	79,262	83,225	361,426	436,930	798,356
Transfer for Project Management Initiative	-	43,102	43,102	436,421	436,421	436,421	436,421	1,788,786	2,182,105	3,970,891
Transfer for School Center Admin Technology	-	348,815	348,815	789,154	828,612	870,043	913,545	3,750,169	4,796,110	8,546,279
Transfer for Secondary Tech Maintenance	-	3,303,546	3,303,546	3,953,480	4,151,154	4,358,712	4,576,647	20,343,539	24,027,400	44,370,939
Transfer for Strategic Initiatives	-	335,064	335,064	317,789	317,789	317,789	317,789	1,606,220	1,588,945	3,195,165
Transfer for System Lifecycle Mgmt Endpoint Security	-	757,266	757,266	944,375	1,006,593	1,071,923	1,440,519	5,220,676	7,562,725	12,783,401
Transfer for Technology Infrastructure	-	10,057,072	10,057,072	9,361,539	9,921,281	10,509,011	13,126,127	52,975,030	68,870,490	121,845,520
Subtotal Technology Transfers	-	24,582,199	24,582,199	26,580,689	28,083,066	29,661,433	35,619,676	144,527,063	186,995,952	331,523,015
Total Technology	18,819,125	54,694,544	73,513,669	51,839,097	64,429,087	59,835,786	61,499,589	311,117,228	324,644,281	635,761,509
Transportation										
Capital Projects:										
School Buses (ST)	24,287	13,782,911	13,807,198	4,412,289	9,097,600	9,097,600	9,097,600	45,512,287	18,195,200	63,707,487
School Buses	-	-	-	-	-	-	-	-	27,292,800	27,292,800
Support Vehicles (ST)	73,113	1,200,000	1,273,113	1,200,000	1,200,000	1,200,000	1,200,000	6,073,113	2,400,000	8,473,113
Support Vehicles	3,130,842	2,800,000	5,930,842	2,800,000	2,800,000	2,800,000	2,800,000	17,130,842	17,600,000	34,730,842
Transportation Equipment and Furnishings	706,438	900,000	1,606,438	-	-	-	-	1,606,438	-	1,606,438
Transportation GPS update	520	700,000	700,520	-	-	-	-	700,520	-	700,520
Subtotal Transportation Projects	3,935,200	19,382,911	23,318,111	8,412,289	13,097,600	13,097,600	13,097,600	71,023,200	65,488,000	136,511,200
Transfers to General Fund:										
Transfer for Contracted Transportation	-	1,975,000	1,975,000	1,500,000	1,500,000	1,500,000	1,500,000	7,975,000	7,500,000	15,475,000
Transfer for Transportation Maintenance	-	5,891,461	5,891,461	6,401,595	6,401,595	6,401,595	6,401,595	31,497,841	32,007,975	63,505,816
Subtotal Transportation Transfers	-	7,866,461	7,866,461	7,901,595	7,901,595	7,901,595	7,901,595	39,472,841	39,507,975	78,980,816
Total Transportation	3,935,200	27,249,372	31,184,572	16,313,884	20,999,195	20,999,195	20,999,195	110,496,041	104,995,975	215,492,016
Sub-total Non-Construction Projects	300,346,279	259,922,544	560,268,824	178,207,053	213,790,378	172,832,439	117,501,235	1,242,599,929	606,293,951	1,848,893,880
Sub-total Non-Construction Transfers	-	103,098,143	103,098,143	106,492,995	110,790,158	117,590,222	123,626,802	561,598,320	780,137,704	1,341,736,024
Total Non-Construction Projects & Transfers	300,346,279	363,020,687	663,366,967	284,700,048	324,580,536	290,422,661	241,128,037	1,804,198,249	1,386,431,655	3,190,629,904
Total Capital Budget	\$ 379,065,745	\$ 754,452,932	\$ 1,133,518,677	\$ 734,524,835	\$ 592,776,219	\$ 476,678,527	\$ 433,754,474	\$ 3,371,252,732	\$ 2,663,810,051	\$ 6,035,062,783

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Revenues

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-2024	FY 2025-2029	FY 2020-2029
State Sources								
Charter School Capital Outlay	\$ 10,654,617	\$ -	\$ -	\$ -	\$ -	\$ 10,654,617	\$ -	\$ 10,654,617
CO & DS	5,645,537	5,645,537	5,645,537	5,645,537	5,645,537	28,227,685	28,227,685	56,455,370
COBI Bonds	-	-	-	-	-	-	-	-
FEMA Reimbursement	2,295,425	-	-	-	-	2,295,425	-	2,295,425
Fuel Tax Proceeds	150,000	150,000	150,000	150,000	150,000	750,000	750,000	1,500,000
PECO Bonds - Const.	-	-	-	-	-	-	-	-
PECO Bonds - Maintenance	-	-	-	-	-	-	-	-
Security Grant	6,544,441	-	-	-	-	6,544,441	-	6,544,441
Subtotal State Sources	25,290,021	5,795,537	5,795,537	5,795,537	5,795,537	48,472,169	28,977,685	77,449,854
Local Sources								
<i>Property Values</i>	211,329,141,240	222,222,219,294	232,175,661,773	242,836,819,596	253,770,244,597			
Local Capital Improvement (1.5 mil)	304,313,963	319,999,996	334,332,953	349,685,020	365,429,152	1,673,761,084	2,084,876,105	3,758,637,189
Fund Balance Carried forward for ongoing projects	379,065,745	-	-	-	-	379,065,745	-	379,065,745
Projected Fund Balance	-	15,766,077	10,710,971	2,668,054	-	29,145,102	41,574,330	70,719,432
Impact Fees	19,447,347	13,000,000	13,000,000	13,000,000	13,000,000	71,447,347	65,000,000	136,447,347
Interest Income	1,000,000	2,000,000	2,000,000	2,000,000	2,000,000	9,000,000	10,000,000	19,000,000
Miscellaneous Revenue	94,000	-	-	-	-	94,000	-	94,000
Transfers from General Fund	200,000	-	-	-	-	200,000	-	200,000
Subtotal Local Sources	704,121,055	350,766,073	360,043,924	367,353,074	380,429,152	2,162,713,278	2,201,450,435	4,364,163,713
Other Revenue Sources								
Certificates of Participation	145,928,705	211,372,170	57,041,032	-	-	414,341,907	137,479,547	551,821,454
Sales Tax Revenue	126,512,069	130,307,431	134,216,654	138,243,153	142,390,448	671,669,755	324,958,008	996,627,763
Sales Tax Financing	116,666,828	6,283,624	35,679,072	(34,713,237)	(94,860,663)	29,055,624	(29,055,624)	0
Short Term Financing for HVAC	15,000,000	15,000,000	-	-	-	30,000,000	-	30,000,000
Short Term Financing for Computers	-	15,000,000	-	-	-	15,000,000	-	15,000,000
Subtotal Other Revenue Sources	404,107,602	377,963,225	226,936,758	103,529,916	47,529,785	1,160,067,286	433,381,931	1,593,449,216
Total Revenues	\$ 1,133,518,677	\$ 734,524,835	\$ 592,776,219	\$ 476,678,527	\$ 433,754,474	\$ 3,371,252,732	\$ 2,663,810,051	\$ 6,035,062,783

MONITORING AND EVALUATION

Chapter 163 of the Florida Statutes requires the Capital Improvement Element to be continuously monitored and evaluated. Therefore, this element will be reviewed on an annual basis to ensure that required fiscal resources will be available to provide the public facilities needed to support the adopted level of service standards.

The annual review will be the responsibility of the City Manager, the City Finance Director, the Local Planning Agency, with assistance by the Growth Management Department. This group's findings and recommendations will be presented to the Mayor and City Council at a public meeting. The City Council will then direct staff to take appropriate actions based upon the review committee's findings and recommendations.

The City, in conducting its annual review of the Capital Improvements Element, will consider the following factors and will amend the element accordingly:

1. Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the Element;
2. The Capital Improvement Element's consistency with other elements of the Comprehensive Plan and its support of the Future Land Use Map;
3. The priority assignment of existing public facility deficiencies;
4. The City's progress in meeting those needs determined to be existing deficiencies;
5. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
6. The City's effectiveness in maintaining the adopted LOS standards;
7. The City's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts that provide public facilities within the City's jurisdiction;
8. The effectiveness of impact fees for assessing new development a pro rata shares of the improvement costs which they generate;
9. The impacts of special districts and any regional facility and service provision upon the City's ability to maintain its adopted LOS standards;
10. Efforts made to secure grants of private funds, whenever available, to finance the provision of capital improvements;
11. The transfer of any unexpected account balance;
12. The criteria used to evaluate proposed plan amendments and requests for new development of redevelopment; and

13. Capital improvements needed for the latter part of the planning period, for inclusion in the Five-Year Schedule of Improvements.

In an effort to make the annual Comprehensive Plan review efficient and effective, the Council will require it to be completed prior to the beginning of the annual budgeting process. All departments within the City will be directed to provide up-to-date information and to make staff available to assist in the review. Formal recommendations for Comprehensive Plan amendments will be made in conjunction with the submittal of the annual budget.

PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~GOAL 11.1.: ASSIST IN PROVIDING FOR FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL SHALL BE ACCOMPLISHED RECOGNIZING THE CONSTITUTIONAL OBLIGATION OF THE SCHOOL DISTRICT TO PROVIDE A UNIFORM SYSTEM OF FREE PUBLIC SCHOOLS ON A COUNTYWIDE BASIS.~~

~~Objective 11.1.1.: Ensure that the capacity of schools is sufficient to support student growth at the adopted Level of Service (LOS) standard for each year of the five-year planning period and through the long term planning period.~~

~~Policy 11.1.1.1.: The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrence Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed two (2) years. The former is intended to prevent the movement of students more than one.~~

~~Policy 11.1.1.2.: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.~~

~~Policy 11.1.1.3.: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5-year planning period. The study shall include data that shows the extent of the exceedance attributable to both existing and new development.~~

Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

Policy 11.1.1.4: The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted Level of Service for all schools of each school type. In the interim, Table 11A establishes the tiered Level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered LOS during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (Table 11B).

**Table 11A
Standards for Tiered Level of Service**

CSA	FACILITY TYPE	2002-03	2003-04	2004-05	2005-06
1	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	-	-	-	-
2	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	110	-	-
3	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	120	110	-
4	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	125	120	110	-
5	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	130	130	110	-
6	Elementary	-	-	-	-
	Middle	125	120	110	-
	High	125	120	110	-
8	Elementary	-	-	-	-
	Middle	125	125	110	-

	High	120	120	110	-
9	Elementary	125	125	110	-
	Middle	125	120	110	-
	High	130	130	110	-
10	Elementary	110	-	-	-
	Middle	125	125	110	-
	High	120	110	-	-
11	Elementary	110	-	-	-
	Middle	125	110	-	-
	High	110	-	-	-
12	Elementary	110	-	-	-
	Middle	135	120	110	-
	High	140	120	110	-
14	Elementary	115	110	-	-
	Middle	140	140	110	-
	High	115	115	110	-
15	Elementary	110	-	-	-
	Middle	135	135	110	-
	High	120	120	110	-
16	Elementary	130	130	110	-
	Middle	125	125	110	-
	High	150	150	110	-
17	Elementary	110	-	-	-
	Middle	110	-	-	-
	High	115	110	-	-
18	Elementary	125	125	110	-
	Middle	140	140	110	-
	High	140	120	110	-
19	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	110	110	-	-
20	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	130	130	110	-
21	Elementary	-	-	-	-
	Middle	110	-	-	-
	High	110	-	-	-
22	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	110	120	110	-

23	Elementary	-	-	-	-
	Middle	-	-	-	-
	High	-	-	-	-
Countywide	Alternative Schools	-	-	-	-

Based on Table 1.1-1 of the Palm Beach County Public School Facilities Element (which is based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002).

Table 11B
MAXIMUM UTILIZATION TABLE
Standards for Utilization of Capacity

CSA	Facility Type	2002-03	2003-04	2004-05	2005-06
1	Elementary	130	130	120	120
	Middle	120	120	120	120
	High	120	120	120	120
2	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	125	120	120	120
3	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	125	125	120	120
4	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	130	130	120	120
5	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	130	130	120	120
6	Elementary	125	125	120	120
	Middle	135	130	120	120
	High	125	125	120	120
8	Elementary	120	120	120	120

	Middle	135	135	120	120
	High	120	120	120	120
9	Elementary	130	130	120	120
	Middle	135	130	120	120
	High	130	130	120	120
10	Elementary	130	130	120	120
	Middle	140	140	120	120
	High	120	120	120	120
11	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
12	Elementary	130	130	120	120
	Middle	145	130	120	120
	High	145	120	120	120
14	Elementary	135	135	120	120
	Middle	145	145	120	120
	High	120	120	120	120
15	Elementary	145	145	120	120
	Middle	140	140	120	120
	High	130	125	120	120
16	Elementary	175	175	120	120
	Middle	150	150	120	120
	High	150	150	120	120
17	Elementary	155	150	120	120
	Middle	130	130	120	120
	High	135	135	120	120
18	Elementary	135	135	120	120
	Middle	140	140	120	120
	High	145	125	120	120
19	Elementary	130	125	120	120

	Middle	120	120	120	120
	High	145	130	120	120
20	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	145	130	120	120
21	Elementary	135	135	120	120
	Middle	135	135	120	120
	High	145	145	120	120
22	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
23	Elementary	120	120	120	120
	Middle	120	120	120	120
	High	120	120	120	120
Countywide	Alternative Schools	120	120	120	120

Source: Based on Table 1.1.2 of the Palm Beach County Public School Facilities Element (which is based on data prepared by the School District of Palm Beach County, with input from Palm Beach County and the municipalities of Palm Beach County, published on March 2002).

Policy 11.1.1.5.: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 of the Palm Beach County Comprehensive Plan and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

1. The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty three CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
- b. Section lines, major traffic ways, natural barriers and county boundaries.

~~2. Each CSA shall demonstrate that:~~

- ~~a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and~~
- ~~b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.~~

~~3. Changes to the CSA boundaries shall be made only by amendment to the Public School Facility Element (PSFE) and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.~~

~~**Policy 11.1.1.6.:** The City of Palm Beach Gardens shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three (3) years of the School District's most recently adopted Five Year Plan, as reflected in Table 9B (Five Year Capital Improvement Schedule) of the Capital Improvement Element of the City of Palm Beach Gardens' Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.~~

~~**Policy 11.1.1.7.:** The City of Palm Beach Gardens shall amend Table 9B (Five Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.~~

~~**Policy 11.1.1.8.:** For purposes of urban infill and in recognition of the entitlement density provisions of the City of Palm Beach Gardens' Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.~~

~~**Policy 11.1.1.9.:** The City of Palm Beach Gardens shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:~~

- ~~1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
 - ~~• The occurrence of an "Act of God"; or~~
 - ~~• The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or~~
 - ~~• The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or~~
 - ~~• The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by~~~~

~~the issuance of a Notice of Intent to Fund an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or, by a court action or final administrative action; or~~

- ~~• If concurrency is suspended in one third or more of the CSAs pursuant to Policy 11.1.1.9.2., below.~~

~~2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:~~

- ~~• Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school;~~
~~or~~
- ~~• The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or~~
- ~~• Where the School Board materially amends the first three (3) years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.~~

~~3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.~~

~~4. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.~~

~~5. If a Program Evaluation Report, as defined in the Interlocal Agreement, recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency".~~

~~6. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.~~

~~**Objective 11.1.2.:** Allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of Service standard in each year of the five-year planning period.~~

~~**Policy 11.1.2.1.:** Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.~~

- ~~1. Donation of buildings for use as a primary or alternative learning facility; and/or~~
- ~~2. Renovation of existing buildings for use as public school facilities; or~~
- ~~3. Construction of permanent student stations or core capacity.~~

~~The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.~~

~~**Policy 11.1.2.2.:** Level of Service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.~~

Staff Comment: Goal 11.1, Objective 11.1.1, and Objective 11.1.2, and their related policies are deleted in their entirety. School Concurrency and School Level of Service are no longer required.

~~**Objective 11.1.3.:** Ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.~~

Staff Comment: Objective 11.1.3 is deleted in its entirety. Policy 11.1.3.1, below, has been relocated to Policy 8.2.1.2 in the Intergovernmental Coordination Element (ICE).

[RELOCATED] Policy 11.1.3.1: The City of Palm Beach Gardens, in coordination with the School District and other local governments, shall annually amend Table 9B of the Capital Improvement Element (School District of Palm Beach County Five Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five-Year Plan and to maintain a financially feasible Capital Improvements Program and ensure that Level of Service standards will continue to be achieved and maintained in each year of the five-year planning period.

[RELOCATED] Objective 11.1.4.: Establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Staff Comment: Objective 11.1.4, above, has been relocated to Objective 8.2.2 in the ICE, and Policies 11.1.4.1 through 11.1.4.6, below, have been relocated to Policies 8.2.2.4 through 8.2.1.8 in the ICE.

[RELOCATED] Policy 11.1.4.1.: The City of Palm Beach Gardens shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

[RELOCATED] Policy 11.1.4.2.: There shall be no significant environmental conditions and significant historical resources on a proposed site that can not be mitigated or otherwise preclude development of the site for a public educational facility.

[RELOCATED] Policy 11.1.4.3.: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

[RELOCATED] Policy 11.1.4.4.: The proposed location shall comply with the provisions of the Coastal Management Element of the comprehensive plan, if applicable to the site.

[RELOCATED] Policy 11.1.4.5.: The City of Palm Beach Gardens shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements; and
- Providing for the review for all school sites as indicated in Policy 11.1.4.1 above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

[RELOCATED] Policy 11.1.4.6.: The City of Palm Beach Gardens shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

[RELOCATED] Objective 11.1.5.: Establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Staff Comment: Objective 11.1.5, above, was relocated to Objective 8.2.1 in the ICE, and Policy 11.1.5.1, below was relocated to Policy 8.2.1.1 in the ICE, and updated with the City Council approval date and Resolution number for the new interlocal agreement.

[RELOCATED] Policy 11.1.5.1.: The City of Palm Beach Gardens shall abide by the Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning, adopted by the Board of County Commissioners on December 15, 2015.

~~**Policy 11.1.5.2.:** The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five (5) member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 11.1.5.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:~~

- ~~1. The Capital Facilities Plan;~~
- ~~2. The Ten and Twenty Year work programs;~~
- ~~3. Schools that trigger a School Capacity Study;~~
- ~~4. Concurrency Service Areas boundaries;~~
- ~~5. School District Management Reports; and~~
- ~~6. Operation and effectiveness of the Concurrency Program;~~
- ~~7. Program Evaluation Reports.~~

Staff Comment: Policy 11.1.5.2 is deleted in its entirety. The Technical Advisory Group for school concurrency is no longer applicable.

[RELOCATED] Policy 11.1.5.3.: The City of Palm Beach Gardens shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

Staff Comment: Policy 11.1.5.3 has been relocated to Policy 8.2.1.3 in the ICE and has been updated according to the new interlocal agreement.

[RELOCATED] Policy 11.1.5.4.: The City of Palm Beach Gardens shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long-range facilities maps (PS 3.1, PS 3.2) to ensure consistency and compatibility with the provisions of this Element.

Staff Comment: Policy 11.1.5.4, was relocated to Policy 8.2.1.4 in the ICE, and updated according to the new interlocal agreement.

~~**Policy 11.1.5.5.:** The City of Palm Beach Gardens shall advise the School District of a proposed public school site’s consistency with the City of Palm Beach Gardens’ Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.~~

Staff Comment: Policy 11.1.5.5 is deleted in its entirety, consistent with the interlocal agreement.

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[RELOCATED] Policy 11.1.5.6.: The City of Palm Beach Gardens shall provide opportunity for the School District to comment on Comprehensive Plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

[RELOCATED] Policy 11.1.5.7.: The City of Palm Beach Gardens shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

Staff Comment: Policies 11.1.5.6 and 11.1.5.7 have been relocated to Policies 8.2.1.5 and 8.2.1.6 in the ICE.

~~**Policy 11.1.5.8.:** The City shall depict school facilities and improvements to existing schools anticipated over next five (5) years on the Future Land Use Map.~~

Staff Comment: Policy 11.1.5.8 is deleted in its entirety. It is no longer applicable.

[RELOCATED] Policy 11.1.5.9.: The City shall encourage safe access to schools, including sidewalks, bike paths, turn lanes, traffic calming and signalization by identifying existing conditions within a minimum distance to public schools, and maintain minimum safe access standards to improve any deficiencies.

Staff Comment: Policy 11.1.5.9 has been relocated to Policy 1.3.5.6 in the Future Land Use Element (FLUE).

[RELOCATED] Policy 11.1.5.10.: The City shall encourage high quality public school facilities and coordinate with the Palm Beach County School District to promote that the architecture and appearance of public school facilities maintain the aesthetics of the surrounding neighborhood.

Staff Comment: Policy 11.1.5.10 has been relocated to Policy 1.2.4.12 in the FLUE.

[RELOCATED] Objective 11.1.6.: Establish a joint process of coordination and collaboration between the City of Palm Beach Gardens, Palm Beach County, and the School District in the planning and decision making on population projections.

Staff Comment: Objective 11.1.6 has been relocated to Objective 8.2.3 in the ICE.

~~**Policy 11.1.6.1.:** The City of Palm Beach Gardens shall provide updated future land use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons per household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.~~

Staff Comment: Policy 11.1.6.1 is deleted in its entirety, consistent with the new interlocal agreement.

[RELOCATED] Policy 11.1.6.2.: The City of Palm Beach Gardens commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

Staff Comment: Policy 11.1.6.2 has been relocated to Policy 8.2.3.1 in the ICE, and updated consistent with the new interlocal agreement.

~~**Policy 11.1.6.3.:** The City shall coordinate with Palm Beach County and the School District of Palm Beach County to share data on an annual basis in order to improve the process, as provided for in the Palm Beach County Public School Concurrence Interlocal Agreement, to develop population projections for future school needs. Specifically, the City shall provide the following information regarding new residential development projects within its municipal boundaries to the School District by October 1st:~~

- ~~• The number of approved dwelling units by type (single family, townhome, granny flat, condo, loft & other), and, if available, the number of units by type the developer is proposing to build;~~

- ~~The number of Certificates of Occupancy issued in accordance with the Public School Concurrency Interlocal Agreement, as amended (on April 1st and October 1st);~~
- ~~A list of residential developments, which have submitted applications for development approvals to the City;~~
- ~~Information on the expiration for development orders and updates if a project has stalled or stopped.~~

Staff Comment: Policy 11.1.6.3 is deleted in its entirety. The coordination and sharing of information with the School District as noted in this deleted policy, and also as required in the new interlocal agreement, has been addressed in Policy 8.2.1.4 in the ICE.

~~**Policy 11.1.6.4:** The City shall coordinate with all parties of the Palm Beach County Public School Interlocal Agreement in the event it is determined by the City that an amendment to the agreement is necessary, based on the annual evaluation of coordinating residential development with school capacity.~~

Staff Comment: Policy 11.1.6.4 is deleted in its entirety, consistent with the new interlocal agreement.

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IMPLEMENTATION SECTION

Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into twenty-one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic ways, natural barriers and county boundaries. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1

- **NORTH** The Martin / Palm Beach County Border
- **SOUTH** Donald Ross Rd
- **EAST** The Atlantic Ocean
- **WEST** Florida's Turnpike

#2

- **NORTH** The Martin / Palm Beach County Border
- **SOUTH** Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy
- **EAST** Florida's Turnpike
- **WEST** Bee Line Hwy

#3

- **NORTH** Donald Ross Rd
- **SOUTH** The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike
- **EAST** The Atlantic Ocean
- **WEST** Florida's Turnpike

#4

- **NORTH** The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18

- **SOUTH** Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07
- **EAST** Florida's Turnpike
- **WEST** The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

#5

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

#6

- **NORTH** Northlake Blvd
- **SOUTH** The South Section Line of Sections (using T-R-S) 42-42-36 West of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- **EAST** Military Trl
- **WEST** The West Section Line of Sections (using T-R-S) 42-42-18, 42-42-19, 42-42-30, and 42-42-31

#8

- **NORTH** The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl
- **SOUTH** The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl
- **EAST** The Atlantic Ocean
- **WEST** Military Trl

#9

- **NORTH** The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trl), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- **SOUTH** The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl,

~~43-42-23, 43-42-22, 43-42-21, 43-42-20,
and 43-42-19~~
~~EAST~~ Military Trl
~~WEST~~ The West Section Line of Sections (using T-R-S)
~~43-42-06, 43-42-07, 43-42-18, and 43-42-19~~
~~North of the South Line of the North Half~~

#10

~~NORTH~~ Northlake Blvd West to Grapeview Blvd, North along
~~Grapeview Blvd, then West along the South~~
~~Section Line of Sections (using T-R-S) 42-41-08,~~
~~and 42-41-07, then South along the West Section~~
~~Line of 42-41-18 until intersecting with the~~
~~Canal generally delimiting the Northern extent of~~
~~The Acreage and the Southern extent of the J. W.~~
~~Corbett preserve, West along the centerline of~~
~~the Canal through the center of Sections~~
~~42-40-13, 42-40-14, 42-40-15, 42-40-17, and~~
~~42-40-18, then North along the East Section Line~~
~~of Section 42-39-13 to the North Line of the~~
~~South Half of Section 42-39-13, then West along~~
~~the North Line of the South Half of Section~~
~~42-39-13 to the West Section Line of~~
~~Section 42-39-13~~
~~SOUTH~~ Southern Blvd West of 441, West to the West
~~Section Line of Section (using T-R-S) 43-40-33~~
~~EAST~~ The East Section Line of Sections (using T-R-S)
~~43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25,~~
~~and 43-41-36 South to Southern Blvd~~
~~WEST~~ The L-8 Canal South of the South Section Line
~~of Section (using T-R-S) 42-40-31 and West of the~~
~~West Section Line of Section 43-40-08, the~~
~~West Section Line of Section 43-40-08 South~~
~~of the L-8 Canal, the West Section Line of~~
~~Sections 43-40-16, 43-40-21, 43-40-28, and~~
~~43-40-33 South to Southern Blvd.~~

#11

~~NORTH~~ The North Line of the South Half of Sections
~~(using TRS) 43-43-23, 43-43-22, 43-43-21,~~
~~43-43-20, 43-43-19, and 43-42-24 East of~~
~~Military Trl~~
~~SOUTH~~ The South Section Line of Sections (using T-R-S)
~~44-43-02, 44-43-03, 44-43-04, 44-43-05,~~
~~44-43-06, and 44-42-01 East of Military Trl~~
~~EAST~~ The Atlantic Ocean

~~—WEST—Military Trl~~

#12

~~—NORTH—The North Section Line of Sections
——(using TRS) 43-42-24 West of Military Trl,
——43-42-23, 43-42-22, 43-42-21, 43-42-20,
——and 43-42-19~~

~~—SOUTH—The South Section Line of Sections (using T-R-S)
——44-42-01 West of Military Trl, 44-42-02,
——44-42-03, 44-42-04, 44-42-05, and 44-42-06~~

~~—EAST—Military Trl~~

~~—WEST—The West Section Line of Section (using T-R-S)
——43-42-19 South of the North Line of the South Half,
——and State Rd 7~~

#14

~~—NORTH—The South Section Line of Sections (using T-R-S)
——44-43-02, 44-43-03, 44-43-04, 44-43-05,
——44-43-06, and 44-42-01 East of Military Trl~~

~~—SOUTH—The South Section Line of Sections (using T-R-S)
——44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,
——and 44-42-25 East of Military Trl~~

~~—EAST—The Atlantic Ocean~~

~~—WEST—Military Trl~~

#15

~~—NORTH—The South Section Line of Sections (using T-R-S)
——44-42-01 West of Military Trl, 44-42-02,
——44-42-03, 44-42-04, 44-42-05, and 44-42-06~~

~~—SOUTH—The L-14 Canal~~

~~—EAST—Military Trl~~

~~—WEST—State Rd 7~~

#16

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

~~SOUTH—The South Section Line of Sections (using T-R-S)
——44-41-25, 44-41-26, 44-41-27, 44-41-28,
——44-41-29, and 44-41-30 East of the L-40 Canal~~

~~—EAST—U.S. Hwy 441 / State Rd 7~~

~~—WEST—The L-40 Canal and the West Section Line of
——Section 43-40-33 South of Southern Blvd~~

#17

~~—NORTH—The South Section Line of Sections (using T-R-S)
——44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,~~

~~44-42-25, 44-42-26, and 44-42-27 East of Jog Rd~~
~~**SOUTH** The Boynton Canal~~
~~**EAST** The Atlantic Ocean~~
~~**WEST** Jog Rd~~

#18

~~**NORTH** The L-14 Canal West to the Florida Turnpike,
then North along the Turnpike to the South
Section Line of Section (using T-R-S)
44-41-29, then West along the South Section
Line of Sections 44-42-30, 44-41-25, 44-41-26,
44-41-27, 44-41-28, 44-41-29 and 44-41-30 East
of the L-40 Canal~~
~~**SOUTH** The Boynton Canal~~
~~**EAST** Jog Rd~~
~~**WEST** The L-40 Canal~~

#19

~~**NORTH** The Boynton Canal~~
~~**SOUTH** The South Section Line of Sections (using T-R-S)
46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal~~
~~**EAST** The Atlantic Ocean~~
~~**WEST** The L-40 Canal~~

#20

~~**NORTH** The South Section Line of Sections (using T-R-S)
46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal~~
~~**SOUTH** The South Section Line of Sections (using T-R-S)
46-43-28, 46-43-29, 46-43-30, 46-42-25,
46-42-26, 46-42-27, 46-42-28, 46-42-29,
46-42-30, 46-41-25, and 46-42-26 East
of the L-40 Canal, the portion of the line
formed by these Section Lines West of I-95
generally approximates the C-15 Canal~~
~~**EAST** The Atlantic Ocean~~
~~**WEST** The L-40 Canal~~

#21

- ~~— NORTH~~ The South Section Line of Sections (using T-R-S)
~~— 46-43-28, 46-43-29, 46-43-30, 46-42-25,~~
~~— 46-42-26, 46-42-27, 46-42-28, 46-42-29,~~
~~— 46-42-30, 46-41-25, and 46-42-26 East~~
~~— of the L-40 Canal, the portion of the line~~
~~— formed by these Section Lines West of I-95~~
~~— generally approximates the C-15 Canal~~
- ~~— SOUTH~~ The Palm Beach / Broward County Border
- ~~— EAST~~ The Atlantic Ocean
- ~~— WEST~~ The L-40 and L-36 Canals

#22

- ~~— NORTH~~ The Martin / Palm Beach County Border
- ~~— SOUTH~~ The Palm Beach / Broward County Border
- ~~— EAST~~ From the Martin / Palm Beach County Border,
~~— the Bee Line Hwy South to the West Section Line~~
~~— (using T-R-S) of 41-41-18, the West Section~~
~~— Lines of Sections 41-41-18, 41-41-19,~~
~~— 41-41-30, 41-41-31, 42-41-06, 42-41-07,~~
~~— and 42-41-18 until intersecting with the Canal~~
~~— generally delimiting the Northern extent of The~~
~~— Acreage and the Southern extent of the J. W.~~
~~— Corbett preserve, West along the centerline of~~
~~— the Canal through the center of Sections~~
~~— 42-40-13, 42-40-14, 42-40-15, 42-40-17, and~~
~~— 42-40-18, then North along the East Section Line~~
~~— of Section 42-39-13 to the North Line of the~~
~~— South Half of Section 42-39-13, then West along~~
~~— the North Line of the South Half of Section~~
~~— 42-39-13 to the West Section Line of~~
~~— Section 42-39-13, then South along The West~~
~~— Section Line of South Half of Section~~
~~— 42-39-13, The West Section Line of Sections~~
~~— 42-39-24, 42-39-25, and 42-39-36~~
~~— North of the L-8 Canal, the L-8 Canal South~~
~~— to the West Section Line of Section 43-40-08,~~
~~— then South along The West Section Lines of~~
~~— Sections 43-40-08 South of the L-8 Canal,~~
~~— 43-40-16, 43-40-21, 443-40-28, and 43-40-33,~~
~~— then South along the L-40 Canal and the~~
~~— L-36 Canal to the Palm Beach / Broward~~
~~— County Border.~~
- ~~— WEST~~ The Shoreline of Lake Okeechobee South
~~— to the South Section Line of Section~~

—— (using T-R-S) 41-37-22, East along the
—— South Section Line of Sections
—— 43-37-22, and 41-37-23, then South along
—— the East Section Line of Sections
—— 41-37-26, 41-37-35, 42-37-02, 42-37-11,
—— 42-37-14, 42-37-23, 42-37-26, and
—— 42-37-35, then West along the South
—— Section Line of Section 42-37-35 to the
—— East Section Line of Section 43-37-02, then
—— South along the East Section Line of Sections
—— 43-37-02, 43-37-11, 43-37-14, 43-37-23,
—— 43-37-26, and 43-37-35, then in a Southerly
—— direction to the East Section Line of
—— Section 44-37-02, then South along the
—— East Section Line of Sections 44-37-02,
—— 44-37-11, 44-37-14, and 44-37-23 to the
—— L-16 Canal, then West along the L-16 Canal
—— and the L-21 Canals, also referenced as the
—— Bolles Canal, to the West Section Line of
—— Section 44-35-34, then North along the West
—— Section Line of Sections 44-35-34, 44-35-27,
—— 44-35-22, 44-35-15, 44-35-10, 44-35-03,
—— 43-35-34, and 43-35-27 to the Shoreline of
—— Lake Okeechobee, then Westerly along the
—— Shoreline of Lake Okeechobee to the Palm
—— Beach / Hendry County Border, South along
—— the Palm Beach / Hendry County Border to the
—— Palm Beach / Broward County Border

#23

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

~~of Sections 44-37-02, 44-37-11, 44-37-14, and
44-37-23 to the L-16 Canal
WEST The West Section Line of Sections (using T-R-S)
43-35-27 South of the Shoreline of Lake
Okeechobee, 43-35-34, 44-35-03, 44-35-10,
44-35-15, 44-35-22, 44-35-27, and 44-35-34
South to the L-21 or Bolles Canal~~

Staff Comment: The Implementation Section and descriptions of all Concurrency Service Areas is being deleted in its entirety. This is no longer applicable.

(The remainder of this page intentionally left blank)

~~DEFINITIONS TO BE ADDED TO THE PUBLIC SCHOOLS FACILITIES ELEMENT~~

~~The following definitions have been added to the element to comply with the minimum criteria for the Public School Facilities Element for school concurrency.~~

~~DEFINITIONS~~

~~ANCILLARY PLANT — Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.~~

~~CORE FACILITY — Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.~~

~~DISTRICT SCHOOLS — All District-owned regular, elementary, middle, high schools, magnet and special educational facilities.~~

~~EDUCATIONAL PLANT SURVEY — A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.~~

~~FLORIDA INVENTORY OF SCHOOL HOUSES (FISH) — The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).~~

~~PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR “CONCURRENCY SERVICE AREA” — The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.~~

Staff Comment: The Definitions are being deleted in its entirety. This is no longer applicable.

MAP SERIES

The following ~~Palm Beach County Future Land Use Map Series~~ maps have been incorporated into the City's Comprehensive Plan and are part of the Comprehensive Plan Map Series:

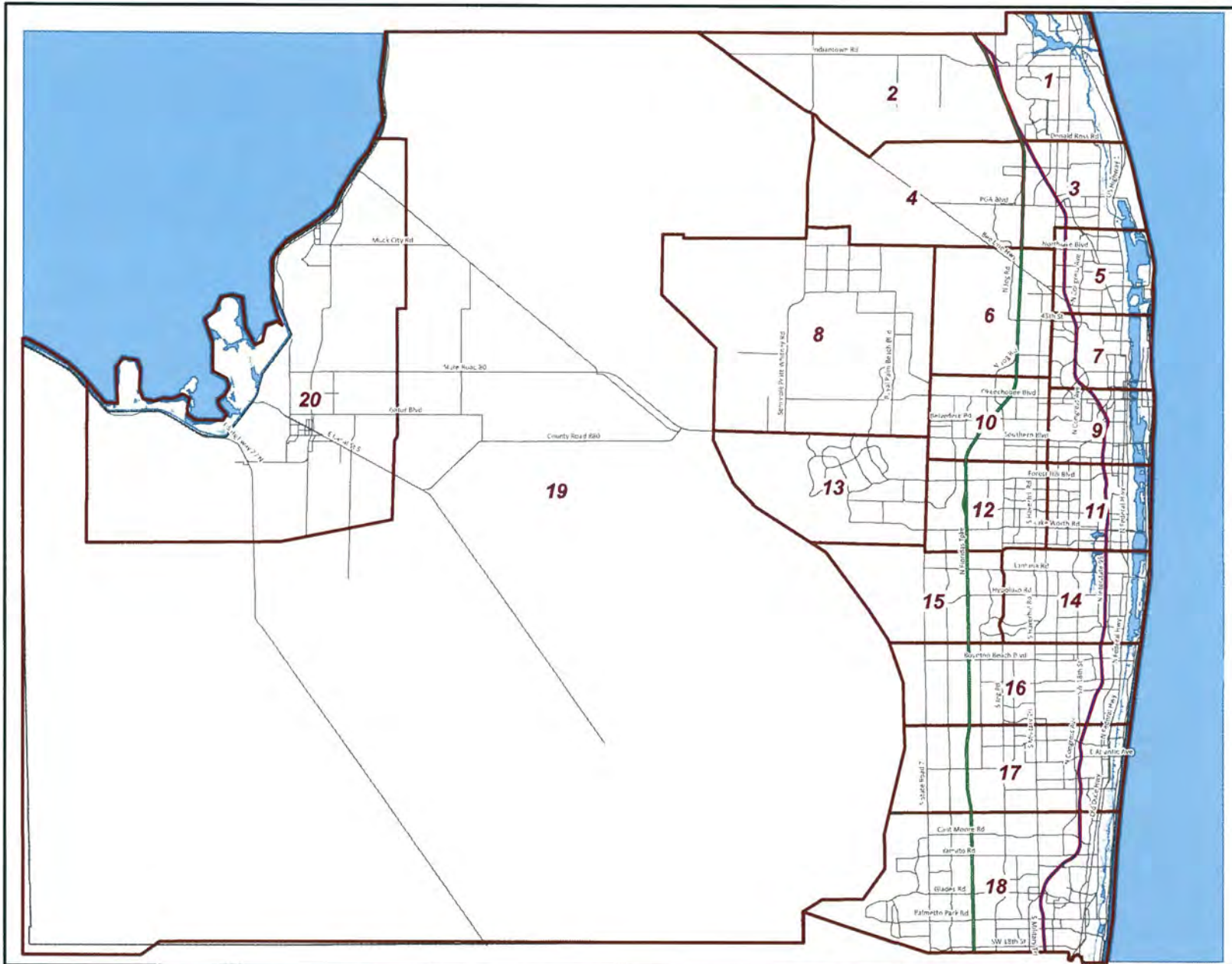
~~PS 1.1~~ ——— ~~The Concurrency Service Areas (CSA):~~

~~PS 2.1~~ ——— ~~School Facility Locations~~

——— ~~PS 3.1~~ ——— ~~Planned Additional Capacity~~

——— ~~PS 3.2~~ ——— ~~Projected Additional Facility Demand (SY 2006/07 — SY 2011/12)~~

Staff Comment: The Map Series has been relocated to the ICE, and the maps have been updated according to the new interlocal agreement.



ICE 2.1

SCHOOL PLANNING AREAS

-  Planning Areas
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Water

Ordinance # 2017-015
 Sources: The School District of Palm Beach County
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 Note: Map is not official for presentation purposes only



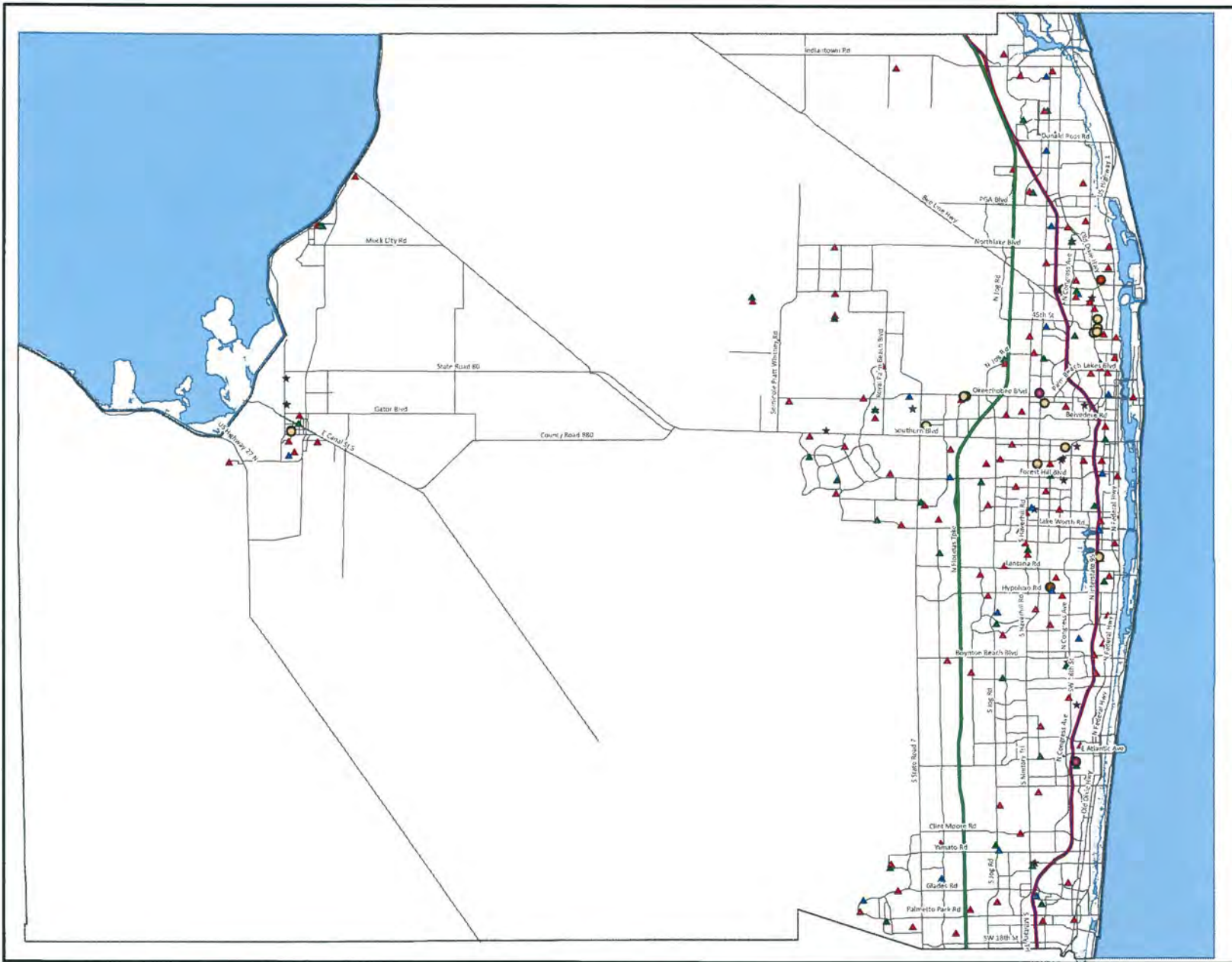
**PALM BEACH COUNTY
 SCHOOL DISTRICT**



**PALM BEACH COUNTY
 COMPREHENSIVE PLAN
 MAP SERIES**



Effective Date: 4/28/17
 File Name: RWMap Series/ICE2017.aprx
 Contact: PBC Planning Dept.



ICE 2.2

SCHOOL FACILITY LOCATIONS

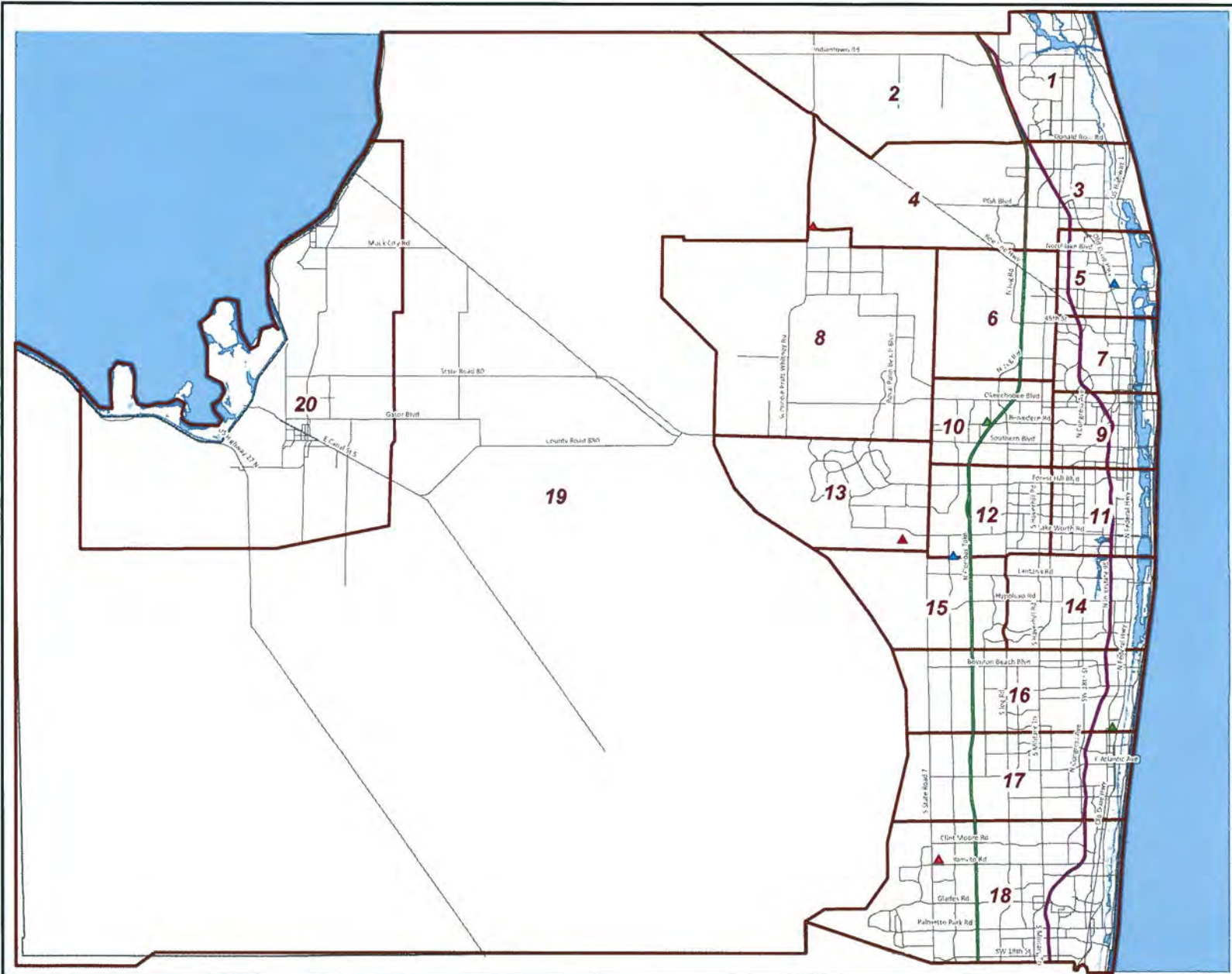
- ▲ Elementary Schools
- ▲ Middle Schools
- ▲ High Schools
- Adult & Community Schools
- Alternative Schools
- Charter Schools
- ESE Schools
- ★ Ancillary Facilities

- Interstate 95
- Florida's Turnpike
- Major Roads
- ☪ Water

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Effective Date: 4/26/17
 File Name: N:\Map Services\ICE\Adopted
 Contact: PBC Planning Dept.



**ICE 3.1
PLANNED
ADDITIONAL
CAPACITY**

- ▲ Planned Elementary
- ▲ Planned Middle School
- ▲ Planned High School
- Planning Areas
- Interstate 95
- Florida's Turnpike
- Major Roads
- ☪ Water

Ordinance # 2017-015
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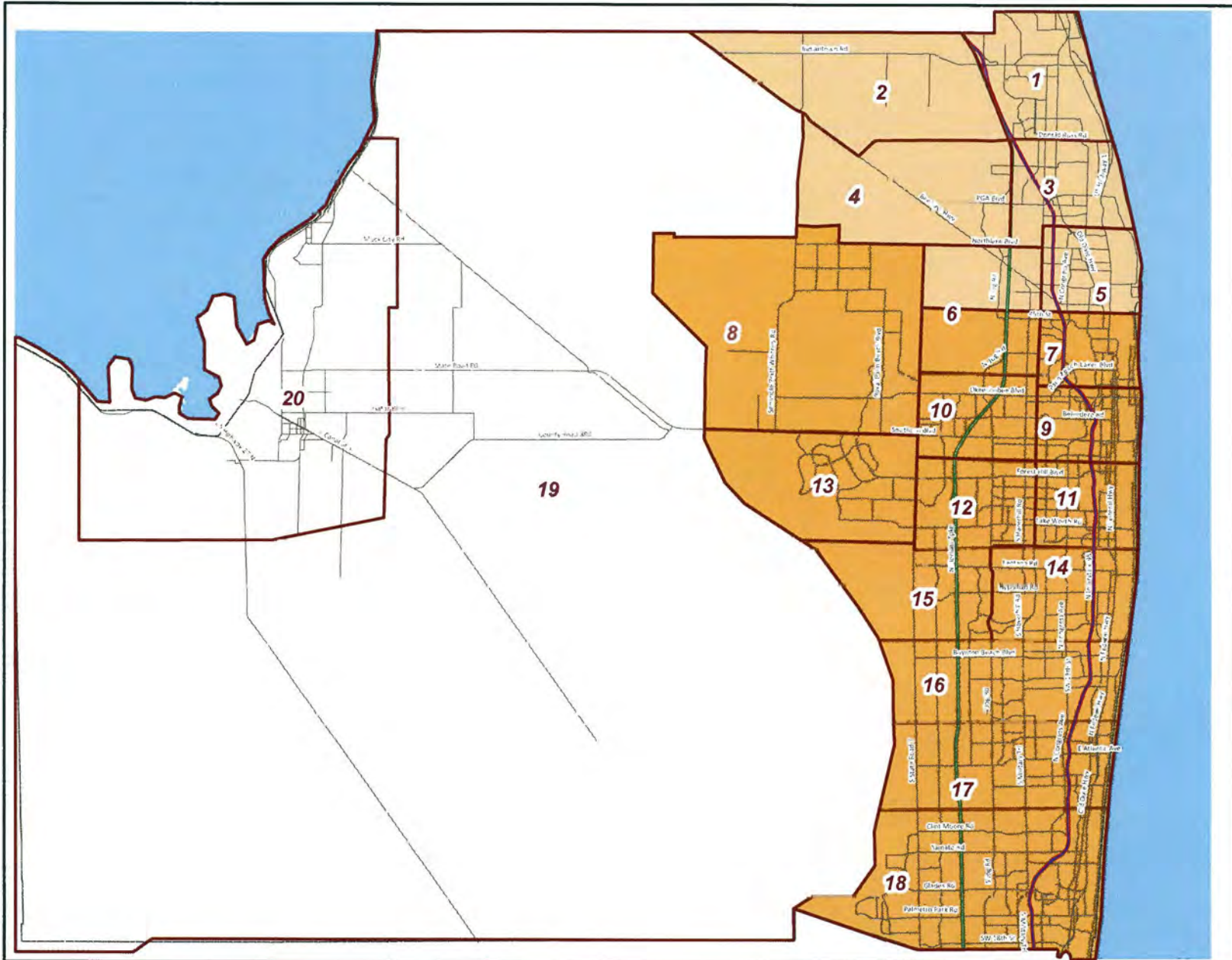
**PALM BEACH COUNTY
SCHOOL DISTRICT**



**PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES**



Esri/InRoads Data: 4/26/17
 File name: W:\Mapa\Broward\17\Broward.mxd
 Contact: PBC Planning Dept.



ICE 3.2
Projected Additional Facility Demand

- Planning Areas**
- Adding 0 schools
 - Adding 1 school
 - Adding 2 schools
 - Interstate 95
 - Florida's Turnpike
 - Major Roads
 - Water

Ordinance # 2017-015
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PALM BEACH COUNTY
SCHOOL DISTRICT

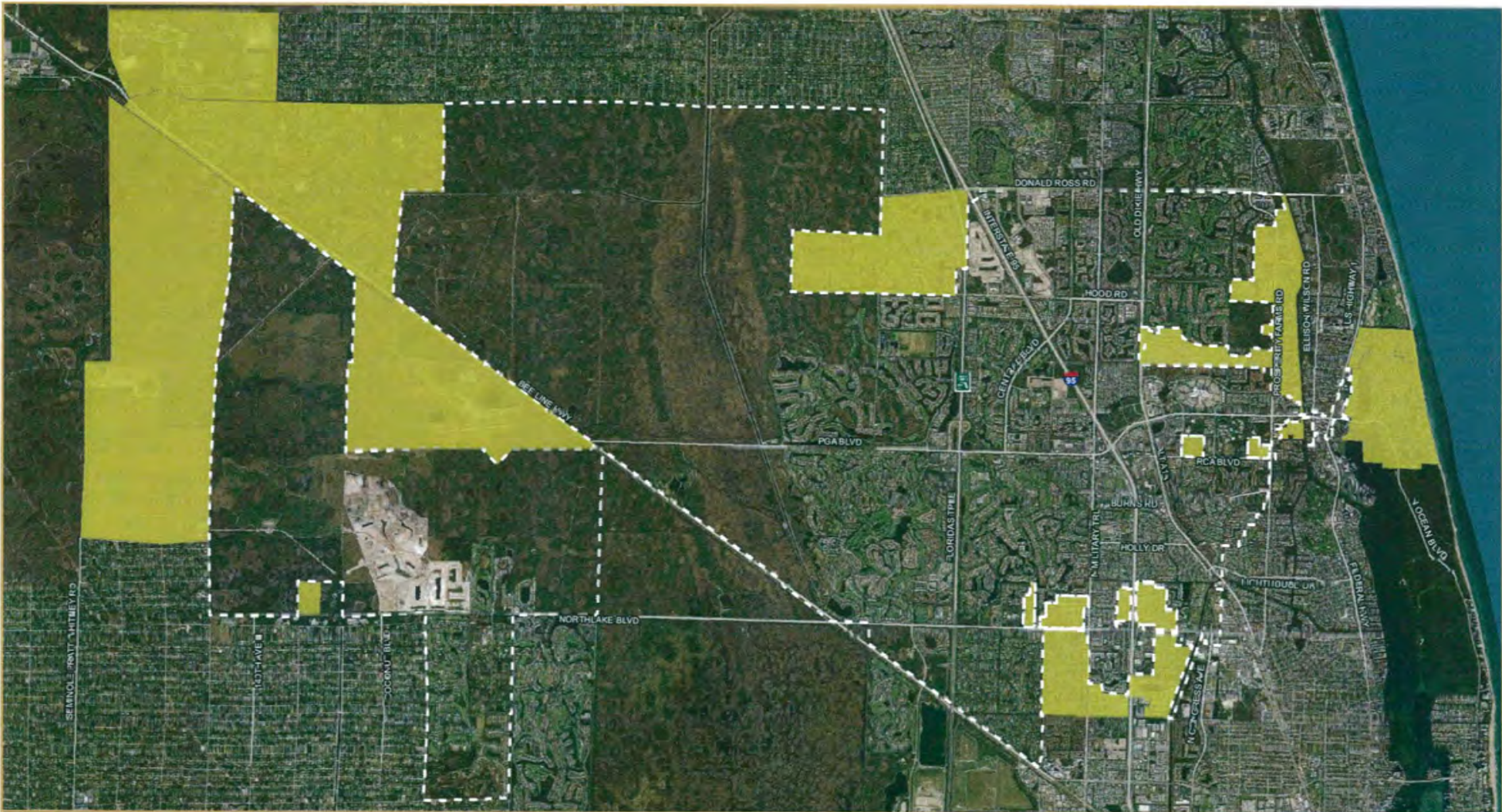


PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



Effective Date: 1/26/17
 Filename: N:\Map Series\3\Developed
 Contact: PBC Planning Dept.

Updated Map A.4 POTENTIAL FUTURE ANNEXATION



MAP A.4. POTENTIAL FUTURE ANNEXATION
 City of Palm Beach Gardens
 Palm Beach County, Florida



 POTENTIAL ANNEXATION AREA  City Limit





City of Palm Beach Gardens



**10-Year
Water Supply
Facilities Work
Plan
November 2019**

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LIST OF ACRONYMS

- DRC – Development Review Committee
- SUA – Seacoast Utility Authority (Seacoast)
- SFWMD – South Florida Water Management District
- LEC – Lower East Coast
- MGD – Million Gallons per Day
- CUP – Consumptive Use Permit
- WTP – Water Treatment Plant
- GPCD – Gallons Per Capita Per Day
- BEBR – Bureau of Economic and Business Research



1.0 INTRODUCTION

The purpose of the City of Palm Beach Gardens (City) Water Supply Facilities 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 local government's jurisdiction. Chapter 163, Part II, Section 163.3177(6)(c)3, *Florida Statutes* (F.S.), requires local governments to prepare and adopt Water Plans into their comprehensive plans within 18 months after the South Florida Water Management District (SFWMD or District) approves a regional water supply plan or its update. The Lower East Coast Water Supply Plan (LECWSP) Update was approved by the District's Governing Board on November 8, 2018; therefore, the deadline for local governments within the Lower East Coast (LEC) region to amend their comprehensive plans to update the Work Plan is May 8, 2020. The LEWSP examines local and regional water supply efforts completed since the previous 2013 plan update, and describes water resource and water supply development projects for 2016 to 2040.

Residents of the City obtain their water from the Seacoast Utility Authority (Seacoast). The City coordinates with Seacoast through the Development Review Committee (DRC) process to ensure that sufficient capacity is available, and Seacoast ensures that supporting infrastructure, such as water lines, are adequately planned for and maintained.

The Work Plan references Seacoast's water projections and the initiatives identified in the LEWSP Update to ensure adequate water supply for the City. According to State guidelines, the Work Plan and the City's Comprehensive Plan must address the development of traditional and alternative water supplies, service delivery, bulk sales agreements, and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City's Work Plan has a planning time schedule consistent with the Comprehensive Plan and LEWSP Update.

The City's Work Plan is divided into five sections:

- Section 1 - Introduction
- Section 2 - Background Information
- Section 3 - Data and Analysis
- Section 4 - Capital Improvements
- Section 5 - Comprehensive Plan Goals, Objectives, and Policies



1.1 Statutory History

The Florida Legislature enacted bills during the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444 enacted during the 2005 legislative session, strengthened the statutory links between the regional water supply plans (RWSPs) prepared by water management districts and the Comprehensive Plans prepared by local governments through changes to Chapters 163 and 373, Florida Statutes (F.S.). These changes improved coordination between local land use planning and regional water supply planning.

1.2 Statutory Requirements

The following summary highlights the statutory requirements the City has considered when updating the Work Plan:

1. Coordinate appropriate aspects of its comprehensive plan with the District's Regional Water Supply Plan [163.3177(4)(a), F.S.].
2. Ensure the Future Land Use plan is based on availability of water supplies, public facilities, and services. [s.163.3177(6)(a), F.S.]. 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 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 water supplies and facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy, or its functional equivalent, and prior to approval of a building permit or its functional equivalent, consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy [s.163.3180(2), F.S.].
4. For local government 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 District approves an update to the regional water supply plan to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from those identified in the updated District Regional Water



- Supply Plan or proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.]; and
- b. Identify the traditional and alternative water supply projects, and conservation and reuse necessary to meet the water needs identified in the local government government's jurisdiction and included in the District Regional Water Supply Plan [s. 163.3177(6)(c)3, F.S.]; and
 - c. Update the Work Plan within 18 months after the governing board of a water management district approves an updated regional water supply plan. [s.163.3177(6)(c)(3), F.S.].
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.].
 6. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 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 District Regional Water Supply Plan, as well as applicable consumptive use permit(s) [s.163.3177(6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].
 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 the District Regional Water Supply Plan [s.163.3177(6)(h)1., F.S.].
 8. Local governments are encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. [s.163.3191(3), F.S.].

2.0 BACKGROUND INFORMATION

2.1 Overview

On March 20, 1959, John D. MacArthur, multimillionaire insurance magnate and landowner, announced plans to develop approximately 4,200 acres and provide homes for 55,000 people in a new community bounded by Plat 4 (Garden Woods) to the north, Northlake Boulevard (Lake Park West Road) to the south, Prosperity Farms Road to the



east, and the Florida Turnpike (Sunshine State Parkway) to the west in the north end of Palm Beach County, Florida. Subsequently, a City Charter was approved by the State of Florida on June 20, 1959, and the land was developed under his supervision until his death in 1978.

Mr. MacArthur's original name for the city was Palm Beach City. Permission to use that name was denied; therefore MacArthur, in keeping with his "garden city" plan, decided to name the city Palm Beach Gardens. Mr. MacArthur wanted this new city to be a place to raise a family and earn a living – in essence, to realize the American dream. With this in mind, he set to work designing a garden city from miles of dairy cattle grazing and vacant land.

The City has grown steadily during its sixty years in existence. Between 1990 and 2000, the population grew from 22,990 to an estimated 35,058, an increase of approximately three percent annually. In 1999, the John D. and Catherine T. MacArthur Foundation sold approximately 14,000 acres of land in the area, including approximately 5,000 acres within the City. The City Council, entrusted with the responsibility of ensuring quality development, reached an agreement with the purchasers to manage the anticipated new growth. With the sudden land sale by the MacArthur Foundation, the City experienced an increased rate of growth in population from an estimated 35,058 in 2000 to an estimated 49,387 in 2007. Since that time, the City has grown to an estimated population of 53,800 in 2018 (Source: BEBR, 2018), and has annexed approximately 1,798 acres into the City's municipal boundary since the 2015 10-Year Work Plan Update.

2.2 Relevant Regional Issues

A brief description of the overarching regional issues impacting water supply planning as identified in the LECWSP are summarized below:

- Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.
- Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area Restricted Allocation Area (RAA) criteria.
- Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.

- Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.
- Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

Although not all of these overarching regional issues are applicable to the Seacoast service areas, many of these issues are addressed at the local Seacoast service area level as noted throughout this Work Plan.

3.0 DATA AND ANALYSIS

3.1 Overview

The City of Palm Beach Gardens does not own or operate its own potable water supply system. Rather, potable water facilities and services are provided by the Seacoast Utility Authority (Seacoast). Seacoast provides potable water to the City of Palm Beach Gardens, as well as unincorporated areas of Palm Beach County and the municipalities of Juno Beach, Lake Park, and the Village of North Palm Beach. Potable water supplies are obtained from four Surficial Aquifer System (SAS) wellfields, and one Floridan Aquifer System (FAS) wellfield. Water is treated at a reverse osmosis (RO) Water Treatment Plant (WTP), and at a nanofiltration WTP that replaced the lime softening WTP in 2013. Seacoast's water use permit includes an overlap in allocations from SAS and FAS sources to provide operational flexibility on a seasonal basis. However, the permit has a maximum annual allocation from the two sources combined, along with specific wellfield withdrawal limitations. The utility maintains interconnections with the Town of Jupiter and City of Riviera Beach.

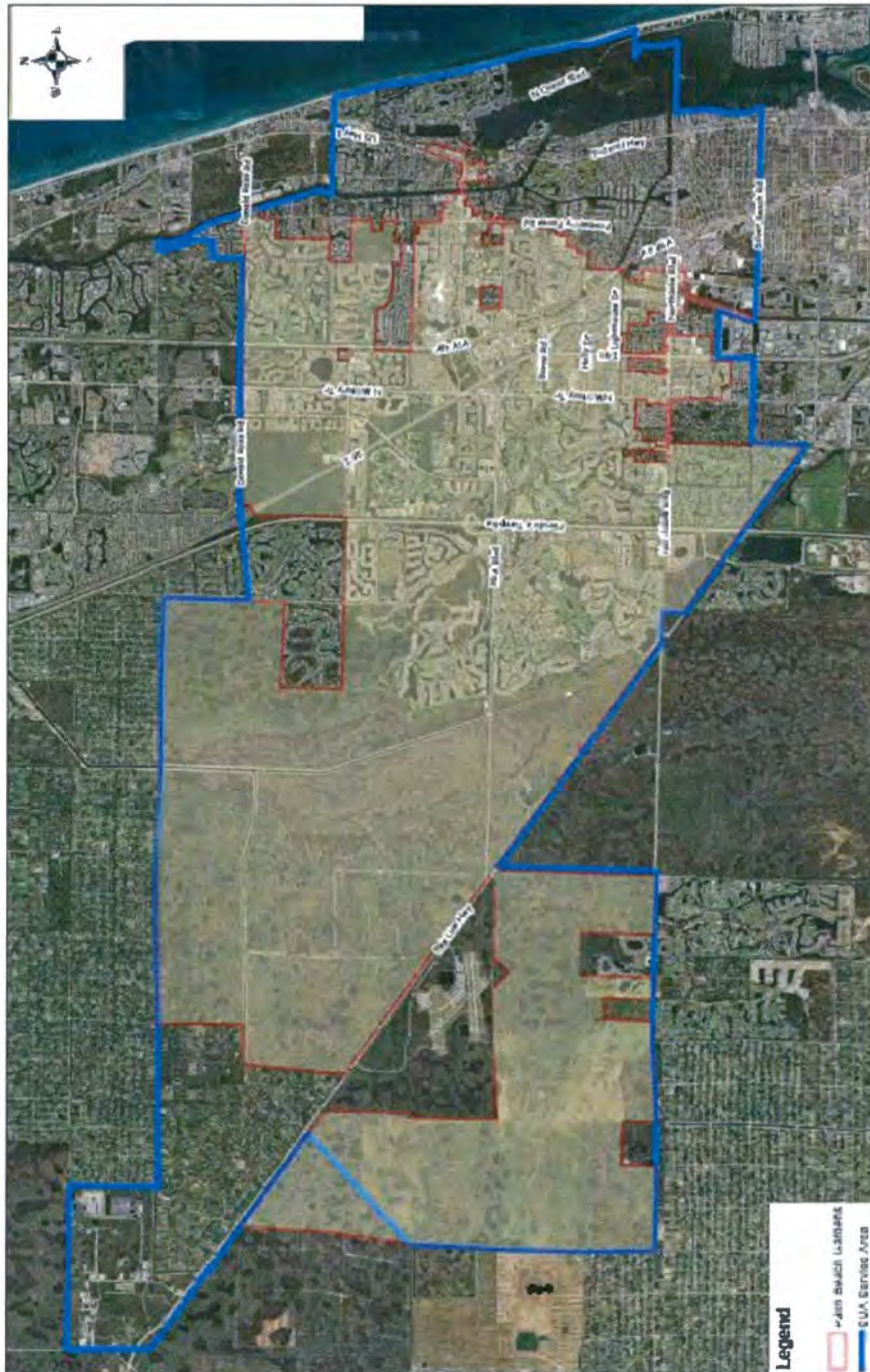


Photo 1: Seacoast Water Tower Hood Road Facility

The western portion of the service area is maintained by Seacoast; however, water is sourced from Palm Beach County Utilities Department. An emergency interconnect is planned with the City of West Palm Beach.

All five entities that receive water and services are members of the Seacoast Governing Board. All responsibilities for the withdrawal, treatment, bulk purchase, and distribution of potable water to the residents and businesses of Palm Beach Gardens are assumed

by Seacoast, including the direct billing of customers. Seacoast requires developers to upgrade the capacity of existing systems, and/or build new systems to meet their needs through the coordinated DRC process. In most cases upon completion, Seacoast assumes ownership, operation, and maintenance responsibilities of all related systems.



Map 1. Seacoast Utility Authority Service Area

3.2 Existing Conditions

Seacoast has a 30.5 million gallons per day (MGD) membrane Water Treatment Plant, built in 2006, located at their Hood Road facility in Palm Beach Gardens. The facility utilizes nanofiltration and low pressure reverse osmosis membrane technology. The plant can treat up to 26 MGD of surficial aquifer water, and 3.5 MGD of Floridan Aquifer water, and 1.0 MGD blend capacity.

After construction of the Hood Road membrane water treatment plant, Seacoast further expanded its water supply capacity by adding three more Floridan Aquifer wells and one surficial aquifer well with associated Floridan raw water main.

Seacoast's existing water storage and transmission include seven 2-million-gallon ground storage tanks at the Hood Road facility, two 1-million-gallon ground storage tanks at the Lilac Street facility, two 2-million gallon tanks at the Richard Road facility, a finished water transmission main connecting Richard Road and Hood Road facilities, and miscellaneous pumping and control systems at Richard Road and Lilac Street facilities.

Seacoast began feasibility work that will lead to construction of two new low pressure reverse osmosis skids adding 3.5 MGD of Floridan Aquifer brackish water treatment capacity.

Seacoast also purchased a 6.12-acre parcel of surficial aquifer wellfield property located on Park Lane, immediately south of the Richard Road facility, securing permanent rights to construct a replacement well at this location.



Photos 2 and 3: Aerial view of Richard Road and Hood Road Water Plants. 2018



3.3 Water Source

In 2018, Seacoast withdrew an average of 18.70 MGD of total raw water from the Surficial Aquifer System (SAS), plus 2.72 MGD from the brackish Floridan Aquifer System (FAS), for a total of 20.42 MGD of raw water for all customers, including Palm Beach Gardens.

Projections of raw water supply and finished water demand from Seacoast's 2012 SFWMD water use permit, as currently used today, are presented in **Table 1**. Projections of finished water demand by expected supply component are presented in **Table 2**, and includes the Scripps Florida Phase II/Briger Development of Regional Impact (DRI) future water demand. This DRI is currently known as the Alton Planned Community Development (PCD)

**Table 1
Total Seacoast Current and Projected Water Supply and Demand***

Year	Raw Water Withdrawal (MGD)	Finished Water Demand (MGD)
2015	21.88	17.50
2020	23.33	18.62
2025	24.77	19.69
2030	26.30	20.69
2032	26.63	21.09

*Demand under average conditions
Source: Seacoast Utility Authority (May 2019)

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Table 2

Total Seacoast Current and Projected Water Supply by Source (MGD)

Year	Biscayne/Surficial Aquifer	Floridan Aquifer	Total
2015	18.21	0.00	18.21
2020	22.30	1.03	23.33
2025	22.30	2.47	24.77
2030	22.30	3.53	25.83
2032	22.30	4.33	26.63

Source: Seacoast Utility Authority (May, 2019)

The current 20-year duration Seacoast Public Water Supply consumptive use permit (CUP-50-00365-W) was issued by the SFWMD in September 2012. This permit authorizes an average-day surficial aquifer allocation of 22.3 MGD, a Floridan aquifer allocation of 8.9 MGD, and expires in 2032.

Raw water is presently drawn from four surficial aquifer wellfields (Hood Road, North Palm Beach, Burma Road, Palm Beach Gardens), with North Palm Beach and Burma Road wellfields possibly being combined, and six Floridan aquifer wells with three located on Seacoast’s 40-acre Hood Road administration/water plant site, pursuant to the current CUP. Each of the wellfields has permitted average and maximum daily withdrawal rates established by CUP conditions.

Each wellfield also has protection zones mapped by the Palm Beach County Department of Environmental Resources Management and are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements are enforced by the Palm Beach County Department of Environmental Resources Management. The City’s Comprehensive Plan map series also contains Map A.11-Waterwells and Wellfield Zones.

The CUP further states that the potential for induced movement of contaminants from known sources of pollution to occur as a result of the withdrawal of the recommended allocation is considered minimal.



Photo 4: Surficial Aquifer Well

3.4 Population Information

Population projections have been obtained from the Palm Beach County Planning Division and the U.S. Census and indicate significant growth potential within the planning horizon as the City continues to attract new residential and non-residential development within its corporate limits. **Table 3** presents population projections for the City within the Seacoast Service Area.

**Table 3
Population Projections**

Year	Resident Population Projections		Palm Beach Gardens Share of Service Area
	Seacoast Service Area ¹	Palm Beach Gardens ²	
2016	90,703	54,709 ₃	60.3%
2020	94,330	54,738	58.0%
2025	98,320	58,384	59.3%
2030	101,276	59,839	59.0%

1. Source: LECWSP, Appendices 2018. Table B-1.

2. Source: Palm Beach County Planning Division, Population Allocation Model, 2015, unless otherwise noted. Retrieved from: <http://discover.pbcgov.org/pzb/planning/Projects-Programs/Population-Demographics.aspx>

3. Source: US Census. Retrieved from: <https://www.census.gov/data/datasets/time-series/demo/pepost/2010s-total-cities-and-towns.html#tables>



For planning purposes, Seacoast’s service area may be divided into two areas: those east of the east leg of the C-18 Canal and those areas west of the C-18 Canal. The east leg of the C-18 Canal runs north-south from the intersection of the Beeline Highway and Northlake Boulevard from the south, along the western boundaries of Mirasol (within Palm Beach Gardens) and Old Marsh (within unincorporated Palm Beach County) developments through the Loxahatchee Slough.

Area East of C-18 Canal

Since the City’s 2015 Work Plan Update, this eastern service area continues to be developed and contains the Scripps Florida Phase II/Briger DRI (Alton PCD). Construction within the Alton PCD is fully underway. The PCD is located south of Donald Ross Road, north of Hood Road, east and west of Interstate 95, and east of Florida’s Turnpike. The Alton PCD development currently includes approval for 2,632,000 square feet of Industrial/R&D/Biotech use, 1,200,000 square feet of Office use, a 300-room hotel, 450,000 square feet of retail use, 1,018 single-family units, 681 multi-family units, 353 apartments, and a 256-bed assisted living facility.

The Scripps Florida Phase II/Briger DRI (Alton PCD) has a current build-out date of April 15, 2037, unless otherwise amended pursuant to the conditions of the Development Order and Section 380.06, Florida Statutes. The phasing schedule and the projected potable water flow are shown in **Tables 4 and 5**. The Seacoast demand and water supply projections, shown in previous **Tables 1 and 2**, consider the Briger DRI/Alton PCD long-term water demand.

Table 4

Scripps Florida Phase II / Briger DRI															
Proposed Phasing Plan															
January 2015															
Land Use	Gross Acres	Phase 2009-2013		Phase 2014-2018		Phase 2019-2023		Phase 2024-2028		Phase 2029-2033		Phase 2034-2039		Total	
		Intensity	Density	Intensity	Density	Intensity	Density	Intensity	Density	Intensity	Density	Intensity	Density	Intensity	Density
Biotech R&D (Scripps)	70	150,000		250,000		250,000		250,000		250,000		450,000		1,600,000	0
Biotech R&D and Ancillary Uses	100														
Biotech R&D		150,000		150,000		150,000		150,000		150,000		250,000		1,000,000	0
Office		100,000		200,000		200,000		200,000		200,000		300,000		1,200,000	0
Hotel		200,000	300											200,000	300
Residential	452		800		700		700		500					0	2,700
Retail Land Use	56	500,000												500,000	0
Utilities	5													0	0
Total	683	1,100,000	1,100	600,000	700	600,000	700	600,000	500	600,000	0	1,000,000	0	4,500,000	2,700



Table 5
Projected Potable Water Flow Calculations

Potable Water:							
Use	Gross Acreage	Units	x	Flow Rate	=	Total Flow	
Scripps - Biotech	70	1,600,000	S.F.	0.30	gpd/S.F. =	480000	gpd
Briger -Biotech/Ancillary:	100	2,400,000	S.F.				
Office		1,200,000	S.F.	0.15	gpd/S.F. =	180000	gpd
Biotech		1,000,000	S.F.	0.30	gpd/S.F. =	300000	gpd
Hotel		200,000	S.F.	0.15	gpd/S.F. =	30000	gpd
Apartment Site	30	700	Unit	250.00	gpd/Unit =	175000	gpd
FPL Site	3	3,000	S.F.	0.05	gpd/S.F. =	150	gpd
Commercial/Retail	50	500,000	S.F.	0.15	gpd/S.F. =	75000	gpd
Residential Multi-Family	150	1,400	Unit	250.00	gpd/Unit =	350000	gpd
Residential Single Family	100	600	Unit	300.00	gpd/Unit =	180000	gpd
Total Average Daily Flow						=	1770150 gpd
						=	1229.27 gpm
Peak Daily Flow (x 2.50)						=	4425375 gpd
						=	3073.18 gpm

There are also 31 units in this eastern service area that are located on Sunset Drive, 8 units located on 40th Trail North, and 6 units located on Brena Lane. These units have recently installed water mains.

This eastern service area also includes some residential units that are not presently served by Seacoast. There are 62 single-family units located on North Mary Circle, South Mary Circle, and Dania Drive with private wells. Installation of water mains to serve these homes are not anticipated by the SUA within this 10-year planning horizon. The current Palm Beach County Work Plan addresses these self-served wells and indicates that all have the potential to request utility service from the Palm Beach County Water Utilities Department (PBCWUD) at any given time. However, for facility planning purposes, the County plants are sized to serve all the self-served population. (Source: Palm Beach County Water Supply Facilities Work Plan, Table 5.2, October 1, 2019.)

Since the 2015 Work Plan Update, there have been approximately 21 acres of land annexed into this eastern service area. These properties are located as follows:

- 1.89 acres for the existing Crunch Fitness building located at I-95 and Northlake Boulevard.
- 0.85 acres for the existing gas station located on Alt. A1A , south of Hood Road.
- 14.15 acres for the Seacoast parcel west of Alt. A1A on Park Lane.
- 5.74 acres for the Carl's Plaza property on US-1.

Area West of C-18 Canal

This western area has seen the most growth in the City since the 2015 Work Plan Update. The 4,763-acre Avenir project is located on the north side of Northlake Boulevard, east of Grapeview Boulevard, west of Bay Hill Drive, and south of Beeline Highway. This project received approval in May of 2016. This project was in the early development review stage at the time of the 2015 Work Plan Update and the Rural Residential (RR-10) and Rural Residential (RR-20) land uses were still in place. The project is currently approved for 3,900 units, 2,400,000 square feet of non-residential, a 300-room hotel, 55 acres of park, 15 acres of police/fire/city annex, 60 acres of civic, a 600-student elementary school, 20 acres of agricultural, and 2,407 acres of conservation lands. A portion of this project is currently in the clearing and infrastructure development stage. Potable water for the Avenir development will be from Seacoast through its 2006 Bulk Service Agreement with Palm Beach County Utilities, and capacity to serve will be purchased by Seacoast from the Palm Beach County Water Utilities system. Seacoast has the availability to purchase 5.0 MGD of water and sewer through this permanent agreement. Through this agreement, Seacoast purchased 0.56 MGD of water, and 0.24 MGD of sewer in May of 2019.

In addition, approximately 1,775 acres have been annexed into the City west of the C-18 Canal, as follows:

- 96.80 acres for the proposed Ancient Tree project, a 97 single-family unit development. It is located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard. This project is currently under construction. Service for this development is provided through the existing Interlocal Agreement between Palm Beach County and Seacoast for the Purchase and Sale of Bulk Potable Water and Wastewater Service.
- 284.02 acres containing the existing built-out residential communities of Carlton Oaks and Osprey Isles. This acreage includes the vacant commercial property along Northlake Boulevard with an existing Palm Beach County approval for a Multiple Use Planned Development for a Congregate Living Facility, self-storage building, and medical/dental offices. Also included in this acreage is the Star of David Cemetery



and the West Palm Beach Fire Station #8. These areas are within the water service boundaries of Seacoast, however not currently served by Seacoast at the time of construction. The extension of off-site water lines connecting to Seacoast facilities would be cost-prohibitive, therefore Seacoast has authorized temporary connection to the City of West Palm Beach utility facilities. Seacoast is planning to assume ownership of these internal water/sewer improvements and commence service to the parcels in May of 2020 with the extension of water and sewer mains from the Palm Beach County interconnections at the Ancient Tree project to these parcels. There are sufficient water mains in place to meet the current needs of the residences, and the bulk water agreement with Palm Beach County Water Utilities Department will provide for water and sewer treatment.

- 1,371 acres containing the existing built-out communities of Bay Hill Estates, the Preserve at Bay Hill Estates, Rustic Lakes, vacant commercial parcels, and a Comcast utility parcel abutting Northlake Boulevard. These areas are within the water service area boundaries for the Palm Beach County Water Utilities Department. Potable water service for Rustic Lakes, a large-lot agricultural residential community, is provided through private water wells located on the individual residential lots. The two commercial lots along the northern boundaries of the Rustic Lakes subdivision will receive potable water service via the existing water main located on nearby Northlake Boulevard adjacent to the parcels. The Bay Hill Estates community installed a Palm Beach County Water Utilities Department potable water main service line in 2011. Homeowners presently have the option of continuing to use their existing well water or to connect to the newly installed potable water system. The water main was installed per Palm Beach County Municipal Service Taxing Units and the cost is assessed on resident's property tax each year whether they make the connection to the water service line or not. All three residential communities contain a total of 542 dwelling units, as identified on the Palm Beach County Property Appraiser's database. For those units that currently have self-serve wells in Bay Hill Estates and Rustic Lakes, the current Palm Beach County Work Plan addresses these self-served wells and indicates that all have the potential to request utility service from PBCWUD at any given time. However, for facility planning purposes, the County plants are sized to serve all the self-served population. (Source: Palm Beach County Water Supply Facilities Work Plan, Table 5.2, October 1, 2019.)
- 23.48 acres of right-of-way for Northlake Boulevard between Grapeview Boulevard and Avocado Boulevard, and between 120th Avenue North, and 130th Avenue North.



3.5 Public Water Supply Demand Projections and Level of Service Standard

Palm Beach Gardens uses Seacoast’s average daily generation rate of 189 gallons per capita per day (gpcd) for planning purposes. Seacoast also uses this average daily generation rate for planning purposes, which is consistent with the current system-wide usage (i.e., CUP 50-00365-W). Seacoast does not employ a non-residential generation rate; rather, all consumption for planning purposes is expressed on a per capita basis. For the purpose of the City’s Work Plan, the Seacoast generation rate of 189 gpcd is used to forecast the City’s water demands.

Projections of finished water demand for the City are presented in **Table 6**. Seasonal adjustments were not considered in the 2012 SFWMD Water Use Permit projections and are not included in the table. Current (2015) finished potable water demand is estimated at 9.55 MGD (i.e., resident population of 50,532 residents x 189 gallons per capita per day, converted to million gallons per day-MGD), representing approximately 55% of the total within the Seacoast service area.

It is projected that the City’s potable water demand for 2030, using population projections obtained from the Palm Beach County Planning Division (i.e., resident population of 59,839 residents per Table 6) will attain a level of 11.31 MGD by 2030, or approximately 59% of the total demand within the Seacoast Service Area. The City will continue coordinating with Seacoast through the DRC process to estimate and project potable water use and needs throughout the entire service area.

**Table 6
Palm Beach Gardens Projected Finished Water Demand**

Year	Palm Beach Gardens Population Projections	Potable Water Demand (MGD) ²
	Residents ¹	
2015	50,532	9.55
2020	54,738	10.35
2025	58,384	11.03
2030	59,839	11.31

1. Source: Palm Beach County Planning Division, Population Allocation Model, 2015, unless otherwise noted. Retrieved from: <http://www.co.palm-beach.fl.us/pzb/Planning/population/populationproj.htm>
 2. Residents x 189 gpcd, converted to MGD.

3.6 Conservation and Reuse

Seacoast has included an extensive conservation program as part of its CUP, including the following components:

- **Water and Irrigation Conservation Ordinance** - Palm Beach County adopted a Water and Irrigation Conservation Ordinance on January 19, 1993, which is included in the County's Code of Ordinances, Article VI. – Water and Irrigation Conservation. This Ordinance limits lawn irrigation to the hours of 5 p.m. to 9 a.m., which is in effect countywide unless municipalities adopt an irrigation ordinance of their own.
- **Palm Beach County's Unified Land Development Code, Article 7, Section 3.C.** encourages the installation of native and drought tolerant plan materials in appropriate areas; the use of water conservation irrigation practices; and the adherence to landscape installation standards and maintenance procedures that promote water conservation. (PBC Ordinance 2018-002)
- **Ultra-Low Volume Plumbing Fixtures** - All five participating governments within Seacoast have adopted the Standard Plumbing Code, 1994 Edition, as amended, which provides for maximum flow of volumes for various plumbing fixtures in all new construction.
- **Water Conservation Rate Structure** - on June 1, 1994, Seacoast implanted a rate structure that incorporated inclining block commodity rates. Seacoast has indicated that the rate structure has been successful in encouraging water conservation.
- **Automated Radio Read (AMR)** with high use notification to Seacoast and customer.
- **Leak Detection** - Seacoast field personnel area trained to identify leaks using leak detection equipment and techniques. In addition, all accounts are metered, and Seacoast has an active meter testing and change-out program that test all large meters annually for accuracy, and replaces smaller meters on either a "fixed service life" or "maximum mileage" basis.
- **Rain Sensor Devices** - Currently, all five member governments within Seacoast have code requirements for the installation of rain sensor overrides for new lawn irrigation systems.
- **Water Conservation Education Program** - Seacoast has an extensive public conservation education program and provides conservation-related pamphlets in its customer lobby.



- Reclaimed Water - Seacoast has been providing wastewater effluent for irrigation purposes since 1978. At present, Seacoast's entire average daily wastewater flow is committed to active on-line reclaimed water consumers. An inventory of contracts for reclaimed water in the Seacoast service area is presented in **Table 7**.

In addition, the City of Palm Beach Gardens implements water conservation through its Code of Ordinances, Article II. Water Conservation, Section 74-36 through 74-43, and Article IV. Water Shortage Regulations, Sections 74-77 through 74-77. These code sections address the restriction of irrigation to the hours of 5:00 p.m. to 9:00 a.m.; requires water sensing devices on new irrigation systems; and assists the South Florida Water Management District (SFWMD) in the implementation of its water shortage plan.

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Table 7
SEACOAST UTILITY AUTHORITY
RECLAIMED WATER COMMITMENTS
February 6, 2019

SITE	ALLOCATION	
CLASS A GUARANTEED COMMITMENTS		
Eastpointe Country Club	0.300	208
Eastpointe Golf and Racquet	0.300	208
Eastpointe Homeowners (Briar Lake)	0.100	69
Frenchmans Creek	0.500	347
Mirasol	1.750	1,215
Mariners Cove	0.100	69
Oak Harbour	0.080	56
Old Port Cove	0.200	139
Frenchmans Reserve	0.800	556
The Isles	0.300	208
PGA Boulevard Streetscape	0.020	14
MacArthur (Regional) Center	0.700	486
Old Palm Golf Club (Through same meter as MacArthur allocation below, total 1.8 MGD)	0.800	556
Royale Harbour Condominium	0.040	28
North Palm Beach Country Club	0.300	208
Mirasol Walk	0.055	38
Governors Pointe	0.050	35
Paloma	0.300	208
Waterway Terrace Condominium	0.031	22
Gemini Condominium	0.034	24
Seasons 52 Restaurant	0.055	38
FPL Administrative Complex	0.055	38
FPL Monet Substation	0.004	3
Southampton	0.039	27
Bent Tree	0.060	42
Seamark Condominium	0.010	7
Juno Bay Colony	0.080	56
Cimarron Cove	0.050	35
Old Palm Residential	0.430	299
Palm Beach Gardens City Park Sports Complex	0.062	43
Alton	0.225	156
Subtotal, Class A Agreements	7.830	6438
MACARTHUR SITES		
Abacoa (through ENCON interconnect)	1.000	694
BallenIsles East	0.750	521
BallenIsles West	0.750	521
The Bears Club (through ENCON interconnect)	0.500	347
Old Palm	1.000	694
Subtotal, MacArthur Sites	4.000	2,778
TOTAL, ACTIVE CLASS A GUARANTEED COMMITMENTS	11.830	8,216
CLASS A COMMITMENTS, CONTRACTED BUT NOT ON LINE		
TOTAL CLASS A COMMITMENTS, CONTRACTED BUT NOT ON LINE	0.000	0.000
GRAND TOTAL, SEACOAST RECLAIMED WATER CONTRACTS	11.830	8216

Source: SUA, 2019



Photo 5: PGA Regional Reclamation Facility

Seacoast's PGA Regional Water Reclamation Facility is located adjacent to the Mirasol community, within the City limits. The facility has a 12.0 MGD capacity and has a current flow of 8.0 MGD. 100% of the daily flow is recycled to 36 large volume uses, supplementing its 8.0 MGD wastewater flow. Seacoast recycles up to 2.5 MGD of nanofiltration concentrate from its membrane water treatment process, 1.5 MGD from SFWMD's permitted ground and surface water resources, and 0.5 MGD from a former potable water supply that is no longer suited for that purpose. The use of rain sensor devices is imposed through the City's DRC process. Additionally, reclaimed water use is strongly encouraged by the City and is often imposed as a condition of development order approval.

The City's Comprehensive Plan contains Goals, Objectives, and Policies that promote conservation, use of water conservation best management practices, and the use of reclaimed water as an alternative water supply.

In addition, the City's Code of Ordinances, includes *Article IX.-Reclaimed Water*, implementing the Palm Beach County Reclaimed Water Ordinance, and the City's Land Development Regulations promote and encourage water conservation measures, such as;

- Use of Florida-friendly landscaping and drought tolerant landscape materials
- Use of Mulch
- Less use of sod
- Water efficient irrigation systems
- Water conserving irrigation practices
- Rain sensors on irrigation systems



The City also incorporates water conservation measures and best management practices as conditions of approval in development orders as new projects are approved.

4.0 CAPITAL IMPROVEMENTS

4.1 Service Area Initiatives

In September 2006, Seacoast entered into a Service Area Agreement (R2005-1769) with Palm Beach County defining the service area boundary between the two providers. Delineation of the service area boundary was intended to eliminate or minimize duplication of facilities, and to provide for the orderly growth, expansion, and extension of respective water, wastewater, and reclaimed water utility systems. The Agreement benefited existing and future Seacoast customers by ensuring the most efficient delivery of public utility services.

The current Seacoast Consumptive Use Permit issued by the SFWMD 2012 ensures adequate water supply throughout the service area through 2032, along with the various improvements completed by Seacoast since the City's 2015 Work Plan Update, Seacoast has ensured adequate water supply for its service area through 2030, provided that there are no unforeseen impacts on existing and planned supplies.

In addition, the Seacoast system is interconnected with the Town of Jupiter and City of Riviera Beach water utility systems in the event of an emergency shortage. Interconnections are detailed in **Table 8** and shown in Map 2. Further, Seacoast has a Utility Bulk Service Agreement (R2017-0444) with Palm Beach County to provide Seacoast with up to 5 MGD of bulk potable water and bulk wastewater service. The Bulk Agreement's initial term is 30 years with 5-year automatic extensions.

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**Table 8
Seacoast Interconnections**

Entity	Size (inches)	Capacity (gpm)	Location
Jupiter	16	4,000	SR 811 and Donald Ross Road
Jupiter	10	2,500	US 1 and Ocean Drive
Jupiter	12	3,500	Jog Road and Donald Ross Road
Riviera Beach	12	3,500	Military Trail and Leo Lane
Palm Beach County 1			Northlake Boulevard at Palm Beach Gardens municipal golf course
Palm Beach County 1			Northern terminus at Grapevine Boulevard and Royal Palm Beach Acreage

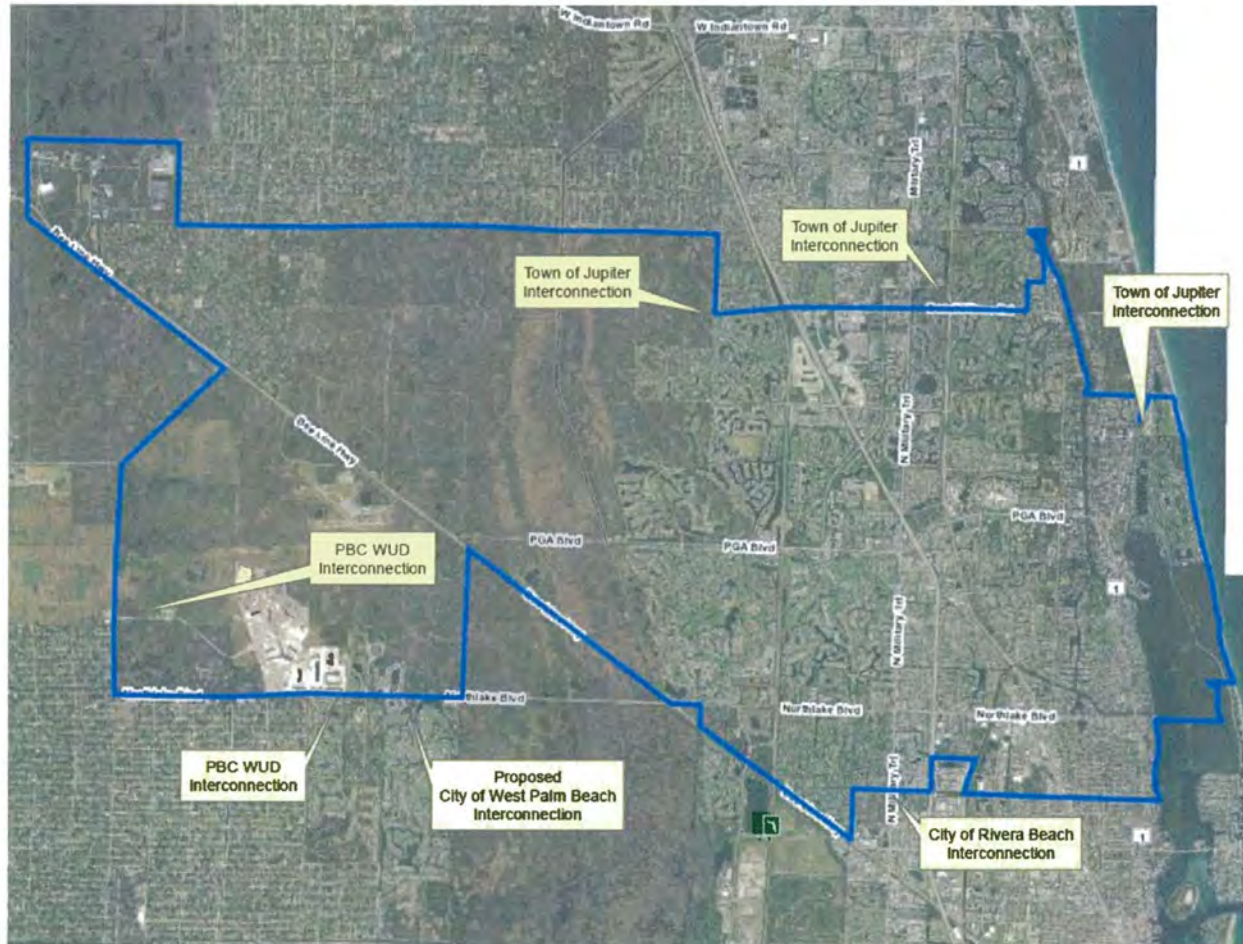
Source: Seacoast Utility Authority, 2019.

1. Western service area meters are not interconnected with the rest of Seacoast's system.

Finally, as an emergency back-up to the Palm Beach County interconnect discussed in Section 3.4, Seacoast plans to construct a water system interconnect with the City of West Palm Beach in 2020.

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INTERCONNECTIONS



Map 2. Seacoast Utility Authority Interconnections



4.2 Work Plan Projects

The LECWSP 2018 Water Supply Plan, Table 8.1 *Proposed potable and nonpotable Public Water Supply development projects in the LEC Planning Area (2016 to 2040)* identifies two Public Water Supply projects for Seacoast, as shown below.

County	Implementing Agency or Entity	Project Name	Project Description	Project Capacity (mgd)	Total Capital (\$M)	Estimated Completion Date
Potable – FAS						
Palm Beach	Seacoast Utility Authority	FAS Well F-6	Construct FAS water supply well and connecting raw water transmission main.	2.00	4.00	2018
Palm Beach	Seacoast Utility Authority	FAS Well F-9	Construct FAS water supply well and connecting raw water transmission main.	2.00	4.00	2020

Source: LECWSP 2018, Table 8-1

The FAS Well F-6 was completed August 2019. The FAS Well F-9 is currently under construction, with completion estimated in March of 2020. These wells support Low Pressure Reverse Osmosis (LPRO) expansion from 3.5 MGD to 20 MGD.

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4.3 Capital Improvements Schedule

Current and projected water supply by Seacoast are summarized in **Table 9**. Since these projects are part of the Seacoast Capital Improvement Plan, they are not included in the City’s Five-Year Schedule of Improvements.

Table 9

CURRENT AND PROJECTED WATER SUPPLY IN MGD*				
Item	Actual	Projected		
	2016	2020	2025	2030
Population ¹	90,703	94,330	998,320	101,276
Per Capita (gallons per day finished water)	188	189	189	189
Potable Water Demands (daily average annual)	17.08	18.29	19.05	19.52
Water Source: Volume from Biscayne/Surficial	17.54	22.30 ⁵	22.30	22.30
Volume from Floridan ²	2.72	01.03	2.47	3.80
Volume from Other	0.00	0.00	0.00	0.00
Volume from Reclaimed ³	0.00	0.00	0.00	0.00
Additional Potable Water Needed	0.00	0.00	0.00	0.00

* Total Seacoast Service Area, including Palm Beach Gardens.

1. Source: LECWSP, Appendices 2018. Table B-1.

2. Source: Seacoast Utility Authority, 2019. All potable volumes finished water. All water source volumes raw water.

3. Seacoast recycles 90% annual wastewater flow as irrigation water sold to customers in Table 7.

4. Higher differential between finished and raw water (compared to 2010) because Seacoast converted to nanofiltration membrane treatment in May 2014.

5. Maximum daily allocation from Biscayne/Surficial aquifer allowed by SFWMD permit.

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5.0 COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

The City's Comprehensive Plan policies were amended accordingly with the 2015 Work Plan Update, and also with the City's Evaluation, Appraisal and Report (EAR) in 2016. In addition, the Work Plan is incorporated into the related Comprehensive Plan policies by reference. Based upon this current Work Plan Update, there is a need to update Policy 8.1.4.7 in the Intergovernmental Coordination Element, and Policy 4.D.1.1.10 in the Infrastructure Element refer to the current date of the Work Plan. These policies are shown in a strike-through and underline format below on pages 30 and 35 of this document. All other existing related Goals, Objectives, or Policies (GOPs) in the Comprehensive Plan related to water supply planning and intergovernmental coordination are sufficient to support this current Work Plan as shown below. For brevity, some policies may only contain the applicable portions.

5.1. Future Land Use

Policy 1.1.3.1.: The City shall continue to maintain land development regulations to ensure that they contain specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which as a minimum:

- d. Minimize the impacts of land use on water quality and quantity and regulate development which has a potential to contaminate water, soil, or crops;
- f. Protect potable water wellfields and aquifer recharge areas;
- k. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- m. Cooperate with Seacoast Utility Authority through cooperation on the Seacoast Utility Board to insure the maximum utilization of their water and wastewater transport plan so as to implement the economic expansion of facilities within definitive service boundaries.

Policy 1.1.3.6.: The City shall ensure the availability of suitable land for public and institutional uses necessary to support development by:

2. Allowing public uses in certain land use categories subject to limitations and location-criteria as identified in this Plan. Such location criteria shall include the following standards:
 - (a) Public buildings shall be specifically prohibited in areas designated as Conservation and other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats. New or Expanded Public Facilities shall not be encouraged within the coastal area and shall meet the requirements of the Coastal Management Element.

Policy 1.1.3.6.: The City shall ensure the availability of suitable land for public and institutional uses necessary to support development by:

2. Allowing public uses in certain land use categories subject to limitations and location-criteria as identified in this Plan. Such location criteria shall include the following standards:
 - (a) Public buildings shall be specifically prohibited in areas designated as Conservation and other environmentally sensitive lands, including wetlands, 100-year floodplains, groundwater aquifer recharge areas, areas set aside by development to meet the 25 percent preservation of native ecological communities and wildlife habitats. New or Expanded Public Facilities shall not be encouraged within the coastal area and shall meet the requirements of the Coastal Management Element.

Policy 1.2.1.3.: The City shall protect potable water wellfields and prime aquifer recharge areas through the implementation of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.2.1.11.: The City shall coordinate the review of all land use change applications with Seacoast Utility Authority to ensure the availability of adequate water supplies.

Policy 1.2.1.12.: The City shall update the 10-Year Water Supply Facilities Work Plan at the time required by Chapter 163, Part II, Section 163.3177(6)(c)3, Florida Statutes, as may be amended.



Objective 1.2.3.: Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.2.3.1.: The City shall maintain development regulations to provide that public facilities and services be available concurrent with the impacts of development to meet the level of service standards established in the Capital Improvements Element of the City's Comprehensive Plan. Concurrency Management System requirements shall include the following:

1) Demonstration that the impacts from a proposed development comply with the adopted level of service standards in the City.

Objective 1.2.3.: Issue development orders and permits for development and redevelopment activities only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.2.3.4.: The City shall encourage partnership between the private and public sector in the provision of public facilities.

Policy 1.3.2.3.: Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Countywide Intergovernmental Coordination Program, Treasure Coast Regional Planning Council, South Florida Water Management District, and state and federal agencies.

Objective 1.3.7.: Coordinate the annexation of unincorporated enclaves within the City's future annexation area and ensure the provision of City services prior to their annexation.

Policy 1.3.7.2.: Prior to annexation of unincorporated property, a facilities and services extension plan shall be prepared and adopted. This plan shall:

- a. Establish and ensure the location, level of service standards and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to occur in conjunction with the provision of the community facilities and services without exceeding the level of service standards established in the Capital Improvements Element of the Plan;

In addition, most residential and non-residential land use categories include the provision that these categories should be located where water supply and wastewater collection services are to be provided, if services can be provided economically.

5.2. Housing Element

Objective 3.1.1.: Strive to fulfill the City housing needs while promoting sustainable and energy efficient standards.

Policy 3.1.1.1.: The City shall continue to promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping, in new residential developments and redevelopment housing areas.

5.3. Infrastructure Element

POTABLE WATER

GOAL 4.D.1.: PROVIDE A SAFE, HEALTHY, DEPENDABLE, AND SUSTAINABLE POTABLE WATER SUPPLY TO ALL RESIDENTS AND BUSINESSES IN THE CITY.

Objective 4.D.1.1.: The potable water facilities levels of service standards established in this element shall be maintained throughout the City, until such time as they are revised by the Seacoast Utility Authority.

Policy 4.D.1.1.1.: The City shall adopt an average annual daily potable water consumption level of service standard of 189 gallons per capita per day (gpcd). This shall serve as the level of service standard for the urban area. The rural area shall utilize water wells, unless alternative service provision is approved by the City Council consistent with Policy 9.1.4.2.(a).

Policy 4.D.1.1.2.: The City shall adopt a peak 24-hour potable water consumption level of service standard of 258 gallons per City resident per day.

Policy 4.D.1.1.3.: The City shall adopt a minimum potable water treatment plant capacity level of service standard of 258 gallons per City resident per day.

Policy 4.D.1.1.4.: The City shall adopt a minimum potable water storage capacity level of service standard of 34.4 gallons per City resident per day.

Policy 4.D.1.1.5.: The City shall adopt a minimum water pressure level of service standard of 20 pounds per square inch.



Policy 4.D.1.1.6.: The City shall not approve development permits which, if approved, would cause potable water facilities servicing the City to operate at levels below the levels of service standards established in Policies 4.D.1.1.1.- 4.D.1.1.5. of this element.

Policy 4.D.1.1.7.: The City shall coordinate with Seacoast Utility Authority to adjust potable water service provision plans and to establish policies preventing urban sprawl, consistent with the Urban Growth Boundary concept.

Policy 4.D.1.1.8.: The City shall coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their 10-Year Water Supply Facilities Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan Update.

Policy 4.D.1.1.9.: At the time required by the applicable statute, the City shall incorporate necessary 10-Year Water Supply Facilities Work Plan directives enacted by its water supplier and the regional water supply plan.

Policy 4.D.1.1.10.: The 10-Year Water Supply Facilities Work Plan Update, prepared by the City of Palm Beach Gardens, dated November 2019 is hereby adopted by reference in the City's Comprehensive Plan and implemented by Seacoast Utility Authority, as the local water provider.

Objective 4.D.1.2.: In accordance with section 163.3202, F.S., the City, via the Seacoast Utility Authority, will have a cross-connection control program.

Policy 4.D.1.2.1.: The City, through its membership in the Seacoast Utility Authority (SUA) consortium, will encourage SUA to continue its aggressive cross-connection program.

Objective 4.D.1.3.: The City, will continue to coordinate with Seacoast Utility Authority and the Palm Beach County Department of Environmental Resource Management, in the identification of future wellfields and the City will modify proposed land uses to protect the wellfields.

Policy 4.D.1.3.1.: As new wellfields are identified, land uses will be evaluated and, if incompatibility is determined, compatible land uses or restrictions on activities will be identified in future Comprehensive Plan amendments.

Objective 4.D.1.4.: The City will continue to monitor County Health Department reports regarding the facilities using on-site domestic wells that do not comply with state statutes. The City will contact the County Health Department and Seacoast Utility Authority on a quarterly basis to inquire about recently identified failing systems. Identified, the City will assist the Health Department and Seacoast Utility Authority



implement a plan to provide approved water supplies to these parcels of non-compliance.

Policy 4.D.1.4.1.: The potential for well contamination will be examined as the County Health Department determines who is using on-site domestic wells that do not comply with state statutes.

Policy 4.D.1.4.2.: The City will encourage, via its status as a member of the SUA consortium, that the SUA adopt a policy requiring connection to an approved public water supply within ninety (90) days of that supply being available.

Objective 4.D.1.5.: The City, through its membership on the Board, shall establish procedures to coordinate the extension and increase in the capacity of potable water facilities to meet future needs.

Policy 4.D.1.5.1.: The City will require all submittals for development to obtain a statement of available capacity from Seacoast Utility Authority prior to site plan approval.

Policy 4.D.1.5.2.: The City will not issue a building permit in the urban area without an executed agreement for service between the developer and Seacoast Utility Authority, or alternate provider.

Policy 4.D.1.5.3.: The City will not issue a certificate of occupancy in the urban area without written acceptance of the water facilities by Seacoast Utility Authority, or alternate provider.

Policy 4.D.1.5.4.: A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

GOAL 4.D.2.: THE CONSERVATION AND PROTECTION OF PUBLIC DRINKING WATER SUPPLIES.

Objective 4.D.2.1.: The City will continue to encourage new development and redevelopment to reduce the per capita consumption of drinking water and encourage the switch to water conserving plumbing fixtures and green building standards in existing and new structures through education of the consumer.



Policy 4.D.2.1.1.: The City shall continue to require water conserving plumbing fixtures in new and existing construction through its land development regulations.

Policy 4.D.2.1.2.: The City shall discourage the use of potable water and encourage reclaimed water for irrigation in new developments through the review process and will work with the regional utility to define methods to discourage potable use for irrigation in existing developments.

Objective 4.D.2.2.: The City, as a member of the SUA consortium, shall encourage the utility to continue to evaluate the feasibility of implementing various alternative water treatment and reuse systems.

Policy 4.D.2.2.1.: The City shall continue, in its land development regulations, to require golf courses to investigate methods to conserve irrigation water and shall establish the use of treated wastewater effluent as the first priority source of irrigation water for golf courses, if reclaimed water is available.

Policy 4.D.2.2.2.: The City shall continue to encourage via its membership in the SUA consortium, the Seacoast Utility Authority to investigate additional sources of potable water and to develop alternative treatment systems (including reverse osmosis) where necessary to maintain a potable water supply sufficient to serve the projected population of the service area of the level of service adopted by this and other municipal comprehensive plans having jurisdiction in the service area.

AQUIFER RECHARGE

GOAL 4.E.1.: INCREASE GROUNDWATER RECHARGE WHERE PRACTICABLE.

Objective 4.E.1.1.: Within 18 months after approval by SFWMD, the City shall use the recommendations of the Lower East Coast Water Supply Plan Update to evaluate and amend the comprehensive plan to address its groundwater recharge policies.

Policy 4.E.1.1.1.: The City shall continue to regulate land use and development activities so as to minimize impacts on the quality of aquifer resources and wellfield zones, especially those activities which may affect natural recharge areas or surface waters.

Policy 4.E.1.1.2.: The City shall continue its coordination with Seacoast Utility Authority on groundwater recharge policies and plans.

5.4. Conservation Element

Policy 6.1.1.2.: The City shall continue to maintain land development regulations to ensure that:

- d. Land alteration or development within the Loxahatchee Slough restoration area (ecosite) or the adjacent lands within the Loxahatchee watershed are consistent with South Florida Water Management District (SFWMD) policies for water quality and quantity and SFWMD plans for modifying the hydroperiod and water levels in the area;
- e. Proposed developments comply with the Wellfield Protection Program adopted by the county.

Policy 6.1.1.4.: Through the continued implementation of land development regulations, the City shall ensure that new developments and redevelopments are designed in such a manner as to minimize the impact of such developments on the quality of surface and ground water resources, and to further ensure that new developments and redevelopments do not exceed the capacity levels for potable water and/or sanitary sewer services.

Policy 6.1.1.5.: The City shall continue to encourage the placement of a salinity dam in the tidal ditches along RCA Boulevard to prevent saltwater intrusion into the shallow aquifer.

Policy 6.1.1.6.: The City shall continue to maintain land development regulations to ensure such regulations are consistent with and implement the county Wellfield Protection Program.

Policy 6.1.1.9.: The City shall actively participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority considering the most recently adopted SFWMD's Lower East Coast Regional Water Supply Plan.

Policy 6.1.1.10.: The City shall coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its current 10-Year Water Supply Facilities Work Plan and Consumptive Use Permit.

Policy 6.1.1.11.: The City shall continue to cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to Palm Beach Gardens.



5.5. Intergovernmental Element

Objective 8.1.1.: Maintain formal, specific means of coordination with adjacent municipalities, the county, state, and federal agencies who have permitting and regulating authority and quasi-public entities which provide services but lack regulatory authority in Palm Beach Gardens.

Policy 8.1.1.1.: The City shall encourage the implementation of the Conceptual Master Plan for the U. S. 1 Corridor in Northern Palm Beach County known as the “seven-cities plan.” Potential developments along U. S. 1 within the City’s jurisdiction will be encouraged to conform with said plan. The City shall also provide support and assistance to nearby jurisdictions in obtaining funding for the implementation of the plan from regional, state, and federal agencies.

Policy 8.1.1.2.: The City, through its involvement with Seacoast Utility Authority and in conjunction with the City Engineer, shall review all plans for water and sewage systems when these improvements are to be maintained by the city after construction.

Policy 8.1.3.2.: The City shall request the School Board of Palm Beach County, Northern Palm Beach Chamber of Commerce, Palm Beach County Planning Council, South Florida Water Management District, Treasure Coast Regional Planning Council, Seacoast Utility Authority, Northern Palm Beach County Improvement District, and Florida Power and Light Company to designate a specific liaison to provide expertise from their various disciplines into planning and development related activities.

Policy 8.1.4.5.: The City shall forward copies of the City's proposed Comprehensive Plan or plan amendment to each adjacent city, Palm Beach County, the School Board of Palm Beach County, Palm Beach Countywide Intergovernmental Coordination Process, South Florida Water Management District, Seacoast Utilities Authority, the Treasure Coast Regional Planning Council, and the Department of Community Affairs for their review and comments. The City shall take into consideration comments received from the above entities prior to the adoption of the Plan or plan amendment.

Policy 8.1.4.6.: The City shall continue requiring that all applicants for development approval procure written confirmation of potable water capacity from Seacoast prior to the issuance of a development order.



Policy 8.1.4.7.: The City shall update the 10-Year Water Supply Facilities Work Plan prepared by the City of Palm Beach Gardens, dated ~~February 2015~~ November 2019, and confirm the availability of water for existing, new development and redevelopment at the time required by the applicable statute; this should be consistent with the SFWMD's Lower East Coast Regional Water Supply Plan, and the 10-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

Policy 8.1.4.8.: The City shall ensure a meaningful process for collaborative planning and intergovernmental coordination on a continuing and ongoing basis on water supply issues with Seacoast Utility Authority. Coordination could include sharing of information regarding water supply needs, updating bulk sales projections, implementing alternative water supply projects, and establishing level of service standards.

5.6. Capital Improvements Element

Policy 9.1.1.4.: A development order shall be issued based on written confirmation of potable water capacity from Seacoast. Further, prior to the approval of a building permit, the applicant shall provide to the City a written documentation of potable water service reservation issued by Seacoast to determine whether adequate water supply will be available.

Policy 9.1.1.5.: The City shall coordinate on a continuing and ongoing basis with Seacoast Utility Authority on Capital Improvement Planning related to water supply to ensure water supply availability.

Policy 9.1.4.1.(a) provides the level of service for Water Service at 189 gallons per day per capita.