



**Village of North Palm Beach  
Planning, Zoning and Adjustment Board  
REVISED AGENDA  
Tuesday, July 2, 2024 at 6:30 pm Village Hall  
Council Chambers**

**1. Roll Call**

Cory Cross, Chair  
Scott Hicks, Vice-Chair  
Thomas Hogarth, Member  
Jonathan Haigh, Member – advised would not be present  
Donald Solodar, Member  
Timothy Hulihan, Member  
Mark Michels, Member - advised would not be present  
Village Staff, Attorney, and Councilmember

**2. Deletions, Additions or Modifications to the Agenda**

**3. Public Comment for Non-Agenda Items**

**4. Declaration of Ex-parte Communications**

**5. Workshop**

**a. Old Business**

**1. [Comprehensive Plan Amendments \(EAR\)](#)**

- a) Conservation
- b) Coastal Management
- c) Recreation and Open Space
- d) Property Rights
- e) Intergovernmental Coordination

**b. New Business**

**1. [Comprehensive Plan Amendments \(EAR\)](#)**

- a) Capital Improvement
- b) Infrastructure
- c) Transportation
- d) Annexation
- e) Future Land Use
- f) Housing

**6. Commission Member Comments**

**7. Staff Updates**

Next Meeting – Tuesday, August 6, 2024

**8. Adjournment**

*All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard on this matter.*

*If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 561 841-3355 at least 72 hours prior to the meeting date.*

*This agenda represents the tentative agenda for the scheduled meeting of the Planning, Zoning and Adjustment Board. Due to the nature of governmental duties and responsibilities, the Board reserves the right to add to or delete items from this agenda.*

## 8.0 CONSERVATION

### 8.1 INTRODUCTION

The Conservation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Conservation element requirement and Chapter 9J 5.013 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Conservation goal, objectives and policies is presented in Chapter 8 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR Based Amendment Support Documentation dated 2009.

### 8.2 VILLAGE GOAL STATEMENT

Protect, conserve and enhance existing natural resources, including vegetative communities, fish and wildlife habitats and species of special concern.

### 8.3 OBJECTIVES AND POLICIES

## CHAPTER 8 CONSERVATION

### GOALS, OBJECTIVES, AND POLICIES

**GOAL 1: Ensure the conservation and appropriate use of minerals, soils, and native vegetative communities through the continued enforcement of City rules and regulations and development (site) plan reviews.**

**OBJECTIVE 1.1:** Protect air quality and reduce energy consumption within the Village.

**Policy 1.1.1:** Continue the required use, within the Village Land Development Regulations, of Support construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities. These practices shall be undertaken within 30 days of completion of clearing work.

**Policy 1.1.2:** Open burning of land clearing debris shall be prohibited without a permit issued by the Palm Beach County Health Department.

**Policy 1.1.3:** The Village supports the County's efforts to reduce the potential for automotive emission pollution by programs such as carpooling, public transportation, public mass transit, employer-based transportation management, and work from home. ~~use of~~



~~flex time.~~ Further, create public awareness of the benefits of limiting the idling of vehicles.

**Policy 1.1.4:** Coordinate, as necessary with county transportation planning agencies to increase the quality of public mass transit services within the Village consistent with Policy 9.1; Transportation element.

~~**Policy 1.5:** Participate in the county wide effort to require all gas station pumps be equipped with vapor recovery systems. The Village shall adopt an ordinance to this effect or continue to participate in implementing the countywide ordinance. Encourage measures to verify quality of motor vehicle air emission equipment.~~

**Policy 1.1.56:** Educate the public on the proper placement of canopy trees and other landscape materials in order to strategically provide shade and reduce energy consumption.

**OBJECTIVE 1.2:** Protect, conserve and enhance the water quality of waters that flow into estuarine or oceanic waters within the Village through the implementation of Best Management Practices (BMP's) including.

**Policy 1.2.1:** Continue to require the use of Urban Best Management Practices (BMP's within the Village's development regulations.

**Policy 1.2.2:** Village land development regulations shall continue to require that, in water management systems where use of stormwater retention systems is necessary, any modifications to, or construction of canals shall incorporate water and habitat quality enhancement features such as planned littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent to the system, as appropriate.

**Policy 1.2.3:** Except as in accordance with a valid NPDES permit, any discharge to the Village stormwater system that is not composed entirely of stormwater is prohibited. ~~Unless the Director of Public Services determines that they are not properly managed, authorized exceptions to this policy are as follows: The following exceptions apply:~~ (a) Flows from fire fighting, water line flushing, and other contributions from potable water sources; (b) landscape irrigation and lawn watering, (c) irrigation water; (d) diverted stream flows; (e) rising groundwaters; (f) direct infiltration to the stormwater system; (g) uncontaminated pumped groundwater; (h) foundation and footing drains; (i) water from crawl space pumps; (j) air conditioning condensation; (k)





individual residential car washings; (l) flows from riparian habitats and wetlands; and (m) de-chlorinated swimming pool contributions. The Director of Public Works may prohibit any of the above exceptions if they are not properly managed.

**Policy 1.2.4:** The Village shall protect water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources such as natural groundwater aquifer recharge areas and wellhead protection areas. The Village's ground water protection policy shall consist of the following:

- Policy 32.2 Future Land Use element;
- Policy 32.3 Future Land Use element;
- Policy 43.3 Future Land Use element;
- Special Policy 5.17 Future Land Use element;
- Policy 1.4 Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge (Utilities-Infrastructure) element;
- Policy 1.5 Utilities-Infrastructure element;
- Policy 5.4 Utilities-Infrastructure element; and
- Policy 5.5 Utilities-Infrastructure element.

**OBJECTIVE 1.3:** Conserve potable water supplies during periods of water shortage, as defined by the South Florida Water Management District.

**Policy 1.3.1:** Continue to institute emergency water conservation techniques and programs under the direction of South Florida Water Management District, as per Chapter 40E-21, Florida Administrative Code.

**Policy 1.3.2:** Current per capita consumption rates indicate that there is a need to conserve water usage. Therefore, the Village shall protect water resources by adopting the South Florida Water Management District's mandatory year-round landscape irrigation conservation measures. ~~no need to reduce water usage within the Village during 1999-2005 period.~~

**OBJECTIVE 1.4:** Conserve soil and native plant communities and remove and prevent the spread of invasive exotic plant species.

**Policy 1.4.1** Develop and maintain erosion control plans for areas experiencing continued erosion of shoreline or banks. The Village shall continue to seek assistance from the SFWMD to institute an erosion control program for the C-17 Canal.



**Policy 1.4.2:** Land development regulations shall contain: (1) The requirement that all applications for new development contain an inventory of native plant communities and endangered species and a program for the preservation thereof; (2) a statement regarding the suitability of soils for development; and (3) the prohibition of planting exotic, invasive plant species and a program for the removal thereof.

**Policy 1.4.3:** ~~The Village shall continue its annual program of exotic plant species removal and/or trimming on public lands with the Village limits.~~ All new developments and substantial redevelopment should be encouraged to utilize native plant material to the greatest extent feasible when providing required landscape material.

**OBJECTIVE 1.5:** Conserve and protect fish and wildlife and their habitats.

**Policy 1.5.1** No person shall operate a boat, or any other vessel, including water sport apparatus or other physical object capable of transporting human beings or other cargo on water, at a speed in excess of five miles per hour, in any of the waterways within the Village, with the exception of the waters of Lake Worth and the Intracoastal Waterway, except in cases of fire or extreme emergency.

**Policy 1.5.2:** ~~Upon completion of the Manatee Protection program for Palm Beach County, incorporate pertinent control measures within the Village's Comprehensive Plan to comply with the Palm Beach County Manatee Protection Program~~

**OBJECTIVE 1.6:** The Village shall maintain measures regulating the management and mitigation of hazardous wastes and materials.

**Policy 1.6.1:** The Village shall maintain an ordinance regulating the storage and disposal of hazardous wastes and materials.

**Policy 6.2:** ~~The Village shall provide for management of hazardous wastes to protect natural resources through its local Haz Mat team.~~

**Policy 1.6.23:** The Public Safety Fire Rescue Department shall take any necessary actions, including clean-up, removal and/or abatement of hazardous substances discharged upon or into public or private property, or facilities within the Village. Further, any person or persons responsible for causing or allowing an unauthorized discharge of hazardous substances requiring the action of the Fire Rescue ~~Public Safety~~ Department, or its authorized agents, shall reimburse the Village for the full amount of all costs associated with investigating, mitigating, minimizing,



removing and abating any such discharge, according to a payment schedule established by the Village.

**OBJECTIVE 1.7:** The Village of North Palm Beach will protect and conserve mangroves, wetlands and sea grasses to ensure that there will be no net loss of the existing natural resources within the Village.

**Policy 1.7.1:** Mangrove, wetlands and sea grass areas within the Village shall be deemed environmentally sensitive in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The Village shall afford protection to all these resources regardless of size.

**Policy 1.7.2:** The definition of mangroves and wetlands to be used for regulatory purposes by the Village shall be the most comprehensive definition of the definitions of wetlands used by the South Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all wetland areas within the Village.

**Policy 1.7.3:** The location of mangrove, wetland, and sea grass areas shall be identified by survey at the time of a development application review. The Village shall not issue a development order or permit for a parcel until all such areas on and adjacent to the subject parcel have been identified and located.

**Policy 1.7.4:** No development, including residential development, shall be permitted within mangrove or other wetland areas unless project alternatives that would avoid mangrove and wetland impacts are unavailable and mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is defined as that which is required by F.S. § 403.9332 ~~Florida Administrative Code Rules 17-312.300 through 17-312.390.~~

**Policy 1.7.7:** No pier, dock or walkway shall be located on submerged land which is vegetated with sea grasses except as is necessary to reach waters at a depth as prescribed by the State Department of Environmental Protection. The docking terminus shall not be located over a sea grass bed.

**OBJECTIVE 1.8:** Participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority.



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**Policy 1.8.1:** Coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its Consumptive Use Permit.

**Policy 1.8.2:** Cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to the Village of North Palm Beach.

**Policy 1.8.3:** Coordinate with Seacoast Utility Authority to maintain a water supply plan, updated every 10 years, which will identify the projected future demand and potential new sources.

**OBJECTIVE 1.9:** Encourage and promote green design techniques for new development, redevelopment and infill projects.

**Policy 1.9.1** Water reduction through use of native vegetation, reduction in urban heat island effects by selecting alternative materials, and reduction in energy consumption through building systems and design.

**Policy 1.9.2** Support creation of community gardens on Village owned property.



## DATA & ANALYSIS

### INTRODUCTION

Section 163.3177(6)(d), Florida Statutes, requires local governments to include a Conservation Element providing for the conservation, use, and protection of natural resources within its Comprehensive Plan. The Village of North Palm Beach's (herein referred to as "Village") greatest asset is the miles of waterways permeating most of the neighborhoods. This element will address not only the requirements of the State Statute but also the coastal resiliency measures needed to build along the water.

Urban resiliency has become an important goal for many local governments with the onset of climate change impacts such as rising temperatures, extreme weather events like drought or storms, sea level rise, and large volume precipitation events. Proactive adaptation planning calls for an innovative approach which plans for ecological conditions of the future and characterizes changing conditions along the coast. Conserving existing coastal habitats or encouraging habitats to recuperate where they have been lost can be instrumental in lessening the effects of storm surge, algae bloom events and erosion.

This element has been divided into three (3) sections consistent with the State Statute requirements: Inventory of natural resources, standards for conservation, and current and projected needs for the next 10 years.

### INVENTORY AND STANDARDS OF CONSERVATION

Florida Statute 163.3177 (6)(d), requires eleven (11) principles, guidelines and standards for conservation within each municipality. These standards help identify the government agency involved in regulations and establish the procedures, environmental quality and current impacts to each of the listed subsections. Each section addresses the inventory of natural resources within the category and then assess the needs for inclusion in Goals, Objectives and Policies of the Conservation element.

#### A. Air Quality

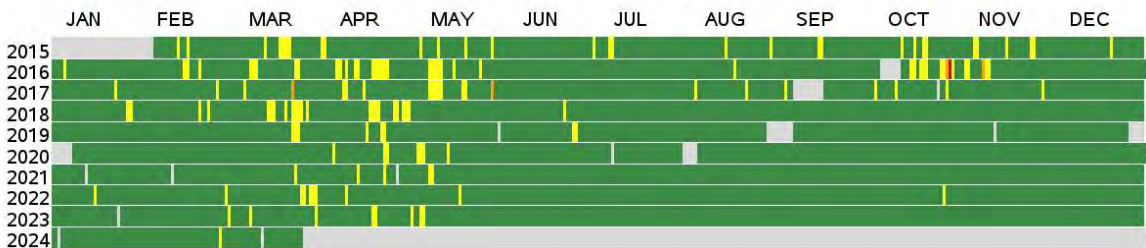
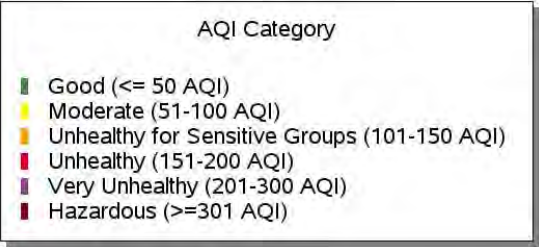
The data collection and protection of local air quality is delegated to multiple governing bodies. Federal, state and county governments all have a stake in the air quality within the Village of North Palm Beach.

At the state and local level, the Florida Department of Health, in Palm Beach County (FDH-PBC) is responsible for maintenance of air quality standards. This department reviews permits for facilities emitting pollutants, conducts inspections, controls open burning, monitors asbestos abatement, and provides technical assistance to residents with indoor air pollution.



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At the federal level, the Environmental Protection Agency (EPA) is responsible for the administration of the federal air quality standards and enforcement of the Clean Air Act of 1970. The EPA monitors all harmful substances such as carbon monoxide, sulfur dioxide, total suspended particulates, nitrogen dioxide, ozone, and lead via four (4) air quality collection stations throughout Palm Beach County. Below is the data over the last 10 years at the Lantana station (the closest to the Village). The data is ranked according to the Air Quality Index (AQI) which identifies the overall level of harmful pollutants. Over this period, there are occasional levels of “moderate” or “unhealthy for sensitive groups” days, but the vast majority of days are “good”.



Link: <https://www.epa.gov/outdoor-air-quality-data/air-data-multiyear-tile-plot>

The Village has the ability to assist in ensuring adequate air quality for future generations by supporting various initiatives and programs to reduce the level of local air pollutants. Best Management Practices (BMPs) specified by the EPA and FDH-PBC support the regulation of open air burning, the installation of indoor carbon monoxide detectors, the reduction in individual vehicles emissions, and the encouragement of public transportation options. FDH-PBC has created the Pollution Prevention (P2) Coalition which seeks feedback from various industry representatives from agriculture, to industrial, waste management and power production to identify areas in which individual organizations can reduce emissions at the source and make a substantial impact to the local air quality.

The State of Florida Administrative Code (FAC 62-252.300) requires that all gas stations have a vapor recovery system to reduce the amount of gasoline vapors escaping into the air. Yearly certification of pumps by the Florida Department of Agriculture ensures they are compliant with the requirements. The Village Conservation Policy 1.5 states that the Village will participate in the county wide effort to require the systems and encourage monitoring. Because the State of Florida requires vapor recovery systems to get the pump certified, this policy is no longer needed.





**Needs:** The Village should develop a working relationship with FDH-PBC to stay up to date on regulations and air quality requirements. Additionally, the Village should implement reduction of greenhouse gas emissions in Village operations, support residents driving less, and identify best management practices for maintaining good air quality.

### B. Water Resources

This section is divided between two broad categories: surface and ground water. The surface waters include the Lake Worth Lagoon estuary, Atlantic Ocean, Intracoastal Waterway (ICW), C-17 Canal, residential canals and various drainage ponds. The ground water resources include the Floridan Aquifer and the Surficial Aquifer. Because most of these water resources extend far beyond the municipal limits of the Village, management responsibilities are shared with neighboring municipalities and Palm Beach County.

#### Surface

John D. MacArthur Beach State Park (JDMBSP) monitors and manages the Atlantic Ocean and the eastern half of the Lake Worth Lagoon within the Village's municipal limits. The State Park Management Plan specifies the habitat resources, water quality and restoration efforts along the beaches and Lagoon. Palm Beach County, the Florida Department of Environmental Protection (FDEP), and the South Florida Water Management District (SFWMD) provide various regulations, monitoring stations and planning efforts to regulate water quality within the navigable waterways of the Village.

The Lake Worth Lagoon Management Plan was created by Palm Beach County Environmental Resources Management Department (PBC-ERM) in July 2021 to evaluate the entire Lake Worth Lagoon and plan for its future. In terms of water quality trends, the level of pollutants has decreased over the entire Lagoon, though it varies by location. There are three (3) major points of freshwater discharge into the Lagoon. The first is the C-51 Canal, between West Palm Beach and Lake Worth Beach which contributed to the most pollution. The second is the C-17 canal, also known as the Earman River, which outflows run off from industrial areas in West Palm Beach, Riviera and Lake Park before exiting to the Lagoon north of Northlake Blvd. The third is the C-16 canal collecting runoff from residential areas in Boynton Beach.

Monitoring stations are located around Munyon Island, the ICW and C-17 Canal to identify various levels of toxins and turbidity. The data is then used by the Village to satisfy the requirements of the National Pollutant Discharge Elimination System (NPDES) operated by FDEP. The Village is held accountable for the quality of the waterways and monitors all development activities near the water for compliance with required pollution levels.

Village of North Palm Beach has established a fertilizer friendly ordinance, specified in Chapter 27, Article IV of the Village Code of Ordinances. The Village should continue to



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encourage the reduction in residential use of fertilizers during the wet season to reduce runoff to the waterways.

The Boats can also affect the water quality with gas and oil leaks, sewage discharge, and littering. Though sometimes difficult to enforce, the Village Police Department monitors the waterways for violations related to overt pollution acts by a vessel. Additionally, the Village restricts live-aboard boats, which will consistently discharge sewage to the waterways if not moved.



### Ground

Seacoast Utility Authority (SUA) is the potable water and sewer provider for all properties within the municipal limits of the Village. SUA creates a water supply plan, as required by Florida Statute Section 163.3177(6)(c) 3, in conjunction with the SFWMD every 5 years to address the changes in demand and supply. The Village is currently in the process of updating its water supply plan in coordination with the recently adopted updates to the SFWMD data from 2023.

Wellfield protection zones have been established by Palm Beach County in areas near water intake wells as set forth in Article 14.B.6 of the County Unified Land Development Code. The Environment Resource Management Department has specified uses that are





permitted within four (4) zones at varying distances to the wells and reviews all new land uses within these areas.

The zones have been mapped based upon travel time contours and one-foot drawdown contours. They are generated using a contaminant transport computer model that simulates pollutant movement using particles released around wells.

Zone one (1) is identified as the land between the well and a contour of 30 day travel time, Zone two (2) is between 30 day and 210 days, Zone three (3) is 210 days to 500 days and Zone four (4) is over 500 days, but within the one-foot drawdown.

All new development requires permitting and subsequent monitoring for compliance through Palm Beach County. SUA operates a water intake and treatment facility to the immediate west of the Village's municipal limits, but there are no intake wells within municipal limits. Many properties between Prosperity Farms Rd and Alternate A1A are within Zone four (4). Only properties on the west side of Alternate A1A are located within Zones Two and Three. A wellfield protection zone map has been created for reference (Map XX)

**Needs:** The Village should work with SUA to analyze potential pollutant discharges from underground tanks, sewage lines, and gas lines throughout the Village. All pollution measurements should be taken to identify sources, and then restrict them through regulation. Residential lawn pesticides and fertilizers, as well as stormwater runoff from pools and patios result in higher levels of pollutants. Educational efforts to residents, as well as increased regulations and monitoring are supported. The Lake Worth Lagoon Management Plan specifies the creation of stakeholder groups, increased monitoring of water quality and establishing BMPs to better the quality of the waterways.

### C. Emergency Conservation of Water Resources

The South Florida Water Management District Water Shortage Plan has been created for the planning of potential impacts to the water supply in times of drought, infrastructure losses or other natural disasters. The Village will be required to follow the Water Shortage Plan, as well as direction from SUA as the water utility provider, in times of emergency.

### D. Conserve Soils

The United States Geological Survey maintains data on the underlying soils of the Village as reflected in Map XX attached. The developed area of the Village is mainly comprised of Arents (40%), Quartzipsamments (22%), and Basinger (11%), with smaller pockets of various other soil types, including muck and tidal soils within MacArthur State Park.

Erosion Factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Generally, east of Prosperity Farms road, the soils have a K-Factor of 0.02, the lowest score



possible. The Basinger soils to the west of Prosperity Farms Rd. have a slightly higher erosion factor of 0.05. Though erosion levels of the soil, type is low, shorelines and elevation changes will erode during storm events. The banks of the Earman River are much high than the water level. Where there are not mature plant, material to keep the banks stabilized, erosion has been identified to varying degrees. Lakeside Park often sees erosion of the natural shoreline after storm events and the Village has recently bolstered the dune with native grasses. A map has been created to identify the areas of erosion, **Map XX**

No commercially valuable minerals are being mined or extracted in the North Palm Beach Planning Area. Some concentrations of coquina, dolomite, and sand exist below the surface but are located in developed areas.

**Needs:** The Village should continue to identify the hazards involved with soil erosion near the waterways. Though there is not much terrain or soils with high K factors, storm events can erode seawalls and embankments. There are no significant mining or agricultural operations within the Village limits that would diminish soil quality over the long term.

#### E. *Wildlife Habitats*

The only areas of natural habitat are located within the JDMBSP and the waterways. The JDMBSP management plan lists the following endangered species within its boundaries:

##### Reptiles

- Loggerhead sea turtle (*Caretta caretta*)
- Green sea turtle (*Chelonia mydas*)
- Leatherback sea turtle (*Dermochelys coriacea*)
- Gopher Tortoise (*Gopherus polyphemus*)

##### Mammals

- Florida Manatee (*Trichechus manatus latirostris*)

##### Birds

- Woodstork (*Mycteria americana*)
- Piping plover (*Charadrius melodus*)
- Little blue heron (*Egretta caerulea*)
- Reddish egret (*Egretta rufescens*)
- Snowy egret (*Egretta thula*)
- Tricolored heron (*Egretta tricolor*)
- Swallow-tailed kite (*Elanoides forficatus*)
- White ibis (*Eudocimus albus*)
- Merlin (*Falco columbarius*)
- Peregrine falcon (*Falco peregrinus*)
- Southern bald eagle (*Haliaeetus leucocephalus*)
- Worm-eating warbler (*Helmitheros vermivorus*)
- Osprey (*Pandion haliaetus*)



- Brown pelican (*Pelecanus occidentalis*)
- Black skimmer (*Rynchops niger*)
- American redstart (*Setophaga ruticilla*)
- Least tern (*Sterna antillarum*)

### Fish

- Mangrove rivulus (*Rivulus marmoratus*)

The Village should support the continued designation of Manatee Protection Zones in the ICW and surrounding waters and the posting of manatee warning signs informing boaters that this species may be present. There are two State established Manatee Protection Zones that make up the waters of



the Lake Worth Lagoon which require boaters to operate at lower speeds. These zones are defined in Chapter 68C-22.009, Florida Administrative Code. The Village is frequently used by the Florida Fish and Wildlife Conservation Commission and other agencies as an area for rehabilitated manatees to be released back into the wild.

There are six imperiled plants found within the Village limits, according to the JDMBSP Management Plan:

1. Golden leather fern (*Acrostichum aureum*)
2. Sea lavender (*Argusia gnaphalodes*)
3. Johnson's seagrass (*Halophila johnsonii*)
4. Burrowing four-o'clock (*Okenia hypogaea*)
5. Hand Fern (*Ophioglossum palmatum*)

**Needs:** Although the Village does not own and operate any natural area, many of the listed species of concern above will travel throughout the area and roost on the golf course or wade in the retention ponds. The Village should evaluate all potential locations of nesting birds, gopher tortoise burrows, or endangered plants on Village property and support their survival. All new development and redevelopment of existing properties should incorporate native plant materials to serve as habitat for native species.



**F. Natural Areas**

There are no natural areas within the municipal limits owned and maintained by the Village, but a significant area of JDMBSP is comprised of maritime hammock, beach dune, and mangrove swamp habitats that are preserved by the State of Florida and designated as Conservation on the Village's Future land use **map XX**

Beaches and Sand Dunes

All of the **XX** acres of beach and dune areas are located within the boundaries of John D. MacArthur Beach State Park (JDMBSP) and are managed by the State of Florida. The JDMBSP Management Plan has been created with the goal of establishing processes for providing access to the general public while also preserving the viability of the sand dunes for storm surge protection.

Beach dune is a coastal mound or ridge of unconsolidated sediments found along shorelines with high-energy waves. Vegetation will consist of herbaceous dune forming grass species such as sea oats (*Uniola paniculata*) and sand cordgrass (*Spartina alterniflora*). The dunes range from a few feet above sea level to 20 feet tall.

They are classified by the JDMBSP Master Plan as good in the northern area where some sections have eroded and excellent in the southern end where wider sections of dune habitat exist.



Maritime Hammock

Maritime hammock is a coastal evergreen hardwood forest occurring in narrow bands along stabilized coastal dunes. Canopy species will typically consist of live oak (*Quercus virginiana*), red bay (*Persea borbonia*), and cabbage palm (*Sabal palmetto*). The canopy will typically be dense and often salt spray pruned. Understory species may consist of yaupon holly (*Ilex vomitoria*), saw palmetto (*Serenoa repens*), and/or wax myrtle (*Myrica cerifera*). Herbaceous groundcover will be very sparse or absent.



## Mangrove Swamp

A mangrove swamp is typically characterized as a dense forest occurring along relatively flat, low wave energy, marine, and estuarine shorelines. The dominant overstory will include red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and buttonwood (*Conocarpus erectus*).

The estuaries of the Lake Worth Lagoon contain brackish water and less consistent wave action resulting in the ability for native plant material to propagate. The majority of this habitat is found within JDMBSP, but there are several instances of small mangrove clusters, such as the south shore of Anchorage Park along the Earman River.

### **G. Local Government cooperation**

The Lake Worth Lagoon is the only natural resource shared by other local municipalities and requires similar regulations to preserve the ecosystem and environmental benefits. The Lagoon is approximately 20 miles long. Palm Beach County coordinates the Lake Worth Lagoon Management Plan, last updated in July of 2021. The Plan seeks to connect stakeholders, initiate best management practices, monitor pollutant sources, and manage freshwater inflows. The Village should continue to support actions specified in the Lagoon Management Plan, especially as they relate to Village owned properties by encouraging the planting native of vegetation and restoring habitat where feasible.



### **H. Environmentally Sensitive Lands**

There are no environmentally sensitive lands owned by the Village, but JMDBSP lands have a conservation designation according to the Future Land Use Map (map xx). Within the Lake Worth Lagoon, seagrass habitat has been destroyed by boat traffic and dredging over many years. Seagrass is one of the main food sources for manatees and a stable supply is crucial for their population survival. Additionally, seagrasses are effective in removing pollutants and excess nutrients from the water. The Lake Worth Lagoon Management Plan has established seagrass monitoring locations to assess the stability of the habitat. The latest management plan reported slightly declining seagrass areas over the period of 2013 to 2018.

FDEP has established dredging and development rules in 62-330, Florida Administrative Code. All proposed private and commercial docks shall submit a request to FDEP staff to





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analyze impacts to the existing seagrass beds. Each permit is reviewed on a case-by-case basis to allow marine vessel access to an upland property, while preserving the maximum amount of seagrass.

### I. Hazardous Waste

FDH-PBC Hazardous Waste Program provides services to protect the citizens and visitors of Palm Beach County from adverse health effects attributable to improper generation and disposal of hazardous waste. Waste is classified as hazardous waste if it is specifically listed by EPA, or if the waste exhibits one or more of the following characteristics: ignitability, corrosiveness, reactivity, or toxicity. This program provides oversight of the generation and management of hazardous waste in Palm Beach County. Commercial facilities such as automotive body and repair shops, dry cleaners, laboratories, and hospitals generating hazardous waste are inspected for compliance and permitted through the County.

	Business	Owner	Address	Remediation Status
Dry Cleaners	L & M Dry Cleaners	John DBols Separate Property Trust	210 US Highway 1	Open
	Sun Cleaners	Crystal Cove Commons, LLC	1201 US Highway 1	Hold
Automobile Service Station	Rocket Fuel	Izquierdos, LLC	100 US Highway 1	Active
	Mobile 1 Lube Express	Surfside Realty Group	9012 Alternate A1A	Active
	North Palm Beach Public Works	Village of North Palm Beach	645 Prosperity Farms Rd	Active
	Wheel Inn Seventy Six	Benjamin Private School, Inc.	11011 US Highway 1	Active

Source: Florida Department of Environmental Protection

There are no superfund sites within the municipal limits of North Palm Beach, but there are six (6) sites identified by FDEP as active in remediation efforts of various contaminants discharged on the property. The properties include two (2) dry cleaners and four (4) are automobile service stations. The properties deemed “active” are annually monitored by FDEP to confirm on-going compliance to a site that had previous violations. The “open” status means actions are currently being taken to remediate a contaminant.

### J. Wetlands

There are no freshwater wetlands within the municipal limits according to the SFWMD, but there are three mangrove swamps established with a conservation easement: 1) The tidal waters of the Sanctuary Cove Apartments (1000 Sanctuary Cove Dr), 2) an easement encompassing the south shoreline of Anchorage Park; 3) the entirety of JDMBSP.



## K. Land uses

The Village has established a Conservation land use category that applies only to the JDMBSP. The intent of this land use category is to conserve or protect natural resources of environmental quality. The following uses are permitted within this land use category:

1. Passive recreation;
2. Flood control;
3. Protection of quality or quantity of ground water or surface water;
4. Floodplain management;
5. Fisheries management;
6. Protection of vegetative community or wildlife habitats;
7. Residential and administrative buildings for the protection of the OS district;
8. Single-family dwellings with accessory buildings customarily incidental thereto.

All other future land uses allocate density and intensity to parcels of land. The Village should seek to locate compatible land uses adjacent to natural areas, parks and areas with potentially sensitive species. Uses such as gas stations, concrete plants, and industrial storage facilities known to cause environmental impacts should be restricted to areas away from Wellfield Protection Zones and waterways as much as feasible.

## ANALYSIS AND RECOMMENDATIONS

The following categories have been provided as a summary of the recommended additions to operations or policies within the Village of North Palm Beach:

### Protecting Air Quality-

- Eliminate open air burning, including yard waste and trash;
- Encourage reduction of fossil fuels in all Village operations;
- Coordination with other municipalities and government agencies, including FDH-PBC, to reduce airborne particulates within Village limits.

### Protecting Water quality-

- Work with Palm Beach County to enact the recommendations of the Lake Worth Lagoon management Plan;
- Monitor the Village's stormwater system and enact updates in accordance with the stormwater master plan.
- Contribute to the NPDES reporting and reduction of pollutants in the waterways;
- Encourage less fertilizer usage from residential and village facilities along waterways.

### Protection of Soils-

- Discourage harmful land uses that could cause chemical leaks and other hazardous spills;
- Aid PBC ERM in monitoring uses within wellfield protection zones;
- Enact erosion control measures along Village shorelines.

### Protection of Habitat-

- Continue to support the environmental education and habitat management programs at John D MacArthur Beach State Park;



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- Support the increase of seagrass populations by limiting dredging and development within known areas;
- Support the efforts of the Lagoon Management Plan where feasible;
- Encourage slow speeds for manatees throughout the Village waterways;
- Planting of native species for habitat restoration on Village properties

### **Overall development patterns-**

- Discourage incompatible land uses near the waterways and wellfield zones;
- Monitor potential hazardous waste sites;
- Encourage natural area preservation, as opportunities arise, during the entitlement process for all development.





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## 7.0 COASTAL MANAGEMENT ELEMENT

### 7.1 INTRODUCTION

The Coastal Management element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Coastal Management element requirement and Chapter 9J-5.012, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the Coastal Management goal, objectives and policies is presented in Chapter 7 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 – Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

### 7.2 VILLAGE GOAL STATEMENT

Protect, conserve and enhance coastal resources while providing for water-dependent land uses in a manner consistent with the general health, safety and welfare of Village residents and visitors.

### 7.3 OBJECTIVES AND POLICIES

#### CHAPTER 7 – COASTAL MANAGEMENT

#### GOALS, OBJECTIVES, AND POLICIES

**GOAL 1.0** - The Village shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources

**OBJECTIVE 1.1:** Maintain or improve the environmental integrity of existing wetlands, marine habitats and coastal resources, including historical sites.

**Policy 1.1.1:** By implementing Special Policy 5.4 of the Future Land Use element, prohibit development in the coastal area that will adversely impact existing marine habitats and resources.

**Policy 1.1.2:** All planned improvements to John D. MacArthur Beach State Park shall be reviewed by the Village for consistency with the Village Goal Statement and Objectives 3, 4, and 6 and 7 of this element

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**Policy 1.1.3:** Adhere to the Palm Beach Countywide Manatee Protection Ordinance, including signage.

**Policy 1.1.4:** Historic sites in the Coastal Planning Area shall be protected by implementing Policy 1.1 of the Future Land Use element.

**Policy 1.1.5:** The Village marina siting, and regulatory policy shall consist of the following:

1. Commercial marinas, including their accessory uses, such as wet and dry boat storage facilities, gasoline supplies, and minor repair facilities that are incidental to wet boat storage shall be located in ~~areas~~ with a commercial future land use designation, per the Future Land Use Map Series, and a commercial zoning designation.
2. Commercial marinas shall be located ~~with~~ directly adjacent to one of the following water bodies: Lake Worth; Intracoastal Waterway; C-17 Canal (Earman River); or North Lake.
3. Major repair facilities involving ~~large~~ boats greater than 65 feet in length, or businesses performing engine overhaul shall be prohibited.
4. All new marinas, and major improvements to existing marinas shall provide sewage pump out service to boats seven meters in length, or more.
5. An application for approval of a new marina shall include an environmental assessment consistent with the current requirements of Section 36-38.1 of the Village Code, including and assessment of water depth, water quality impacts, and needed mitigation actions.
6. An application for approval of a new marina shall include a hurricane contingency plan.

**OBJECTIVE 1.2:** Maintain or improve estuarine environmental quality.

**Policy 1.2.1:** The Village shall ensure that marinas are sited to minimize impacts upon coastal and estuarine resources by ~~coordinating with Palm Beach County in the development of a marina siting ordinance and by~~ amending land development regulations to assure consistency with regional policies related thereto.



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**Policy 1.2.2:** Require the use of urban Best Management Practices (BMP's) to reduce non-point source pollutant loadings to estuarine waters via the Village's stormwater drainage system.

**Policy 1.2.3:** Any discharge to the stormwater system containing any sewage, industrial waste, or other waste materials, or containing any materials in violation of federal, state, county, or municipal rules, regulations, orders or permits, is prohibited.

**Policy 1.2.4:** Continue to ~~review the partner with~~ Palm Beach County and support the implementation ~~results of actions specified in the Lake Worth Lagoon Management Plan Study and~~. The Village shall review any future studies to determine the need for Comprehensive Plan amendments ~~by the Village~~ to further protect marine resources and/or improve water quality.

**OBJECTIVE 1.3:** The Village shall retain water-dependent recreational land uses, which are accessible to the public.

**Policy 1.3.1:** The Village shall continue to support the State's efforts to increase public use of, and access to the John D. MacArthur Beach State Park facility in Planning Area 1.

**Policy 1.3.2:** The Village shall continue to provide public access by maintaining the following facilities: Anchorage Marina (active boating facility); and Lakeside Park (passive recreational facility).

**Policy 1.3.3:** Redevelopment proposals that include an existing water-dependent land use may be allowed, via the planned unit development or variance procedure, to exceed the maximum intensity standards listed in Policy 1.A.4 of the Future Land Use Element, provided that: (1) such redevelopment proposals are found by the Village to be compatible with neighboring land uses; (2) the water-dependent land use is retained and/or enhanced; and (3) public access is retained or provided.

**OBJECTIVE 1.4:** Protect beaches and dunes and minimize impacts of man-made structures while providing public access to the entirety of the beaches and shoreline areas in Planning Area 1.

**Policy 1.4.1:** Future development in Planning Area 1 shall be consistent with the John D. MacArthur Beach State Park ~~Master~~ Management Plan.

**Policy 1.4.2:** Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle

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nesting and hatching activities or negatively impact coastal natural resources.

**Policy 1.4.3** Allow only native dune vegetation to be used in landscaping of dune systems in Planning Area 1 consistent with the criteria established in the John D. MacArthur State Park Master Plan.

**Policy 1.4.4:** Beach and dune alteration and construction shall be consistent with the John D. MacArthur State Park Master Plan.

**OBJECTIVE 1.5:** Maintain or reduce hurricane evacuation times by implementing the Future Land Use and Capital Improvements elements and increasing the database regarding special needs populations and continuing to participate in the County ~~Peacetime~~ Comprehensive Emergency Management Plan.

**Policy 1.5.1:** The Village shall identify through notice in the Village newsletter and/or utility bills, residents who need special assistance during emergency evacuation and notify the appropriate civil and emergency management agencies of the same.

**Policy 1.5.2:** Provide constant input to the Emergency Management Center with respect to road conditions, accidents, flooding, and the status of evacuation activities, during hurricane evacuation periods through the Village Public ~~Safety Works~~ Department.

**Policy 1.5.3:** Urban development in Planning Area 3 shall be discouraged by implementing the "Conservation/Open Space" Land Use designation.

**Policy 1.5.4:** North Palm Beach shall continue to participate with Palm Beach County and other local municipalities in developing and executing an ongoing unified strategy (Local Mitigation Strategy) for reducing the Village's vulnerability to identified natural, technological and societal hazards.

**OBJECTIVE 1.6:** Regulate development and limit public expenditures that subsidize development in coastal high hazard areas, (i.e. The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as illustrated on Figure 3-7 of the Future Land Use Map Series).

**Policy 1.6.1:** The repair, relocation, or replacement of infrastructure within the coastal high hazard area shall be prioritized when State funding is needed as follows: (1) When the



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general health, safety and welfare of the community is directly impacted, the use of State funding shall be used for repair, or replacement of infrastructure; (2) When the general health, safety and welfare is not directly impacted, repair of infrastructure can be considered; and (3) relocation of infrastructure shall be given the lowest of priority.

**Policy 1.6.2:** As part of this Comprehensive Plan, the Village shall designate Planning Area 1 as a "non-service area" (Ref: Objective 6, Capital Improvements element).

**Policy 1.6.3:** A development shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flooding or other inundation. In order to determine potential danger from flooding, or other inundation in the coastal high hazard area, the Village Public ~~Services~~ Works Department may require the submittal of a Flood Hazard Report, pursuant to Section 36-11 (24) of the Village Code, prior to issuing a development order.

**Policy 1.6.4:** The Village shall discourage expenditure of public funds in the coastal high hazard area, unless funds are to be used to upgrade existing facilities or infrastructure, or to replace damaged infrastructure.

**OBJECTIVE 1.7:** Level-of-Service Standards in the Coastal Planning Area shall be defined by the application of Policies 5.1, 6.1 and 6.2 of the Capital Improvements ~~E~~element. Phasing of infrastructure shall be defined by the application of Policy 5.2 of the Capital Improvements element.

**Policy 1.7.1:** Through citizen advisory committees, evaluate the need for additional water-dependent and water-related uses in the coastal planning area. Additional needs should be identified in conjunction with the recommendations generated in Objective 1; Recreation and Open Space element.

**OBJECTIVE 1.8:** The Village shall provide for post-disaster redevelopment plans, which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

**Policy 1.8.1:** The Village shall provide for repair, relocation, or structural modification of damaged infrastructure and services, according to the priorities established in Policy 6.1, and consistent with federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services in the coastal high-hazard area, including but not limited to local roadways, drainage systems,

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and solid waste collection service that are the operational responsibility of the Village.

**Policy 1.8.2:** The Village shall limit development in Planning Area 1 to Conservation/Open Space uses. Further, the Village shall require redevelopment in the coastal high-hazard area to conform to current building pad elevation standards.

**Policy 1.8.3:** The Village, where possible and economically feasible, shall: (1) Discourage the expenditure of public funds to build new facilities and infrastructure within the coastal high hazard area; and (2) locate public infrastructure and facilities outside of the coastal high-hazard area.

**OBJECTIVE 1.9:** Create a Coastal Planning Area identifying specific properties located within a flood zone, which are more at-risk of natural disaster hazards.

**Policy 1.9.1:** All structures within the Coastal Planning Area shall be constructed one (1) foot above the minimum Base Flood Elevation established in the FEMA Flood Insurance Rate Maps.

**Policy 1.9.2:** All seawalls shall be placed at a height equal or above the lowest base flood elevation for the property.

**Policy 1.9.3:** Property owners shall be encouraged to raise lands out of the flood zone during substantial redevelopment and seek a Letter of Map Change request from FEMA.

**Policy 1.9.4:** The Village shall encourage property owners to provide yearly maintenance and assessment of seawall stability.

**OBJECTIVE 1.10:** The Village shall continue to participate in the National Flood Insurance Program and maintain the lowest practicable Community Rating System level.

**Policy 1.10.1:** The Village shall consider the acquisition of at-risk lands within the Coastal Planning Area as opportunities arise.





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## DATA AND ANALYSIS

The purpose of the Coastal Management Element is to plan, promote, manage and protect natural resources. It is important for the Village of North Palm Beach (“Village”) to plan for development or redevelopment activities in ways which mitigate or otherwise lessen the disturbance of coastal resources. This Element addresses measures to protect human life and limit public expenditures in areas that are subject to destruction by natural disasters. The Element must be integrated and consistent with the other Comprehensive Plan Elements to address:

- Protection of coastal resources, including wildlife and natural ecosystems,
- Preserving resident quality of life,
- Increasing property resilience to natural disaster hazards,
- Maintaining public access to the waterways including recreational amenities,
- Maximizing economic benefits generated from tourism.

The Village contains many miles of natural and man-made waterways adjacent to both public and private lands. The 1950s canal system design created many waterfront properties with the Country Club, Village Hall and central commercial district along US Highway One separated from other areas entirely by bridges. This large central area is only accessible by two bridges on US Highway One and one bridge on Lighthouse Drive. With all Village waterfront properties developed, a management plan is necessary to ensure flood protections are in place as properties redevelop or seawalls replaced. Establishing regulations of the built environment in and around the waterways is vital to the resilience of the Village during natural disasters.

The data and analysis provided in this report offers the foundation and framework for updating and revising the Goals, Objectives, and Policies of the Coastal Management Element of the Comprehensive Plan.

### Coastal Planning Area (CPA)

The Federal Emergency Management Agency (FEMA) has established Flood Insurance Rate Maps (FIRMs) that specify the adjacent land elevation for all coastal areas around the United States to determine potential impact of a flooding event. The Village has numerous flood-prone properties identified on the FIRM maps.

The Coastal High Hazard Area was established as an area particularly vulnerable to the effects of coastal flooding from tropical storm events, specifically the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. These are identified as a Zone V on the FIRM map.

The Coastal Planning Area (CPA) is defined as a special planning area within the Village containing properties identified in the Coastal High Hazard Area and require additional planning, regulation, and monitoring for a sustainable future. It also includes properties identified with a potential flood risk on the FIRM maps. Generally, all properties are located within a few hundred feet of a waterway, which covers almost XX acres of the Village as shown in Map XX.

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## Coastal Flooding Barriers

There are four (4) types of coastal barriers within the Village CPA that protect the built environment from flood hazards:

1. Beaches and Sand Dunes
2. Mangroves and other natural shorelines
3. Rip-rap and other manmade shorelines
4. Seawalls

### Beaches and Sand Dunes

All of the XX acres of beach and dune areas are located within the boundaries of John D. MacArthur Beach State Park (JDMBSP) and are managed by the State of Florida. The JDMBSP Management Plan has been created with the effort to provide access to the general public and also preserve the viability of the sand dunes structures for proper storm surge protection.



Sand dunes are a coastal mound or ridge of unconsolidated sediments found along shorelines with high-energy waves. Vegetation will consist of herbaceous dune forming grass species such as sea oats (*Uniola paniculata*) and sand cordgrass (*Spartina alterniflora*). The dunes range from a few feet above sea level to 20 feet tall. They are classified by the JDMBSP Management Plan as “good” in the northern area where some sections have eroded and “excellent” in the southern end where wider sections of dune habitat exist.

The principle threat to the beach and sand dune community is erosion caused by natural storm events. Periodic large-scale beach nourishment projects are regularly used in other areas to counteract the effects of erosion, but are rarely used in the State Park. Typical management activities to minimize erosion include planting of native dune vegetation, removal of exotic vegetation and establishing designated access trails as needed.





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### Mangroves and other natural shorelines

A mangrove swamp is typically characterized as a dense forest occurring along relatively flat, low wave energy, marine and estuarine shorelines. The dominant overstory will include red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and buttonwood (*Conocarpus erectus*).

On the western side of the beach dune habitat of JDMBSP, the estuaries of the Lake Worth Lagoon contain brackish water and less consistent wave action resulting in the ability for native plant material to propagate along the shoreline. When waves do occur during storm events, the mangroves bolster the shoreline from soil erosion and block storm surge from encroaching to upland areas. Though the trees can handle occasional wave action, consistent wake from boats within the Intracoastal Waterway, may eventually erode the shore and hinder ability for quality growth of the species.

Lake Worth Lagoon Management Plan has been established to monitor and assess the quality of the estuarine habitat outside of JDMBSP. Mangrove species preservation is of significant concern to Palm Beach County for maintaining fisheries, rookeries, water quality, and shorelines. In the north end, habitat is stable, with 55% of all mangrove habitat occurring within JDMBSP. Overall, mangrove habitat is increasing throughout the central and southern areas of the lagoon due to the development of 42 acres of artificial, intertidal islands that occurred between 2014 and 2020.



### Rip-rap and other man-made shorelines

Rip-rap simply refers a pile of loose rock and other hard materials accumulated along the shore to prevent upland areas from erosion. They are typically provided in built environments dealing with more wave action than is found in a mangrove habitat.

Depending on the size of the aggregate, marine plant and animal species may use the crevices for shelter and habitat. The spaces behind the rock provide calmer water from wave action and hiding spaces from predators.



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In the Village of North Palm Beach, man-made shorelines of rip-rap are typically found along both banks of the Intracoastal Waterway and more natural vegetation, mixed with rip-rap, is typical of the banks of the Earman River. Both of these waterways have experienced erosion, which is specified in the attached Soil Erosion Map (Map XX).

### Seawalls and bulkheads

Seawalls and bulkheads are defined as concrete, vinyl or metal structures placed vertically at the shoreline to block all wave action from upland areas. They are typically constructed in areas with consistent wave action and allow upland areas to be utilized immediately adjacent to the waterways. Seawalls and bulkheads lack gaps and texture; therefore, few opportunities exist for native habitats to establish.

Almost all of the residential development within the man-made canals of the Village contain seawalls. Specific land development regulations have been created (Chapter 5, Article 3) to ensure that every new seawall is built above the mean high water line.



### **Land Uses**

Waterway access is available from residential, commercial and public lands. Many of the residential properties along the water rely on the ability to construct docks and boatlifts for personal watercraft storage and use. Marinas additionally offer boat storage for residents that do not live on the water. There are both commercial and public boat ramps available to the residents of the Village, as specified on Map XX.





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The public parks offer fishing, wildlife viewing and recreational swimming on various waterways with the JDMBSP offering the only access to beaches and natural estuary habitats. Map XX shows the types of land uses located within the Village CPA.



## Infrastructure

The Village was designed with a swale system along all publicly maintained roadways. The swales are depressions in the land to collect runoff during a rain event and are sloped in a direction along the roadway to collect in inlets. Multiple inlets consolidate water to outfall pipes along the seawalls. The entire system is gravity fed and requires the water level of the final outfall point to be lower than the pipe. The system is owned and maintained by the Village through funding provided via the Stormwater Management Utility's yearly ad valorem special assessment tax.

Seawalls where the outfall pipes are located are maintained by the Village through a drainage easement. The location varies, but many are located between two homes and tie into the privately owned and maintained seawalls behind single family homes. The effectiveness of the system relies on residents monitoring the movement of their seawalls to assess the need to bolster or reconstruct. The seawall construction standards established in the Code of Ordinances Chapter 5, Article 3 specify the height and materials based on the flood zone of the proposed seawall.

A Stormwater Master Plan has recently been completed by Hazen and Sawyer to analyze the existing stormwater system and identify improvements to enhance the functionality. The study's approach and methodology were based on developing a hydrologic and hydraulic model to simulate the Village's current and future stormwater infrastructure and operations under various conditions. The model's results, paired with knowledge regarding historical areas of flooding concern, including Village staff insights, were used to inform and direct the proposed capital improvements. The models even included sea level



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level rise impacts to the system, in order to ensure the Village can properly identify future areas of concern. The plan proposes improvements to existing swales as well as installation of pumps in the event the gravity fed system is not handling the water efficiently.

The Village has provided funding for the completion of a vulnerability assessment for all Village facilities and property based on some of the findings in the Stormwater Master Plan and concerns over sea level rise, aging infrastructure, and new Florida Building Code standards.

## Natural Disaster Planning

Natural disaster planning in the Coastal Planning Area involves all disasters, including hurricanes, tornadoes, floods, freezes and droughts. Due to the Village's geographic location, the emphasis is directed toward hurricane response, including hurricane preparation and evacuation, post-storm evaluation and clean up, and long-term post disaster redevelopment. As flooding is a key issue in the Village associated with these Natural Disasters and can cause serious damage and potential loss of life, the Village will continue to look for mechanisms to better monitor the "Peril of Flood" strategies as noted in F.S. 163.3178(2)(f).

Hurricanes are classified using the Saffir-Simpson scale as follows:

- Category 1 - Winds 74 to 95 mph;
- Category 2 - Winds 96 to 110 mph;
- Category 3 - Winds 111 to 129 mph;
- Category 4- Winds 130 to 156 mph; and
- Category 5 - Winds 157 mph or higher.

The two largest impacts to the built environment from hurricanes are wind damage and storm surge. Generally, it is the wind that produces most of the property damage associated with hurricanes, while the greatest threat to life is from flooding and storm surge. Storm surge impacts are based on the category of the hurricane. Areas of impact from storm surge are depicted on **Map XX**.

Palm Beach County Division of Emergency Management ("Division") plans for natural disaster events through yearly training with the Village of North Palm Beach Public Works and Community Development staff as well as staff from 38 other County municipalities. The Division is also responsible for identifying evacuation routes away from the coastline, coordinating emergency medical services, providing news releases on infrastructure impacts, operation of emergency shelters and coordination of recovery efforts.

Prior to or during hurricanes, the Governor of the State of Florida has the authority to declare an area as an emergency disaster site and therefore, issue evacuation orders for residents of that region. Based on the size of the storm and level of emergency declaration, various zones have been established for evacuations to occur. The routes which residents are required to take have been established by Palm Beach County and are provided in the evacuation route map (**Map XX**). **Include the shelter locations in the Village based on map.**



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Post disaster recovery is another important tool required during natural disaster planning. The Village has a post-disaster recovery team established for the immediate identification of hazards such as downed powerlines and fallen trees. The Village Public Works and Fire Rescue Departments deploy crews to clear roads and check on homeowners impacted by flood or wind damage. Once the immediate dangers are mitigated, the Village staff will identify impacts to seawalls and other structures impacted by increased wave action and storm surge.

The Community Development Department will assess damages to both private and public structures. Expedited building permit issuance allows residents to make repairs to roofs, windows, and doors as quick as possible to allow them to safely remain in their homes. Additionally, emergency seawall repairs may be necessary to maintain the structural integrity of the land.

## Flood Protection

The federal government, State of Florida and Village have regulations in place to mitigate the impacts of flooding events. Additionally, resources are available to compensate residents who suffer impacts to their property. The following programs have been established:

National Flood Insurance Program (NFIP). The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage caused by floods to buildings and their contents. The Village of North Palm Beach is a participant in the NFIP.

Community Rating System (CRS). The NFIP's CRS was implemented in 1990 as a program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. The rating is given to municipalities based on various metrics to identify the infrastructure, regulations and recovery measures in place to mitigate flood impacts. The rating is given on a 1-10 scale, with 1 being the best score and residents receiving 45% reduction in flood insurance rates. The Village participates in the NFIP's CRS program, and has a 2023 CRS rating of 5. This rating enables North Palm Beach property owners to receive a 25% reduction in their NFIP rates. In addition, the Village is eligible to seek FEMA funds to be used to remedy flooding problems and will continue to participate in activities to comply with NFIP requirements.

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Flood Protection Ordinance. In conformance with the requirements of the National Flood Insurance Program, the Village has adopted and enforced regulations governing development in special flood hazard zones through Chapter 12.5 of its Land Development Regulations (LDRs). The Village's LDRs include floodplain provisions and regulations related to buildings and structures, subdivisions, subdivision plats, site improvements, and utilities.



### Sea Level Rise

Palm Beach County has joined a regional effort with Miami-Dade, Broward and Monroe Counties known as the South Florida Regional Climate Change Compact ("Compact"). The compact is defined as a "voluntary framework designed to align, guide and support the acceleration of local and regional climate action in Southeast Florida toward a shared vision of a low-carbon, healthy, prosperous, more equitable and more resilient region." According to the Compact's 2019 report, sea levels were calculated to rise 10-17 inches by 2040 with the rate of increase accelerating every year. Warming oceans and melting ice sheets and glaciers are increasing the probability of damaging floods from storm surges.

Significant impacts have yet to be seen in many South Florida municipalities outside of king tides, therefore, it is challenging to receive constituent support for public investment in infrastructure or more stringent property development regulations. Many municipalities find difficulty in enacting regulations for the present based on projected impacts decades in the future. The Compact seeks to organize and expedite action items as a collective, with numerous governments providing support to each other.

There are various strategies worth considering by the Village elected officials and staff to address future impacts of sea level rise and mitigate its effects to the existing built environment.

### Protection Strategies:

- Maintenance of existing seawalls and bulkheads
- Re-nourishment of beaches
- Protection of vegetated shorelines





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## Adaptation Strategies:

- Floodproofing of new or existing buildings
- Use of fill to raise elevation of new or existing buildings
- Requirement of additional freeboard for new development
- Increase the building setbacks along the Lake Worth Lagoon or other waterways.
- Relocate vital infrastructure and public facilities to higher elevations.

## Summary

The resilience of Village properties and structures during natural disasters are threatened by some factors outside of the Village's control: The loss of mangrove and seagrass habitat throughout the Lake Worth Lagoon, loss of dune stability within JDMBSP, failure of private seawalls, and control of exotic plant and animal species on private properties and adjacent municipalities.

The following recommendations are provided for the Village to consider when planning for future coastal resiliency and may be placed within the policies of the Coastal Management Element. The associated new or amended policy is provided for reference:

- Water quality monitoring and coordination with PBC and JDMBSP for enacting water quality projects within the Lake Worth Lagoon (Policy 2.4)
- Evaluation of seawall stability on public and private lands (Policy 9.4)
- Evaluation of exotic vegetation on public and private lands (Policy 6.3)
- Evaluate the impacts of flooding on existing residential lands. (Objective 10)
- Monitor the current stormwater systems effectiveness and home elevation levels in relation to FEMA FIRM map changes. (Policy 6.1)
- Support installation of living shorelines/ rip rap walls in lieu of seawalls, including oyster beds, to support water quality improvements and habitat restoration. (Policy 2.4)
- Analyze hazardous flood conditions and identify investment and regulation strategies for mitigation (Policy 9.1, 9.2, and 9.3).
- The Village should consider acquisition of at-risk lands as opportunities arise. (Policy 10.1)

# COASTAL MANAGEMENT



## 9.0 RECREATION AND OPEN SPACE

### 9.1 INTRODUCTION

The Recreation and Open Space requirement was repealed by the Florida Legislature in 1996. However, Chapter 163.3177, (7)(k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA).

Due to the importance of recreational facilities to the character of North Palm Beach, the Village has determined it necessary to maintain the Recreation And Open Space element within the Comprehensive Plan.

A summary of the data, analysis and support documentation necessary to form the basis for Recreation and Open Space goal, objectives and policies is presented in Chapter 9 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR Based Amendment Support Documentation dated 2009.

### 9.2 VILLAGE GOAL STATEMENT

Ensure that the existing and future recreation and open space facilities and programs are maintained and improved in order to meet current and projected needs of Village residents.

## CHAPTER 9 RECREATION AND OPEN SPACE

### GOALS, OBJECTIVES, AND POLICIES

**GOAL 1:** To ensure adequate recreation and open space opportunities for all sectors of the community and enhance the quality of life North Palm Beach offers through the development of attractive parks, recreation facilities, and open spaces.

**OBJECTIVE 1.1:** Maintain, annually review, and update as necessary, the master development program for all Village recreation facilities.

**Policy 1.1.1:** On an annual basis, review each existing recreation facility in terms of its recreation development potential by analyzing existing uses, parking areas, condition of facilities and site design characteristics.

**Policy 1.1.2:** The Village shall investigate development of a Parks Master Plan to assess desired and needed recreation amenities.

**OBJECTIVE 1.2:** All existing recreation facilities shall be maintained, as financially feasible, at a level equivalent to that which is currently in use evidence.





**Policy 1.2.1:** Provide maintenance program funding for existing and future recreation facilities through the annual budgeting process, including an annual review of facility condition, and user and permit fees.

**Policy 1.2.2:** Encourage “adopt a park” program to be utilized by various neighborhood groups and organizations.

**Policy 1.2.3:** Enhance parks facilities by establishing a requirement for development impact fees.

**OBJECTIVE 1.3:** Plan for the provision of facilities in advance of their actual need.

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**Policy 1.3.1:** Maintain a five-year Capital Improvement Program for recreation facilities based upon the results of the annual review completed pursuant to Policy 1.1.

**Policy 1.3.2:** Long-range recreation improvements for land and facilities shall be based upon projected needs of the buildout population

**Policy 1.3.3:** Continue to require recreational site dedications for new developments as currently required by the Subdivision Ordinance.

**OBJECTIVE 1.4:** Review leisure programs, on an annual basis, in conjunction with the Village budget procedure as a means of meeting current resident needs.

**Policy 1.4.1:** Continue to expand library cultural programs to include all ages.

**Policy 1.4.2:** Continue to plan expansion of all programs to satisfy population increases with the aid and advisement of citizen advisory boards.

**OBJECTIVE 1.5:** Establish Level of Service Standards for recreation facilities and open spaces within the Village.

**Policy 1.5.1** ~~Level of Service Standards, per Table 9-1, shall be maintained for recreation and open space facilities within the Village and incorporated within the Village Land Development Regulations.~~ A level of service standard shall be maintained at the current level of development: 4.15 acres of neighborhood and community park space per 1000 residents.

**Policy 1.5.2:** Specific open space definitions consistent with Level-of-Service Standards shall be maintained within Village Land Development Regulations.



**OBJECTIVE 1.6:** ~~Reserved.~~ Identify and assess opportunities for enhanced youth sports activities.

**Policy 1.6.1:** Identify gaps in service within the regional youth sports leagues, which are not being provided by neighboring municipalities.

**Policy 1.6.2:** Provide opportunities for residents and general public to utilize Village facilities, which may operate independently of the Village Recreational programs.

**OBJECTIVE 1.7:** Increase the existing capacity inventory of recreation and areas open space facilities by coordinating public and private resources.

**Policy 1.7.1:** ~~Enter~~ Assess the viability of entering into an agreement with The Benjamin School public and private schools for the joint use of the football/soccer athletic fields as future needs dictate.

**Policy 1.7.2:** Development of park sites shall be consistent with specific plans designed to:

A) Achieve cost efficiency;

B) Fulfill the spatial and functional needs of the intended uses;

C) Enhance the appearance of the Village;

D) Establish highly visible Village points of interest, which create a sense of community.

E) Provide accessibility to all residents.

~~Enforce open space and recreation site dedications as required by the zoning and subdivision ordinance through the Village Land Development approval process.~~

**OBJECTIVE 1.8:** Provide access to library resources for all Village residents.

**Policy 1.8.1:** Continue to encourage the equitable inter-community sharing of recreational and library facilities.

**OBJECTIVE 1.9:** The Village shall improve and enhance access to parks, recreation and community facilities by establishing connections to activity centers and neighborhoods through sidewalks and enhanced streetscapes by developing a Village trail system.

**Policy 1.9.1:** Investigate the need for a Bicycle and Pedestrian Plan

**Policy 1.9.2:** Gaps in pedestrian connectivity shall be identified and provided for through established Village rights-of-way and properties.



**Policy 1.9.3:** Private entities shall be encouraged to dedicate access easements to the Village as necessary to create connections identified in a Bicycle and Pedestrian Plan.

**OBJECTIVE 1.10:** Maintain the North Palm Beach Country Club open to the public.

**Policy 1.10.1:** Consider creation of a strategic plan to identify fiscal and operational sustainability of the Country Club facilities.

TABLE 9-1

## RECREATION AND OPEN SPACE

### LEVEL OF SERVICE STANDARDS TABLE

Classification Area/Activity	Standard (unit/population)
Neighborhood Parks	2 acres/1,000
Community Parks	2 acres/1,000
Beaches	1 mile/31,250
Marinas	1 slip/2,500
Boating	1 ramp/6,250
Golf Courses	9 holes/30,000
Swimming	1 pool/31,250
Tennis	1 court/2,500
Basketball	1 court/2,500
Shuffleboard	1 court/6,250
Baseball/Softball	1 field/7,200
Football/Soccer	1 field/4,800
Handball/Racquetball	1 court/6,000
Playground Areas	1 area/3,600
Volleyball	1 court/7,200



## DATA & ANALYSIS

### INTRODUCTION

The Village of North Palm Beach ("Village") was established in 1956 as an award winning master-planned community, containing three neighborhood parks within single family neighborhoods. By 1963, the municipal golf course was established and over the decades, additional facilities have been included to further bolster the quality of life for the residents of the Village.

The recreational facilities owned and operated by the Village currently total 198 acres, including the Community Center, the North Palm Beach Country Club, and Anchorage, Lakeside and Osborne parks. Forty-seven (47) acres are maintained by the Leisure Services Department which was created in 2022 as a combination of the Library and Parks & Recreation Departments. The Leisure Services Department is funded entirely by the general fund, generated from taxes and service fees levied by the Village. Grant funding is available for specific maintenance and facility upgrades but varies by year. For fiscal year 2023, Leisure Services expended \$2,893,594.

The North Palm Beach County Club totals 151 acres and is a publicly accessible golf course owned and operated by the Village. The Country Club Department maintains the 18-hole golf course, clubhouse, community pool and tennis center. Funding is entirely through user fees, memberships and sales of food and equipment at the clubhouse.

The Village's advantageous location along the Intracoastal Waterway and the Lake Worth Lagoon provides many opportunities for residents to participate in the outdoors and experience the tropical climate of South Florida. Many of the Village's facilities lie along the waterways with access to swimming, fishing, boating and wildlife viewing contributing to the Village's motto, "the best place to live under the sun".

### INVENTORY OF RECREATION AND OPEN SPACE FACILITIES

The following inventory of parks, open spaces, and recreation facilities is prepared in compliance with state requirements (Florida Statute 163.3177). The Village's classifications are comparable to both Palm Beach County and the State of Florida classifications for open space and recreation, and provide for the necessary modifications tailored to the unique features of the community and the Leisure Services Department's operations. The Recreation and Open Space Element of the Palm Beach County Comprehensive Plan was most recently updated by way of Ordinance Number 2012-22, effective 08/31/12. The element recognizes four (4) categories of public recreation: Countywide(Regional, Beach and District), Local-Level(Community and Neighborhood), Open Space, and Recreational & Cultural.



## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

The Village of North Palm Beach maintains a variety of recreation opportunities over 198 acres of park land located within the Village. The Village's parks and recreational facilities consist of athletic fields, community centers, parks & open spaces, playgrounds, beaches, a community garden and waterway access for boating and fishing. Map 1 reflects the location of all public recreation and open space facilities in the Village. The following inventory of the existing Village facilities are categorized into four (4) sections (Parklets, Neighborhood & Community Parks, Regional Parks, and Other) ranging in level of services provided and number of patrons anticipated to be served as well as level of Village involvement in managing the services. All property sizes were provided by the Palm Beach County Property Appraiser.



### 1. Parklets

Parklets are generally defined as facilities less than one (1) acre in size and provide a basic level of service with passive recreational activities. Typically located within residential neighborhoods to serve the immediate residents, these facilities may be maintained by the Village or private entities, but open to the general public. There are no active recreational uses, but they serve as green spaces to sit or walk within. There are currently two (2) properties within the Village that operate as a parklet: Prosperity Village Open Space and Monet Road Open Space. Prosperity Village Open Space contains a bench while Monet Road Park has no definable facilities.

Both properties are further specified in Table 1 below:

**TABLE 1**

Open Space	Acreage	Benches
Prosperity Village	0.07	1
Monet Road	0.15	--
<b>Total</b>	<b>0.22</b>	<b>1</b>





## 2. Neighborhood and Community Parks

Neighborhood and Community Parks are defined as facilities over one (1) acre in size and are located along collector roads with parking areas to capture a larger portion of the population than persons residing in the immediate vicinity. These properties may have athletic fields for organized sports as well as restrooms. They will typically serve a larger neighborhood or multiple small neighborhoods. All operations are open to the general public and maintained by the Village of North Palm Beach. There are currently six (6) facilities that meet the definition of Neighborhood & Community Parks, including the Country Club pool and tennis facilities used by residents daily and operate similarly to the other neighborhood and community parks.



Table 2 specifies the amenities at each park facility. Clarification of some of the categories is provided as follows. All courts are outdoor. The Swimming Pool is accessible for an entrance fee. Memorials are defined as having a plaque, small plaza, bench and flagpole. Indoor Multipurpose Space is defined as a room available for use for indoor sports, exercise classes, or organized events. The Community Center has wooden court flooring that can be used for various sports such as indoor basketball, volleyball, badminton, etc. The facilities at Anchorage Park and Osborne Park are much smaller and geared towards group classes and activities. Trails may be mulched or paved and can include fitness equipment.





# ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

TABLE 2

Facility	Acreage	Playground	Tennis Court	Basketball Court	Volleyball Court	Soccer/ Football Field	Baseball/ Softball Field	Swimming Pool	Boat Ramp/ Kayak Launch	Fishing Dock
Anchorage Park	21.5	1	2	--	4	--	1	--	1	2
Lakeside Park	5.7	1	--	1	1	--	--	--	--	1
Osborne Park	6.9	1	--	1	--	--	2	--	--	--
Veterans Park	0.4	--	--	--	--	--	--	--	--	--
Community Center	12.7	1	--	3	1	3	1	--	--	--
Country Club Tennis and Pool	6.0	1	10	--	--	--	--	1	--	--
<b>Total</b>	<b>53.2</b>	<b>5</b>	<b>12</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>3</b>

Table 2 (Cont.)

Facility	Memorial	Dogrun	Pavilion	Community Garden	Batting Cage	Racquetball/ handball	Indoor Multipurpose space	Ampitheater	Restrooms	Trails
Anchorage Park	--	3	9	--	--	--	1	--	2	1
Lakeside Park	--	--	2	--	--	--	--	--	--	1
Osborne Park	1	--	2	1	2	6	1	--	2	--
Veterans Park	1	--	--	--	--	--	--	1	--	--
Community Center	--	--	1	--	--	--	1	--	3	1
Country Club Tennis and Pool	--	--	2	--	--	--	--	--	2	--
<b>Total</b>	<b>2</b>	<b>3</b>	<b>16</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>9</b>	<b>3</b>



## 3. Regional Facilities

Regional facilities are defined as facilities over ten (10) acres in size and serving as a destination for residents of Northern Palm Beach County. Though these types of parks typically contain large athletic fields, or nature trails, the Village's single Regional Facility is the North Palm Beach Country Club. The 18-hole golf course is owned by the Village and operated by the Country Club Department with paid entry to the general public. Near the golf course is a practice putting green, chipping green and driving range. Players also have access to a pro-shop and locker rooms. Reduced fees to use the course are available to residents and individuals with memberships. The clubhouse was rebuilt in 2019, after over 60 years in operation. The new building includes a restaurant and event venue overlooking the golf course.



Table 3

Facilities	Acreage	Golf Course	Trails	Restaurant	Restrooms
North Palm Beach Country Club	144.9	1	1	1	3
<b>Total</b>	<b>144.9</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>

## 4. Other Parks

John D. MacArthur Beach State Park (JDMBSP) is the only public recreational facility within the municipal limits of North Palm Beach, not operated by the Village. Though similar to a Regional Facility, serving as a destination for residents of northern Palm Beach County, JDMBSP receives separate funding and is regulated by the State of



## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

Florida. The Florida Department of Environmental Protection created a John D. MacArthur Beach State Park Management Plan ("Management Plan"), last updated on August 26, 2020. The Management Plan establishes an inventory of habitat and facilities, specifies programs for habitat preservation and public outreach, and outlines upgrades to facilities over time. There is an individual entrance fee for the general public. Memberships to all of Florida State Parks are available as well. Table 4 specifies the many unique amenities offered in the park, including a nature center, kayak & paddleboard rentals, nature trails and beach access.





Table 4

Facilities	Acreage	Playground	Swimming- open water	Boat Ramp	Fishing	Kayak/ Paddleboard	Trails	Pavilion	Restrooms
John D. McArthur Beach State Park	436.39	1	1	2	3	1	5	8	5
<b>Total</b>	<b>436.39</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>5</b>	<b>8</b>	<b>5</b>

## OTHER RECREATIONAL FACILITIES

### Schools

There are three (3) schools with athletic facilities within the municipal limits of the Village of North Palm Beach. The Conservatory School is the only public school, serving students in kindergarten through 8<sup>th</sup> grade. St. Clare Catholic School and the Benjamin School are both private, serving students in kindergarten to 8<sup>th</sup> grade. There is currently an agreement only with the Conservatory School for mutual usage of their facilities. Agreements are common between local governments and the Palm Beach County School District, but less common with private schools. The indoor gymnasiums are similar to the Village Community Center Indoor multipurpose space, which may include basketball, volleyball, etc. The basketball courts column is specifically limited to those provided outdoors. Where multiple playgrounds are provided, they are for different age groups.



Table 5

Facility	Acreage	Playground	Indoor Gymnasium	Basketball court	Soccer/ Football field	Baseball/ Softball field
Conservatory School (Public K-8)	9.9	2	1	2	--	1
The Benjamin School (Private, K-8)	14.7	2	1	3	1	--
St. Clare Catholic School (Private K-8)	15.9	1	1	2	1	1

### Private- Residential

Private recreation is defined as recreational facilities provided by independent residential developments. Many citizens have their recreational needs met in their neighborhood by private recreation amenities. An awareness of private recreational supply is a meaningful consideration to public recreational planning and service delivery. It should also be noted that the Village is supportive of these private facilities.

### Streets and Sidewalks

Sidewalks provide a commonly used, but often forgotten, recreational amenity to most of the residents. All of the single family neighborhoods have sidewalks provided along at least one side of the street. Pedestrian accessibility is key to providing accessible parks and recreation facilities. If provided within the public right-of-way, the Village ensures the sidewalks are cleared of debris and, unimpeded by vehicles, and fixes cracks from adjacent trees. Though the street edges are designed as swales for stormwater drainage, certain species of trees are permitted and provide beneficial shade to pedestrians. The full list of allowed trees, subject to locational approval by the Public Works Director, is available in Section 27-18 of the Village Code of Ordinances.



## Waterways

North Palm Beach was designed to provide waterway access to as many residents as possible, whether they live on the water or near it. Lakeside Park, Anchorage Park, the Golf Course, and JDMBSP all front a different waterbody with varying levels of usability. Lakeside Park has a beach, but no swimming or boat launching. Anchorage Park has boat launching for motorized vessels, kayaks and the North Palm Beach rowing club with a fishing dock.

Though the Village maintains the residential canals through various dredging efforts, individuals are allowed to clear the area around a mooring location immediately adjacent to their property. The Intracoastal Waterway main channel is maintained by the Florida Inland Navigation District. The Lake Worth Lagoon is monitored for various water quality metrics and habitat conditions by the State of Florida within JDBMSP and by Palm Beach County elsewhere. The Earman River is maintained by South Florida Water Management District for stormwater control. Through this intergovernmental joint effort in maintenance, the waterways are navigable, clear of debris and monitored for safe usage by the general public.

## EXISTING CONDITIONS

The Village currently maintains 198.1 acres of neighborhood and community parks as well as the North Palm Beach Country Club (Table 6). With 12,862 residents estimated in 2022 per Palm Beach County Planning Division, there is a current ratio of 15.4 acres of park lands per 1000 residents. An overall list is provided below.

**Table 6**

Facilities	Acreage
Anchorage Park	20.6
Lakeside Park	7.0
Osborne Park	6.9
Community Center	12.7
Veterans Park	0.4
Country Club Tennis and Pool	5.2
North Palm Beach Country Club	145.7
<b>Total</b>	<b>198.5</b>

A needs assessment was completed in 2021 by Barth Associates to identify existing facilities and potential expansion of services. An online survey was sent out to all residents with 751 participating. Additionally, interviews and focus group meetings were conducted with 61 participants. The findings were presented to the Village Council on November 18, 2021. The following information has been taken from the needs assessment.

The existing Level of Service (LOS) for the Village was established as the ratio of all public park spaces (minus the golf course) per 1,000 residents (using 2020 census

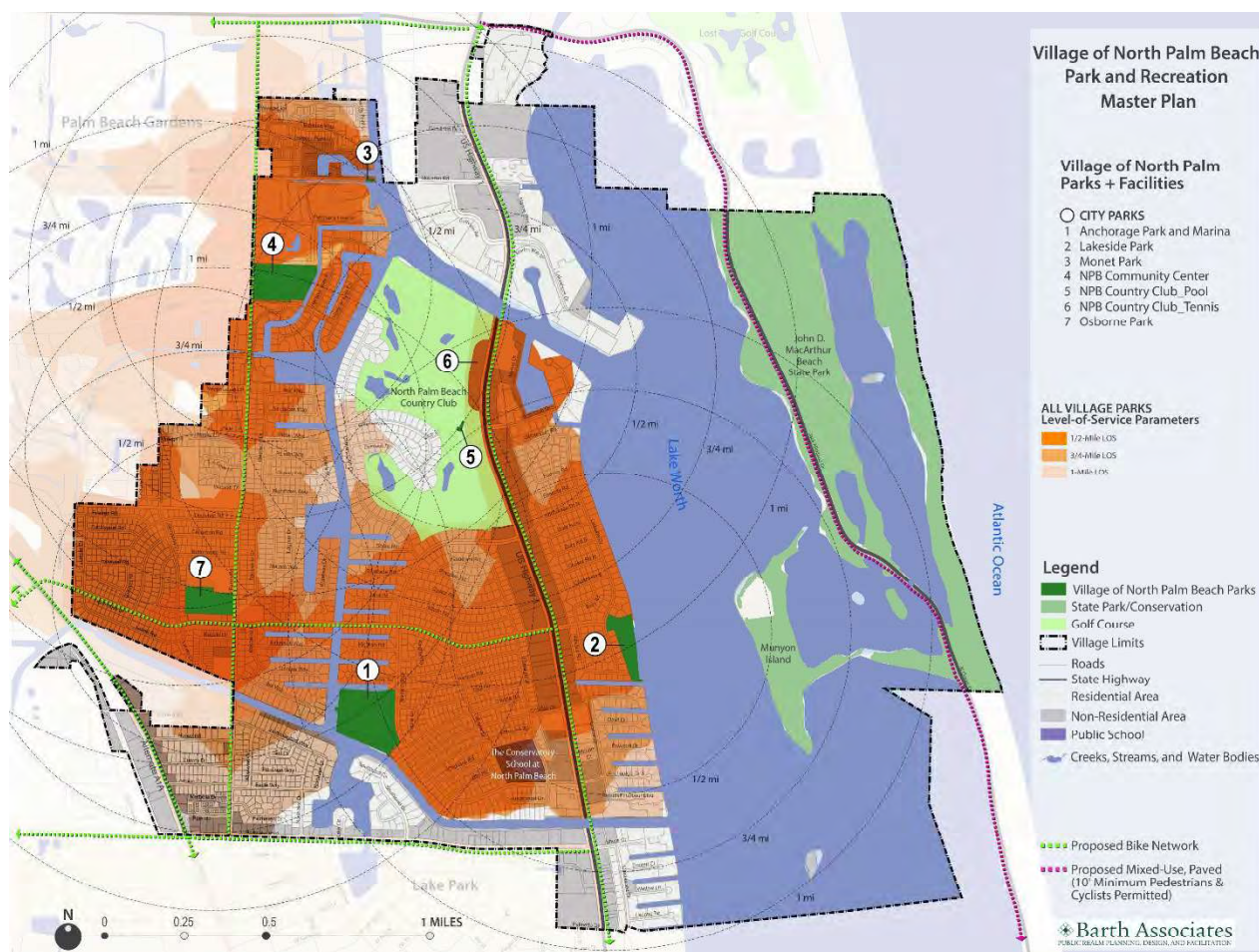




## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

data). The LOS was identified as 4.4 acres per 1000 residents. It was noted the National Recreation and Parks Association (NRPA) has established a median benchmark of municipalities at 6.8 acres per 1,000 residents making the Village deficient by 2.4 acres per 1,000. Map 2 was provided as part of the needs assessment to specify the location of all neighborhood parks (dark green). The traveling distance for residents to access neighborhood and community parks is specified in orange. The dark orange areas have sufficient access to a local park, while the light orange areas would have to travel over one-half mile. The deficient properties are located south of the Earman River and north of the Intracoastal Waterway, but many of these are multifamily residential communities with private recreational facilities.

**Map 2**



There were 4 key recommendations provided by the needs assessment: Create a bicycle and pedestrian master plan to better connect facilities, increase certain amenities per the survey of residents, further maintain the parks by upgrading structures, and provide special events.



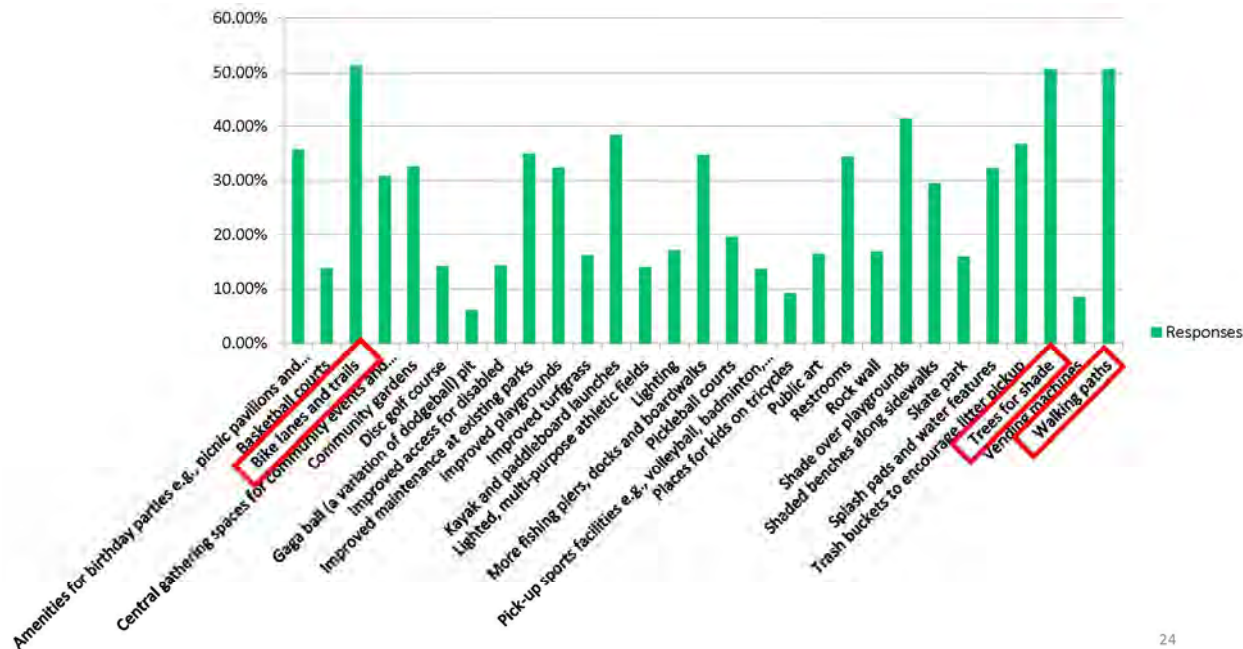
1. Bicycle and Pedestrian Master Plan

Sidewalks have been provided on both sides of all Village residential streets as required in the initial design of the Village. Some streets that were annexed into the Village have gaps in connectivity as well as sidewalk widths that could be expanded to better accommodate the public. A pedestrian master plan was recommended within the needs assessment to identify the gaps and plan for future development. Map 1 identifies the major thoroughfares (green lines) that could be improved to accommodate a bike network to connect neighborhoods and community facilities.

2. On-line Survey

The online survey of residents was conducted through outreach on social media, the website and the Village newsletter yielding 751 participants. Table 7 shows the results of the survey with bike trails and walking paths highlighted as the top two responses necessitating the creation of the bicycle and pedestrian master plan. Also highlighted is the addition of shade trees and shade structures over playgrounds. Below are the results of the survey which listed potential overall improvements to the Village's parks. The residents checked all that they supported.

Table 7



Responses were also collected to identify improvements needed in five (5) specific parks owned and operated by the Village. The top response for Anchorage Park, Osborne Park and the Community Center was the addition of shade trees. The top result for Lakeside Park was the desire for a restroom facility and the top result for the Country Club was to have discounted entry fees for residents. See Table 8 below for the entire list of results.



# ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

**Table 8**

Survey Results- Top 5 Park Improvements					
	<b>Anchorage Park</b>	<b>Osborne Park</b>	<b>Lakeside park</b>	<b>Country Club Tennis and Pool</b>	<b>Community Center</b>
<b>1</b>	Trees for Shade	Trees for Shade	Restrooms	Discounts for residents	Trees for Shade
<b>2</b>	Improved playground with shade	Walking paths	Additional parking	food-truck nights	Improved playground
<b>3</b>	Kayak and paddleboard launch	Restrooms	Resident Parking Sticker/passes	Resume pool parties, social events	Community garden
<b>4</b>	Trash buckets	Improved Playground	Foot-washing station	Summer Memberships for Families	Shades benches along sidewalks
<b>5</b>	Ampitheater/ stage	Splash Pad	Improved Playground with shade	Lighted walking and biking trail around golf course	Archery range

It should be noted that there are master plans currently in development for Osborne Park and the Community Center to build on these survey results and establish what can be added in the near future. Since this survey was completed, additional trees and a new playground were added to Anchorage Park. The Country Club does offer resident discounts, including memberships for families and social events.

## 3. Park Maintenance

The third recommendation provided in the needs assessment was the maintenance of current parks space including but not limited to updating irrigation systems, improving pathway lighting, upgrading sport courts, repairing fencing and replacing sod. It was recommended that an Annual Asset Management (repair and replace) plan be created for the analysis of upgrades that need to occur. Funding can be achieved through federal and state improvement grants.

## 4. Programs and Special Events

The survey participants identified various programs that they would like to see offered within the Village park facilities. The top requested response (34% of the vote) was for Kayak & paddleboard programs, including rentals and group outings. Nature & Environmental programs, offering educational opportunities for families secured 27% of votes. Organized walking groups and community service & volunteering events received 26% each.

In order to enact the programs expressed by this survey, potential suggestions were given by the Needs Assessment consultant. A paddle board rental station or partnership with JDMBSP would help the desire to have kayak and paddleboard availability. Community services opportunities may include organized beach cleanups or assistance with the Village Library. To provide nature and environmental programs, a community garden was created at Osborne Park, following this survey. Youth Sports were discussed in focus groups and it was determined there is a need for non-competitive sports programs for younger children (ages 3-5) in the area.





## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

Special events are already common at many of the Village parks including Heritage Day, Fourth of July, boat parade, fishing tournament, haunted house at the library and many more. It was recommended to expand the accessibility, receive partnerships for resources and funding, and ensure events are provided for all age groups on a monthly basis.



### FUTURE OPPORTUNITY ANALYSIS

The needs assessment has established the need to create a Parks Master Plan for future development of the facilities in the Village as well as a Bicycle and Pedestrian Master Plan to connect the community. Both plans should identify the accessibility of the parks for all age-groups and income levels.

### Level of Service (LOS)

As specified in the needs assessment, the existing LOS for the Village is 4.4 acres per 1000 residents (excluding the Country Club). The Village previously established a LOS for individual sports and activities, rather than a comprehensive aggregation of minimum acreage. The previous method of establishing the LOS is considered to be too restrictive to meet the changing demands of the public and fluctuating sources based in part on grant funding. Therefore, the adopted level of service should focus on the overall need for developed public park facilities. Developed parks or recreation facilities LOS shall be defined as all neighborhood and community parks as well as parklets per 1000 residents. The total acreage of all facilities equals 53.42 acres yielding an existing LOS for the Village of 4.15 acres per 1,000 people. This differs from the needs assessment due to population growth and differing measurements of facilities.

Of the municipalities in South Florida that have established an overall level of service, they vary in size from 2 acres per 1,000 residents in Lake Worth Beach, 3 acres per 1,000 residents in Greenacres and Stuart, and up to 15 acres per 1,000 residents in Vero Beach. The small number in Lake Worth Beach was established because there is little land available to increase park space while Vero Beach has over 800 acres of public open space that greatly increases the ratio to the current population.



## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

Per Palm Beach County Planning Division population estimates, the Village is expected to increase by 641 residents between 2022 and 2035. In order to maintain the existing level of service, an additional 2.62 acres is required to be provided to the residents. See Table 9 below for reference.

Table 9

Year	Population	Acres		
		Level of Service (4.15 ac/ 1000)	Existing	Deficit/ surplus
2022	12,862	53.4	53.42	0.04
2025	13,053	54.2	53.42	-0.75
2030	13,297	55.2	53.42	-1.76
2035	13,503	56.0	53.42	-2.62

Since the Village is currently built out except for a few vacant parcels, there is not likely to be a new neighborhood and community park provided at the minimum 1 acre threshold. Most additional recreation space will likely come from parklets, such as the land dedicated from the creation of the Prosperity Village planned development in 2022. There may be additional opportunities for small park spaces on other Village properties or rights-of-way that can be identified through an open space analysis.

#### Requirements of Development

There are two ways to increase park lands within the Village. Dedications from private land owners or purchase of lands by the Village. New residential development is encouraged within the limits of the Village, but the LOS will be affected. To maintain the LOS, developments should be required to provide on-site recreation and open space for the proposed development. A cash out option may be considered and approved by the Village Council. The Code of Ordinances, Section 36-23 "Public Sites and Open Spaces" currently requires subdivisions to dedicate 5% of the gross land area or pay an amount equal to the fair market value of that portion of land. With an established LOS of 4.15 per 1000 residents, an amendment to the Ordinance should be considered to be applicable to all residential development that may not need a subdivision.

Impact fees are currently being reviewed by the Village to be imposed on all new residential developments to offset the cost associated with meeting the LOS for future residents. The impact fees may be used by the Village to purchase property for future park lands. Though there are few undeveloped acres available within the municipal boundaries of the Village, properties may be redeveloped to become active recreation space. Of the properties in the immediate annexation area, none have been identified for potential parks or conservation. Some properties are currently vacant or underutilized and could be purchased to be repurposed for public park facilities.



The Village should remain open to, and perhaps actively pursue, opportunities for expanding its parks system through the donation of land. While the benefits of such acquisitions must be evaluated in terms of populations served, accessibility, development and maintenance costs, etc., donations remain a desirable acquisition alternative for the future.

### Funding Sources

Additional grant funding is available through the Florida Recreation Development Assistance Program (FRDAP). "The purpose of this program is to provide grants to qualified local governmental entities to acquire or develop land for public outdoor recreational purposes." In the past, the Village has also used The Recreational Trails Program (RTP), Land and Water Conservation Fund Program (LWCF), and Florida Inland Navigation District (FIND) grant funding for park improvements. In order to offset the rising costs of maintenance and park development, the Village will continue to pursue these allocations of funds made available by the federal and state governments for future development and land acquisition.

### Access

All facilities should be accessible to the general public with special considerations given in the design of any future amenity to all age groups, abilities and mobilities. The disabled population often requires special recreation opportunities. The Village recognizes a shared responsibility with other governmental entities to provide opportunities for all. Facilities such as special exercise courses and trails should be included in community parks and some neighborhood parks. Special trails can also be constructed for the enjoyment of disabled persons. At the very least, all facilities should be accessible.

Senior citizens sometimes encounter access difficulties and may prefer to enjoy their leisure apart from youths and children. Planning with senior citizens in mind should translate into the provision of adequate access and facilities for the pursuit of leisure activities.

Planning for future recreational facilities and parks should take into account the special barrier-free accessibility needs of disabled persons and of the elderly. Accessibility requirements include wheelchair ramps, railings, restroom facilities designed to provide access to the handicapped and other facilities constructed to allow safe use by all.

Another group to consider is children. They require specific recreational facilities and opportunities. Playground equipment in parks would help meet the demand of this younger age group for recreation opportunities, as well as sport fields and similar activities.

### SUMMARY

The Village is continuously working to improve the Recreation and Open Space facilities for the residents. Each park is planned to develop a long term master plan





## ATTRACTIVE AND ENVIRONMENTALLY-FRIENDLY COMMUNITY

for future growth and development. This will ensure that each space efficiently reaches its full potential to serve the community. As the demographics and activity trends change over time, the Village should be prepared to modify fields, courts and buildings to provide services that residents desire.



It is the goal of the Village to maintain the North Palm Beach Country Club as a publicly owned and assessable facility for future generations to enjoy. The financial and practical sustainability of the facilities is of great concern without a formal plan in place. Lakeside Park is currently maintained as a passive, neighborhood park with limited parking and no restrooms. There are competing views by the residents of the if it should become more of a destination or if it should be maintained in a passive manor for the adjacent neighborhood. Anchorage Park needs to effectively balance residents' desires for an expanded boat storage area with active recreational uses. With these large issues remaining, additional planning needs to be completed and in-depth discussions on each topic need to be had to successfully enhance and continue to expand offerings within the parks of the Village of North Palm Beach.



**VILLAGE OF NORTH PALM BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

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TO: Planning, Zoning and Adjustment Board

FROM: Caryn Gardner-Young, Community Development Director

DATE: June 4, 2024

SUBJECT: **Comprehensive Plan Amendments (EAR) – Property Rights Element**

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Attached is a copy of the proposed Data and Analysis and Goals, Objectives and Policies (GOPs) for the Private Property Rights Element. In accordance with the legislative intent expressed in Section 163.3161(10) and Section 187.101(3) of the Florida Statutes, which requires governmental entities to respect judicially acknowledged and constitutionally protected private property rights, each local government must include a property rights element in its comprehensive plan to ensure that private property rights are considered in local decision-making.

There are no proposed changes to the GOPs.

The proposed changes to the Data and Analysis are as follows:

1. Provides Federal and State legislation which supports property rights.

## CHAPTER 11 GOALS, OBJECTIVES, AND POLICIES

### ~~14.0~~ PROPERTY RIGHTS

#### ~~14.1~~ INTRODUCTION

~~Section 166.3177(6)(i)1, Florida Statutes, requires each local government to include in its Comprehensive Plan a Property Rights Element to ensure that private property rights are considered in local decision making.~~

#### ~~14.2~~ VILLAGE GOAL STATEMENT

~~The Village will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.~~

#### ~~14.3~~ OBJECTIVE AND POLICY

**OBJECTIVE 1:** The Village will respect judicially acknowledged and constitutionally protected private property rights.

**Policy 1.1.1:** The Village will consider the following rights in its decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.



## **DATA & ANALYSIS**

### **INTRODUCTION**

The purpose of the Property Rights Element is to: identify specific property rights and affirm that local government will respect them; protect the rights of people to participate in decisions that affect their lives and property; and provide standards for reliable and predictable local government decision-making to promote sound, long-term investments in a community

### **LEGISLATION**

The following is an assessment of existing regulations and programs that protect private property rights from governmental action without due process and just compensation:

#### **Federal Regulations**

##### **Constitution of the United States**

###### **First Amendment**

The First Amendment protects the freedoms of speech and religion. It guarantees that property owners may exercise these rights on their property.

###### **Fifth Amendment**

The Fifth Amendment provides the foundation for the protection of private property rights from arbitrary government action. The text of this Constitutional Amendment outlines the requirement that the government must provide "due process" under law and "just compensation" for the taking of private property for public use.

###### **Fourteenth Amendment**

The Fourteenth Amendment makes the Bill of Rights (the first ten Constitutional Amendments) applicable to state and local governments. It contains the Due Process Clause, which guarantees the following rights against the states: procedural protections, such as notice and a hearing before termination of entitlements; individual rights listed in the Bill of Rights, including freedom of speech, free exercise of religion, the right to bear arms, and a variety of criminal procedure protections; and fundamental rights that are not specifically enumerated in the Constitution.

#### **State Regulations**

##### **Florida Statutes Section 163.3177(6)(i)1, Florida Statutes**

In accordance with the legislative intent expressed in sections 163.3161(10) and 187.101(3), Florida Statutes, governmental entities shall respect judicially acknowledged and constitutionally protected private property rights, and ea



## RESPONSIBLE & ACCESSIBLE GOVERNMENT

each local government shall include in its comprehensive plan a Property Rights Element to ensure that private property rights are considered in local decision making.

### **Section 70.001, Florida Statutes**

Florida Statutes section 70.001, also known as the Bert Harris Act or "Private Property Rights Protection Act", provides a private cause of action when the existing use (or a vested right to a specific use) of property is inordinately burdened by the Florida governmental entity, including the agencies thereof. Adopted in 2021, it was created to provide relief to private landowners when a law, regulation, or ordinance inordinately burdens, restricts, or limits private property without amounting to a taking under the U.S. Constitution

### **Sections 163.3220-163.3243, Florida Statutes**

Sections 163.3220-163.3243, Florida Statutes, otherwise known as the "Florida Local Government Development Agreement Act", grants assurance to a developer that upon receipt of his or her development permit or brownfield designation he or she may proceed in accordance with existing laws and policies. Adopted in 2022, the Legislature enacted the bill in an effort to reduce uncertainty in development approvals by authorizing local governments to enter into development agreements with developers. These agreements will encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

### **INVENTORY AND ANALYSIS**

A Property Rights Element is required under the provisions of section 163.3177 (6) (i) 1, Florida Statutes. The inclusion of this element and continued adherence to best practices in the provision of public infrastructure and regulation of land development to protect the public health, safety, and welfare will ensure implementation of these provisions. This Element does not create any property rights or due process rights that are not already judicially acknowledged and constitutionally protected.

The Village will continue to ensure that private property rights are clearly protected by the applicable provisions of the Village Charter, Code of Ordinances, and the Comprehensive Plan. The goal, objectives, and policies of the Property Rights Element will provide the direction necessary to proactively address potential policy conflicts before private property rights are adversely impacted.





## **10.0 INTRODUCTION**

~~The Intergovernmental Coordination element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (h), Florida Statutes, establishes the Intergovernmental Coordination requirement and Chapter 9J-5.015 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Intergovernmental Coordination goal, objectives and policies is presented in Chapter 10 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report date 1999\_Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

## **10.1 VILLAGE GOAL STATEMENT**

~~Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the North Palm Beach Comprehensive Plan. Further, intergovernmental coordination shall be oriented to maintaining the current character of the Village, while addressing issues and needs necessary to maintain adopted Level of Service (LOS) Standards.~~

## **10.2 CHAPTER 10 INTERGOVERNMENTAL COORDINATION**

### **GOALS, OBJECTIVES AND POLICIES**

GOAL 1: To improve governmental efficient and effectiveness and resolve conflicts and incompatibilities through cooperation, communication and flexible relationships between North Palm Beach and all other governmental organizations which share common interests and issues.

OBJECTIVE 1.1: Coordinate Comprehensive Plan and Conflict Resolution. Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board, and current service providers.

Policy 1.1.1: All relevant information necessary for review and comment by affected governments shall be supplied by the Village.

Policy 1.1.2: Notify Lake Park, Palm Beach Gardens, Riviera Beach, Palm Beach County, the Palm Beach County School Board and



municipal service providers regarding pending land use amendments ~~or land development decisions~~ within North Palm Beach. Formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders, including the need for additional intergovernmental coordination mechanisms. Comments regarding the impacts upon adjacent municipalities shall be formally considered by the Village prior to making a land use planning or development decision in these areas. If the Village and the commenting municipality cannot devise the means to jointly mitigate perceived adverse impacts, the Village shall initiate a request for mediation services offered by the Treasure Coast Regional Planning Council.

~~Policy 1.3: Notify the Treasure Coast Regional Planning Council during the Village comprehensive plan amendment process and provide an opportunity for their review and comment.~~

Policy 1.1.34: Continue the current level of participation in the implementation of the Palm Beach County Housing Assistance Plan. ~~by updating and executing the current Interlocal Agreement upon request by the Palm Beach County Department of Community Development.~~ Further, participate with other local government, under the direction of Palm Beach County, to develop and implement a "fair-share" program to address countywide very-low, low and moderate income housing needs, including financing mechanisms and incentives and participation in State and/or Federal subsidy programs.

Policy 1.1.45: Maintain the Village Zoning Code provisions regarding the placement of Community Residential Group Home facilities in North Palm Beach.

Policy 1.1.56: Investigate a joint-use arrangement with Benjamin School as a means of meeting future recreational facilities needs in the Village.

Policy 1.1.67: ~~Pending the results of the County environmental study of Lake Worth,~~ Participate with other local governments in the development and implementation of a Lake Worth Lagoon Management Plan.



Policy ~~1.17.8~~: The Village shall continue participating in the ~~"Comprehensive Plan Amendment"~~ (IPARC) interlocal agreement Palm Beach County "Intergovernmental Plan Amendment Review Committee" (IPARC) with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District and various special districts in the formalized effort to establish a countywide intergovernmental coordination program. The program is established to review proposed changes to comprehensive plans of adjacent local governments, as well as the plans of other entities providing services, but not having regulatory authority over the use of land.

Policy ~~1.1.89~~: The Village shall continue to participate in ~~"Multi-Jurisdictional Issues Coordination Forum"~~ the Palm Beach County "Issues Coordination Forum" (Issues Forum) with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District, and various special districts in order to participate in the formalized effort to create a multi-jurisdictional issues forum. The program will facilitate the identification and resolution of countywide issues by providing a vehicle for consensus building through joint research and debate.

Policy ~~1.1.910~~: If an issue is identified through the Intergovernmental Plan Amendment Review Committee (IPARC) review process ~~(Ref: Policy 1.8)~~ or the Issues Coordination Forum ~~(Ref: Policy 1.9)~~, utilize interlocal agreements to identify joint planning areas and implement planning responsibilities, as necessary.

Policy ~~1.1.101~~: If it is determined during the development order review process that a development within the Village of North Palm Beach will have negative impacts upon levels- of- service (i.e. cause the service level to fall below adopted L.O.S. standards) within a neighboring jurisdiction, then the Village shall negotiate an interlocal agreement to address: (1) ~~h~~How the costs of impacts will be borne; and (2) ~~w~~Who will bear the costs of impacts.

Policy ~~1.1.112~~: North Palm Beach shall coordinate with those schools which serve the Village, and are part of the State University System, regarding the development of campus master plans, or amendments thereto, in accordance with Section 240.155, Florida Statutes.



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~~Policy 1.13: Continue to participate in The Northlake Boulevard Corridor Task Force, whose purpose is to develop consistent standards for signage and development along the roadway.~~

~~Policy 1.1.124: Continue to participate in the Lake Worth Hike/Bike Trail Task Force, whose purpose is to develop a trail for use by pedestrians and bicyclists, including John D. MacArthur Beach State Park, Singer Island, and U.S. Highway No. 1.~~

Policy 1.1.135: Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

OBJECTIVE 1.2: Coordinate Annexation Procedures In conjunction with the Future Annexation Areas map, ~~(Ref: Figure 13-1, Annexation element)~~ continue to coordinate with appropriate jurisdictions regarding: (1) the elimination of enclaves in Planning Areas 2, 5, and 7; and (2) the elimination or mitigation of potential land use conflicts with adjacent development activities in Planning Areas 1, 5, and 7.

Policy 1.2.1: Continue to coordinate with neighboring jurisdictions, including the Florida Department of Transportation, ~~Metropolitan Transportation Planning Authority Organization~~, Palm Beach County, Palm Beach Gardens, Juno Beach, Jupiter, and Tequesta regarding the issues of: (1) ~~reducing maintaining~~ U.S. Highway No. 1 ~~to as~~ a four-lane section; and (2) creation of a greenway and bicycle path along U.S. Highway No. 1 within the current right-of-way.

Policy 1.2.2: At the time of each required Evaluation and Appraisal Report-based Comprehensive Plan update, the Village shall continue to participate in the comprehensive planning processes of Palm Beach Gardens and Lake Park ~~Riviera Beach~~ regarding the protection of existing land uses in North Palm Beach from potential adverse impacts of development on properties in adjacent municipal jurisdictions.

Policy ~~1.2.3~~ 2.3: Prior to, or concurrently with any annexation action by the Village in the area west of Ellison Wilson Road, within Planning Area 2, petition the City of Palm Beach Gardens to de-annex the Ellison Wilson Road right-of-way.



# RESPONSIBLE & ACCESSIBLE GOVERNMENT

OBJECTIVE 1.3: Coordinate Level of Service (LOS) Standards. Establish Level-of-Service (LOS) Standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

Policy 1.3.1 Should future conditions dictate, officially request the Florida Department of Transportation, Treasure Coast Regional Planning Council and Palm Beach County to jointly participate in designating the link of State Road A1A in Planning Area 1 as a "constrained facility", subject to a reduced level of performance.

Policy 1.3.2: For planning purposes, the Village shall use system-wide potable water and wastewater level-of-service standards developed by Seacoast Utility Authority.

Policy 1.3.3: Request the South Florida Water Management District to jointly develop a program to investigate alternative means to control bank erosion problems along the C- 17 Canal, including the development of a scope of work and project funding.

Policy 1.3.4: The Village will coordinate adopted solid waste LOS standards with Palm Beach County and Solid Waste Authority.

Policy 1.3.5: Utilize the University of Florida's Bureau of Economic and Business Research (BEBR) data to extrapolate population projections for comprehensive planning purposes.

Policy 1.3.6 The Village will provide Palm Tran the data needed for effective implementation of overall service, including the provision of services for transportation-disadvantaged residents.

Policy 1.3.7: The Village 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" which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on December 15, 2015, consistent with s.163.3177(6)(h)1 and 2, F.S., and 163.3180, F.S.

OBJECTIVE 1.4: Coordinate Growth Management Issues. At the time of each required ~~Five Year~~ Evaluation and Appraisal Report-based Comprehensive Plan update, and through local land development approval processes, coordinate with agencies and governments charged with planning and/or review





# RESPONSIBLE & ACCESSIBLE GOVERNMENT

responsibilities at all levels of government for the purpose of maintaining consistency among planning and development activities.

Policy 1.4.1: Annually evaluate the need to strengthen mutual and automatic aid agreements for: (1) fire and police protection; and (2) public safety emergency medical services communications. The annual evaluation shall be completed in conjunction with the Village budget process.

Policy 1.4.2: Maintain current standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

Policy 1.4.3: Continue to participate in the management of the Lake Worth estuarine system, under the guidance of County, State and Federal regulatory agencies, in conservation and management programs by requiring all necessary permits (i.e. dredge and fill, surface water management, etc.) to be submitted to the Village prior to issuing a building permit.

Policy 1.4.4: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall confirm the availability of potable water service, consistent with the regional water supply plan and Ten-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

Policy 1.4.5 The Village will continue to coordinate with the Palm Beach County Board of County Commissioners staff for the provision of countywide services, including but not limited to, solid waste landfills and the Palm Beach County Emergency Operations Center.

OBJECTIVE 1.5: Dredging Coordination. Coordinate with appropriate state and federal agencies having siting, maintenance, and operations responsibilities in the designation of future dredge spoil disposal sites within the Village, as required.

Policy 1.5.1: Should future sites be required, the Village shall work cooperatively with regulatory agencies to identify appropriate dredge spoil disposal sites.

~~Policy 5.2: If a dispute arises between the Village and a regulatory agency regarding the location of a dredge spoil disposal site, the~~



~~conflict shall be resolved through the dispute resolution process  
of the Coastal Resources interagency Management Committee.~~



### DATA & ANALYSIS

#### INTRODUCTION

One of the principal tenets of the Growth Management Act is to improve coordination and cooperation among the various levels of government and, in some cases, with the private sector. The purpose of the Intergovernmental Coordination Element is to identify and analyze principles and guidelines to be used in the accomplishment of the goals, objectives and policies of the North Palm Beach Comprehensive Plan through coordination with the Palm Beach County School Board, the adjacent local governments, and regional and state agencies. The citizenry in North Palm Beach is affected by the actions of other governmental agencies in Palm Beach County, the West Palm Beach metropolitan area, and the state, and this element exists to identify and resolve any incompatibilities that may be proposed.

Many formal and informal networks of information and coordination currently exist between the Village of North Palm Beach and other governmental units and agencies. These units and agencies often participate in some phase of planning involving land use and/or the provision of services necessitating coordination with Palm Beach County. The following section provides an inventory of these information and coordination networks among the Village, Palm Beach County and adjacent counties, local authorities and special districts, regional authorities and districts, state agencies, and federal agencies

This Element is organized into two principal sections. The first section provides an inventory of existing intergovernmental coordination arrangements between the Village of North Palm Beach and other governmental entities. The second section provides an analysis of these arrangements and their current effectiveness. A discussion of the intergovernmental issues that would benefit from improved cooperation and/or coordination is also provided

#### INTERGOVERNMENTAL COORDINATION METHODS

##### **Federal Regulations**

Although the Village coordinates and participates with a variety of entities, there are no federal regulations governing intergovernmental coordination. Most entities realize the importance of identifying and resolving incompatible goals, objectives, and policies and, therefore, voluntarily include processes and procedures that benefit the coordination efforts between parties.



## RESPONSIBLE & ACCESSIBLE GOVERNMENT

### State Regulations

#### Florida Statutes Chapter 163

Chapter 163 of the Florida Statutes contains the State's Local Government Comprehensive Plan and Land Development Regulation Act. The Act provides the Village of North Palm Beach with the authority to plan for future development and growth and to adopt and amend a comprehensive plan. Section 163.3177(6)(h), Fla. Stat., describes the provisions required within the Intergovernmental Coordination Element of the local comprehensive plan. This type of element demonstrates consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.

#### Florida Statutes Chapter 187

Chapter 187, State Comprehensive Plan, contains many policies which impact intergovernmental coordination, including land use, public facilities, transportation, government efficiency, and plan implementation. The Intergovernmental Coordination Element must also be compatible with the State Plan. Local Regulations

### Other Agreements

#### Interlocal Agreements

Intergovernmental agreements allow governments to cooperate with one another in the performance of tasks, thereby reducing a duplication of services and possibly increasing cost efficiency. Agreements are in place between the County, School Board, and other entities in an effort to better coordinate such things as utility locations, concurrency, and school facility siting and planning.

#### Mutual-Aid Agreements

Mutual-aid agreements are in existence to assist the member entities in road maintenance, aid to libraries; water interconnects in times of need, dredging, public safety services, and social services.

### CONFLICT RESOLUTION

Even with the best communication and coordination mechanisms in place, conflicts will invariably arise. To address this concern, in 1989 the Countywide Planning Council was established "to coordinate the land use planning process of all governments within the County and to establish a cooperative effort that will resolve or prevent incompatibilities and conflicts among local governments' land use planning efforts". Coordination of the thirty-eight land use plans was to have occurred through the Countywide Planning Council, however, in 1991, under provisions within the Charter, the Council was



sunsetting by a majority of the municipalities and efforts to reinstate the Council through a ballot measure was not approved by Palm Beach County voters.

Following the defeat of the countywide referendum, the municipal planning directors within the County created a substitute organization with the purpose to establish a countywide comprehensive plan amendment coordinated review process. In October 1993, the Multi-Jurisdictional Issues coordination forum and the Comprehensive Plan Amendment Coordinated Review Process (IPARC) were established through the execution of two Interlocal Agreements. Current program membership includes the County, 31 municipalities, the School Board, South Indian River Water Control District, Lake Worth Drainage District, Indian Trail Improvement District, Jupiter Inlet District, Loxahatchee River Environmental Control District, Loxahatchee Groves Water Control District, and the Northern Palm Beach County Water Control District.

The purpose of IPARC is:

1. To achieve coordination of local comprehensive plans in accordance with Part II of Chapter 163, Florida Statutes. Palm Beach County
2. To establish an intergovernmental coordination program for reviewing proposed changes to adopted comprehensive plans with minimal bureaucracy and expense.
3. To provide an opportunity to resolve potential disputes with the least amount of infringement upon existing processes.

The Intergovernmental Program provides an ideal structure for addressing intergovernmental conflicts and also serves as a means to organize local governments to address multijurisdictional issues.

The Village has established a policy to use IPARC to address conflicts but the Treasure Coast Regional Planning Council (TCRPC) has informal mediation procedures for resolving conflicts between adjacent jurisdictions if other efforts have failed.

### **INVENTORY AND ANALYSIS**

This section provides a description of the connections between various governments and other entities. It discusses the mechanisms that assist planning bodies and activities. Table A.1 summarizes the numerous coordination efforts, interlocal agreements, and the quasi-judicial relations that the Village undertakes to provide its residents with the best level of service available.





# RESPONSIBLE & ACCESSIBLE GOVERNMENT

## (1) Local Coordination

**Public Safety Answering Point (PSAP)** – The Village of North Palm Beach currently possesses its own police and fire rescue services that maintain jurisdiction over all lands located within Village limits. However, the City of Palm Beach Gardens Police Department manages the Northern Municipal Regional Communications Center, otherwise known as NorthCom, which is the primary PSAP for the Village and dispatches all police incidents directly. Fire Rescue incidents are transferred to a secondary PSAP, that being Palm Beach County Fire Rescue for dispatch.

**Palm Beach County School Board** – This coordination was formerly accomplished through a mandatory school concurrency process. The Florida Legislature made school concurrency optional in 2011 with the passage of the Community Planning Act. The same year, the original Palm Beach County Interlocal Agreement (ILA) for School Concurrency expired. The School Board, the Board of County Commissioners and the League of Cities charged IPARC with updating the existing ILA. The group opted to implement an alternative to School Concurrency, called the School Capacity Availability Determination (SCAD), and recommended entering into a new interlocal agreement for coordinated planning. The revised Interlocal Agreement (ILA) was approved and adopted by the School Board in August 19, 2015, and by the Palm Beach County on December 15, 2015. The Village signed onto the Interlocal Agreement. Local government signatories of the agreement are required to incorporate the School Board 5-Year Capital Facilities Plan into their comprehensive plans annually, without any funding obligation as well as coordinate and share information for planning purposes, including school's population projections and local governments' development and redevelopment proposals. The School Board may appoint non-voting representatives to local governments' land planning agencies, who will attend meetings and public hearing hearings at the discretion of the School Board.

School Capacity Availability Determination (SCAD) Pursuant to the ILA, School Capacity Availability Determination (SCAD) was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon the local government approving Board. The County was subdivided into 20 Planning Areas as part of the SCAD process. The School Capacity Availability Determination (SCAD) process includes all public schools in Palm Beach County. It entails reviewing the impact of proposed comprehensive plan amendments, and/or development orders on existing public schools and planned and funded schools. Through SCAD, District staff evaluates the direct impacts to schools actually serving proposed development as well as any planned additional capacity. SCAD review provides realistic information on impacts to schools. It uses 100% utilization of Florida Inventory of School Houses (FISH) capacity. If capacity is not available at the direct school serving the proposed development, then capacity at adjacent schools in the same planning



area is reviewed. Complete choice schools are not included in the evaluation for school impacts.

**Palm Beach County** - Located on the southeast coast, Palm Beach County is the largest of Florida's 67 counties. There are 39 municipalities within the County encompassing a total of 337 square miles, or approximately 17% of the County's land area. As of FY 2024, an estimated 57% of the County's population resides within the municipalities. The County and its independently elected constitutional officers provide a full range of services, including law enforcement, tourist development, fire rescue, conservation and resource management, public improvements, human services, parks and recreation, cultural facilities, planning and zoning, public transportation, economic development, property tax assessments and collections, official recordkeeping, court-related support functions, and financial services, including the investment of public funds and financial reporting. The County also operates two business enterprise activities: The Department of Airports and the Water Utilities Department

**Northern Palm Beach County Improvement District (NPBCID)** - The Northern Palm Beach County Improvement District is an independent Special District created by the Florida legislature in 1959 to provide water management and infrastructure development in Palm Beach County. NPBCID's service area covers over 128 square miles and includes parts of Unincorporated Palm Beach County, Tequesta, Jupiter, Juno Beach, North Palm Beach, Palm Beach Gardens, Lake Park, Mangonia Park, and West Palm Beach. Special Districts are unlike municipalities and counties in that some of them, including Northern, collect revenue from non-Ad Valorem assessments. This means that the amount of the assessment is not based on the value of the property. Assessments are paid solely by landowners benefiting from the services that Northern provides. The assessments collected do not duplicate services provided by other municipalities or districts and revenues can only be used for purposes authorized in its legislation. Some of the services that Northern provides are: storm water management; right-of-way maintenance including roadways and sidewalks; maintenance of canals, waterways and lakes; water quality monitoring; environmental mitigation and management, permit and plat review; and hurricane response and emergency operations.

## **(2) Regional Coordination**

**Treasure Coast Regional Planning Council (TCRPC)** - The Treasure Coast Regional Planning Council (TCRPC) is the regional planning agency responsible for the implementation of powers and duties pursuant to Chapter 186, F.S., for Palm Beach County and the Village of North Palm Beach. The TCRPC, located in Stuart, has regional planning jurisdiction in the counties of Indian River, Martin, St Lucie and Palm Beach. The TCRPC is responsible for the development and implementation of the Strategic Regional Policy Plan and has the authority to regulate Developments of Regional Impact (DRI). The Village of North Palm Beach coordinates with the TCRPC to provide the documentation for the local comprehensive plan amendments. As a member community, the Village of North Palm Beach may utilize the TCRPC for dispute



## RESPONSIBLE & ACCESSIBLE GOVERNMENT

resolution, as needed. The Village's Comprehensive Plan must ensure consistency with the TCRPC's Strategic Regional Policy Plan. The TCRPC-TAC is an important forum for the exchange of information of common interest (e.g., DEO rules) and communication with state agencies. Lastly, the TCRPC staff is an important source of technical assistance on a wide variety of planning issues ranging from hurricane evacuation to housing.

**South Florida Water Management District (SFWMD)** – The South Florida Water Management District (SFWMD) is a regional governmental agency created in 1949 that manages water resources in the southern half of the State of Florida. This authority has regulatory control over all water-based resources within its jurisdiction, including but not limited to, wetland conservation, water supply planning, aquifer water withdrawals, stormwater treatment, and policy coordination.

**Palm Beach County Transportation Planning Agency (TPA)** – This organization is an intergovernmental transportation planning agency required by state and federal law in urbanized areas with populations of more than 50,000 in order to plan, prioritize, and fund the transportation system. The TPA Board consists of elected officials from Palm Beach County, elected officials from the largest fifteen Palm Beach County municipalities, and a Port of Palm Beach Commissioner. Its staff implements the TPA Board's policies. The TPA is responsible for conducting a continuing, cooperative, and comprehensive transportation planning process through the development of a Long-Range Transportation Plan, Transit Development Plan, and 5-year Transportation Improvement Plan.

### (3) State Coordination

**Florida Department of Economic Opportunity (DEO)** - The Florida DEO, previously known as the Florida Department of Community Affairs, assists the Governor in advancing the state's economic development vision. It administers state and federal programs and initiatives to help visitors, citizens, businesses, and communities. In 2011, the legislature revised the procedures for the submittal and adoption of comprehensive plan amendments, allowing local governments to have more discretion in determining their future development by implementing an expedited State review process, which shortens the review time and allows for submittal of amendments throughout the year, removing the twice per calendar year limitation.

**Florida Department of Environmental Protection (DEP)** - The merger of the Florida Department of Environmental Regulation and the Florida Department of Natural Resources (FDNR) resulted in the creation of Florida Department of Environmental Protection (FDEP). FDEP is the lead agency in state government for environmental management and stewardship. Its main objectives are to protect and manage Florida's air, water, and land. The FDEP is divided into three primary areas: regulatory programs; land and recreation; and planning and management. Its priorities include restoring the Everglades; improving air quality; restoring and protecting the water quality in our springs, lakes, rivers and coastal waters; conserving environmentally-sensitive lands; and providing



citizens and visitors with recreational opportunities, now and in the future. While the FDEP had a role in planning and plan amendment review, its relationship with the Village of North Palm Beach was based primarily on plan implementation. Managing the impacts of continued growth on the natural environment is a FDEP concern that reaches many elements of the Comprehensive Plan. The Village's relationship with the FDEP is important and affects the Infrastructure, Capital Improvements, Conservation, Coastal Management, and Future Land Use Elements, especially as the Village continues to redevelop.

**Florida Department of Transportation (FDOT)** - The Florida Department of Transportation (FDOT) has a major role in the planning and implementation of the transportation components of the Comprehensive Plan. This role affects the planning and implementation of the Future Land Use Element as well, although to a lesser extent since that element must reflect an adequate ability to move people and goods. There are six districts under FDOT, and the Village lies within District Four, Southeast Florida. FDOT District Four covers Broward, Indian River, Martin, St. Lucie and Palm Beach Counties.

**Florida Fish and Wildlife Conservation Commission (FWC)** - This agency is responsible for classifying habitat areas throughout the state and for preserving listed plant and animal species. Its responsibility includes the managing of fish and wildlife resources for their long-term well-being and for the benefit of people. Included under the executive director's supervision is the Fish and Wildlife Research Institute (FWRI) (<http://myfwc.com/research/>). The Florida Statutes charge the FWRI with these responsibilities: 1. Monitoring marine and freshwater resources, wildlife, and habitats; 2. Developing and implementing techniques for restoring plant and animal species and their habitats; 3. Providing technical support when oil spills and human related or natural disasters occur; 4. Monitoring red tide and providing technical support for state and local government public health concerns; and 5. Providing fish and wildlife research technical results to state and local governments.

**Environmental Health, Florida Department of Health (formerly the Florida Department of Health and Rehabilitative Services)** - Environmental Health is a State agency that works to prevent diseases of environmental origin. Environmental Health activities focus on prevention, preparedness, and education, and are implemented through routine monitoring, education, surveillance, and sampling of facilities and conditions that may contribute to the occurrence or transmission of disease. Although the former agency HRS was a large state agency focused primarily on human services, it was also responsible for the permitting of septic tanks. North Palm Beach was not directly involved in septic tank issues, but was indirectly involved with the Department's review of sanitary mains or other related facilities prior to installation.

**Florida Division of Emergency Management (FDEM)** - The Florida Division of Emergency Management (FDEM) plans for and responds to both natural and man-made disasters. These range from floods and hurricanes to incidents involving



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hazardous materials or nuclear power. The division prepares and implements a statewide Comprehensive Emergency Management Plan, and routinely conducts extensive exercises to test state and county emergency response capabilities in concert with their partners, FEMA and the State Emergency Response Team (SERT). The FDEM is tasked with implementing mutual aid programs at the local, state, and federal level. These programs are components of emergency response planning, management, and recovery operations. The Village is a signatory to the Statewide Mutual Aid Agreement (SMAA) managed by FDEM.

**Florida Inland Navigation District (FIND)** - The Florida Inland Navigation District is a special taxing district that, along with the US. Army Corps of Engineers maintains and manages the federally authorized Intracoastal Waterway (ICW). FIND conducts dredging projects to ensure safe and accessible navigation along the IWC; provides upland land parcels for management of dredged material; and provides grants for waterway-associated projects in the 12 counties along the Atlantic IWC from the Florida/Georgia state line down through Miami-Dade County.

### (4) Federal Coordination

**Federal Communications Commission (FCC)** The intergovernmental coordination with the Federal Communications Commission (FCC) is rather limited. It is restricted primarily to regulations affecting the height of transmission towers or receiving antennae, or the location of transmission lines or other communication infrastructure. The near-term review of the Village's Land Development Regulations (LDRs) has recognized FCC jurisdiction and rules that preempt local legislation.

**Environmental Protection Agency (EPA)** - The relationship between the Village and the U.S. Environmental Protection Agency (EPA) involves the agency's responsibilities for prescribing quality standards for potable water, sanitary sewer operations, and stormwater quality. The permitting and monitoring processes continue to provide the opportunity for regular coordination between the EPA and the Village regarding infrastructure, conservation, coastal management, and future land use.

**Army Corps of Engineers (USACoE)** - The Army Corps of Engineers (USACoE) has jurisdictional responsibility over the navigable waters of the United States and over wetlands. Clearing and filling activities in wetlands require permits from the USACoE. Dredging, filling, and construction activities in the Intercoastal Waterway all require permits from USACoE as well.

**Federal Highway Administration (FHA)** - The Federal Highway Administration (FHWA) is an agency within the U.S. Department of Transportation that supports state and local governments in the design, construction, and maintenance of the Nation's highway system (Federal Aid Highway Program) and various federally and tribal owned lands (Federal Lands Highway





Program). Through financial and technical assistance to state and local governments, the Federal Highway Administration is responsible for ensuring that America's roads and highways continue to be among the safest and most technologically sound in the world.

On November 15, 2021, the U.S. President signed the Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the "Bipartisan Infrastructure Law") into law. The Bipartisan Infrastructure Law is the largest, long-term investment in infrastructure and economy in our nation's history. It provides \$550 billion, over fiscal years 2022 through 2026, for new Federal investment in infrastructure projects, including roads, bridges, mass transit, water infrastructure, resilience, and broadband. New programs under the Bipartisan Infrastructure Law focus on key infrastructure priorities such as rehabilitating bridges in critical need of repair, reducing carbon emissions, increasing system resilience, removing barriers to connecting communities, and improving mobility and access to economic opportunity. Many of the new programs include eligibility for local governments and MPOs. Additionally, the FHA has focused and shall continue to focus on working closely with stakeholders to ensure that local communities are able to build multimodal, sustainable projects ranging from passenger rail and transit to bicycle and pedestrian paths.

**United States Department of Housing and Urban Development (HUD)** The United States Department of Housing and Urban Development provides annual grants on a formula basis to entitle cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities principally for low- and moderate-income persons. North Palm Beach is not an entitlement community but Palm Beach County is. As a result, if North Palm Beach were to receive any CDBG funds they would be through the County and not directly from HUD.

**United States Fish and Wildlife Service (FWS)** The United States Fish and Wildlife Service is responsible for managing and enforcing the Endangered Species Act. This act is important as part of the conservation policies of the Comprehensive Plan. FWS also issues permits for activities that may disturb endangered or threatened species, which would otherwise be prohibited.

## Utilities

### **Electric**

A Franchise Agreement was entered into with Florida Power & Light Company, which is now known as NextEra, in 1957 to provide electricity to the Village, which Agreement expires in 2038. The Company supplies electric service to the Village as well as in many areas along the east coast of Florida (except the Jacksonville area and four other municipalities which have municipal electric systems), the agricultural area around southern and eastern Lake Okeechobee, the lower west coast area, and portions of central, north central, and portions of northwest Florida.



# RESPONSIBLE & ACCESSIBLE GOVERNMENT

## Telephone

Southern Bell Telephone and Telegraph Company entered into a Franchise Agreement with the Village to provide telephone and telegraph services. Southern Bell was renamed BellSouth Telecommunications until it was merged into AT&T in 2006. The Franchise Agreement expired in 2020.

## Cable Television

FPL Fibernet, LLC, now known as Crown Castle, entered into a Franchise Agreement with the Village to provide telecommunications services.

## Sanitary, Sewer, Portable Water and reclaimed Water

Sanitary, Sewer, Portable Water and reclaimed Water services are provided by the Seacoast Utility Authority. The Seacoast Utility Authority is a not-for-profit, governmental regional water, wastewater, and reclaimed water utility that furnishes potable water service to approximately 47,000 households and 2,700 commercial establishments. Wastewater collection, treatment, and disposal services are provided to about 44,000 residential dwellings and 1,700 businesses. The Authority's service area covers approximately 65 square miles. The 1988 Interlocal Agreement establishing the Authority covered the City of Palm Beach Gardens, the Village of North Palm Beach, the Town of Lake Park, a portion of the Town of Juno Beach and unincorporated areas of Palm Beach County.

## Gas

Florida Public Utilities supplies residential, commercial, and industrial gas service within the Village's corporate limits per a Franchise Agreement, which expires in 2040.

## Interlocal Agreements and Mechanisms

The Village of North Palm Beach interacts with numerous governmental entities to deliver municipal services and manage development. Table.A.1 presents these entities with a description of the existing coordination mechanism, the subject and nature of the relationship, and the Village of North Palm Beach office charged with coordination.

Table A.1. Intergovernmental Coordination Mechanisms

Gov't Entity or Agency	Nature of Relations	Subject	Village Office with Primary Responsibility	Coordination Mechanism Effectiveness
<b>COUNTY</b>				
Palm Beach County	Direct Staff Contact	Annexation	Village Manager	Interlocal Agreement Effective
<b>COUNTY AGENCIES</b>				
Palm Beach County TPA	Direct Staff Contact	Transportation	Community Development	Federally Funded Agency Effective



# RESPONSIBLE & ACCESSIBLE GOVERNMENT

Palm Beach County Fire District	Direct Staff Contacts	Fire Rescue Services Mutual Aid	Fire Department	Interlocal Agreement Effective
Palm Beach County School District	Direct Staff Contacts	School Facilities	Village Council	Interlocal Agreement Effective
Palm Beach County Housing	Direct Staff Contacts	Community Block Grant – Economic Development	Community Development	Interlocal Agreement Effective
Palm Beach Property Appraiser	Direct Staff Contacts	GIS Data and Tax Revenue	Public Works Finance	Interlocal Agreement Effective
Palm Beach County Tax Collector	Direct Staff Contacts	Revenue	Finance	Interlocal Agreement Effective
<b>FLORIDA DEPARTMENTS AND AGENCIES</b>				
Florida Dept. of Commerce	Direct Staff Contact	Comp Plan Review and Grant	Community Development	State Funded Agency Effective
Florida Dept. of Transportation	Direct Staff Contact	Transportation	Community Development	State Funded Agency Effective
Florida Dept. of Environmental Protection	Direct Staff Contact and Permitting	Hazardous waste, water management, septic tanks, wetlands protection	Public Works	State Funded Agency Effective
Emergency Management Division	Technical Assistance and Mutual Aide	Emergency Management	Fire Department	State Funded Agency Effective
Florida Department of Law Enforcement	Technical Assistance	Sex Offender Registry & Database	Police	State Funded Agency Effective
Florida Department of Health	Permitting	Septic Tanks	Public Works	State Funded Agency Effective
Florida Fish and Wildlife Commission	Permitting	Natural Resource Management	Public Works	State Funded Agency Effective
Alcohol and Beverage	Permitting	Lounges and Bars	Community Development/Police	State Funded Agency Effective
<b>UNITED STATES DEPARTMENT AND AGENCIES</b>				
Army Corp of Engineers	Technical Assistance and Permitting	Dredging, Fill permitting, wetland mitigation, navigable waterways	Public Works	Federal Funded Agency Effective
Commerce, Census Bureau	Technical Assistance	Decennial Census	Community Development	Federal Funded Agency Effective
United States Post Office	Direct Contact with Staff	Address development, mail delivery	Community Development	Federal Funded Agency Effective
Coast Guard	Technical Assistance	Transportation	Police	Federal Funded Agency Effective



## RESPONSIBLE & ACCESSIBLE GOVERNMENT

OTHER				
Bureau of Economic and Business Research	Technical Assistance	Population Numbers	Community Development	University of Florida Effective
Palm Beach North County Chamber of Commerce	Technical Assistance	Economic Development	City Manager	Not-For-Profit Informal Communications Effective
Palm Beach Sports Commission	Technical Assistance and Grants	Economic Development	City Manager	Not-For-Profit Effective
Treasure Coast Regional Planning Council	Technical Assistance and Grants	Regional Planning, Conflict Resolution	Community Development	Interlocal Agreement Effective
South Florida Water Management District	Technical assistance and permitting	Water resources	Community Development and Public Works	State Management Agency Effective
Seacoast Utilities	Technical assistance and permitting	regional water, wastewater, and reclaimed water utility	Public Works	Not-For-Profit Interlocal Agreement Effective
REGULATED UTILITIES				
Bell South	Direct Staff Contact	Telephone	Public Works	Franchise Agreement
FPL	Direct Staff Contact	Electricity	Public Works	Franchise Agreement
Crown Castle	Direct Staff Contact	Cable	Public Works	Franchise Agreement
Florida Public Utilities	Direct Staff Contact	Gas	Public Works	Franchise Agreement

### Our Trends: Intergovernmental Coordination

Intergovernmental Coordination is an essential component of the Village's Comprehensive plan in that it establishes the mutual relationships created among various local, state, and federal agencies. These relationships acknowledge agreed upon efforts developed between participating entities and their commitments to achieve a common goal. These relationships may include grant contracts, mutual aid, revenue, information sharing, contractual obligations, and agreements for services.

The Village of North Palm Beach participates in many different intergovernmental coordination efforts with neighboring local governments, including other governmental and quasi-governmental agencies. For example, North Palm Beach is a member of the Florida League of Municipalities, as well as the Palm Beach County League of Cities. These organizations are concerned with various common municipal issues. The Village Manager and a representative of the Village Council generally represent North Palm Beach at Palm Beach County League of Cities meetings.



The Village Manager is primarily responsible to keep the Village informed regarding municipal matters and to coordinate any activities related thereto.

## **Intergovernmental Coordination Needs During the Planning Period**

The Village of North Palm Beach relies on positive intergovernmental relationships for the coordination and provision of many services for its citizens and stakeholders. To maintain these relationships, the Village should continue to:

- ♣ Cultivate stronger relationships with the adjacent communities, governmental entities, and agencies, seeking efficiencies and to support funding mechanisms to offset the costs of upgrades and improvements to better serve the citizens of North Palm Beach.
- ♣ Develop sound comprehensive planning policies through coordination with adjacent municipalities.
- ♣ Continue to seek ways to engage the public, especially disadvantaged populations, in the planning process.







## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Capital Improvement Element - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Capital Improvement Element proposed amendments. The requirements of the Element are stated in Florida Statute Sec.163-3177(6). CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Amendments to the existing Capital Improvement Element have been proposed based on meetings with staff, discussions with Seacoast Utility Authority (SUA), and Solid Waste Authority (SWA).

The following amendments have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Amend Objective 1.1 – to remove table reference
3. Amend Policy 1.1.1 – to remove policy reference
4. Amend Policy 1.2.2 – to remove objective reference
5. Amend Policy 1.3.2 – to update Seacoast Utilities to Utility
6. Amend Policy 1.5.1 to below table – to remove Table no. and update table
7. Amend Policy 1.7.3 (2) – update MPO to TPA
8. Amend 1.7.5 – to remove Objective 8 reference
9. Amend Objective 1.8. – to remove Public School Concurrency Element reference
10. Amend Policy 1.8.1 – to remove Public School Concurrency Element reference
11. Amend Policy 1.8.2 – to remove table references, school concurrency, and policy references
12. Amend Five Year School of Improvements – remove document number and update years for each CIP, tables to be included separately via reference
13. Remove 11.4.2 and 11.4.3

The following items have been provided in the Data and Analysis:

1. Evaluate the need for facilities identified in the other Comprehensive Plan Elements and as defined in the applicable definitions for each type of public facility;
2. To estimate the cost of improvements for which the Village of North Palm Beach has fiscal responsibility;
3. To analyze the fiscal capability of the Village to finance and construct improvements;
4. To adopt financial policies to guide the funding of improvements; and
5. To schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on needs identified in other plan elements.

Per F.S., there are no required maps for this Element. The subject Element does not include any maps associated with the Map Series. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.

# EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

## 11.0 CAPITAL IMPROVEMENTS

### 11.1 INTRODUCTION

The Capital Improvements element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the Capital Improvements requirement and Chapter 9J-5.016 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Capital Improvements Element goal, objectives and policies is presented in Chapter 11 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009, as amended, including the Capital Improvements Element Update.

### 11.2 VILLAGE GOAL STATEMENT

GOAL 1.0: The Village shall undertake actions necessary to efficiently provide needed public facilities to all residents within North Palm Beach in a timely manner which protects investments, maximizes the use of existing facilities, and promotes orderly compact municipal growth. Further decisions to finance public facilities improvements shall be based upon the use of sound fiscal policy oriented to minimizing Village debt service liabilities.

### 11.3 OBJECTIVES AND POLICIES:

OBJECTIVE 1.0: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) replace worn-out or obsolete facilities, as indicated in Table 11-5 of this element.

Policy 1.1.1: The Village shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of North Palm Beach and determined to be of relatively large scale and high cost (\$10,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements. Normal maintenance activities, with the exception of the annual street resurfacing program, are not included. ~~Provision of Capital Improvements so defined shall be implemented through procedures outlined in Policies 1.2-1.4 and 4.1-4.4 of this element.~~

A capital improvements project is further defined to include land and/or improvements, plus any planning, engineering, feasibility or appraisal studies related thereto. This shall include any studies oriented to defining the initial need for land and/or facilities so defined.

Policy 1.1.2: The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing public facility deficiencies.

Policy 1.1.3: ~~A Capital Improvements Coordinating Committee is hereby created, composed of the Village Manager, the Finance Director and the operating department heads, for the purpose of shall evaluate and rank in order of priority, projects proposed for inclusion in the 5-Year Schedule of Improvements.~~

Policy 1.1.4: Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the proposed project is financially feasible, in terms of its impact upon Village budget potential;

# CAPITAL IMPROVEMENT



- b) Whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;
- c) Whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development;
- d) Whether the project represents a logical extension of facilities and services within a designated Village Planning Area; and
- e) Whether or not the proposed project is consistent with plans of State agencies and the South Florida Water Management District.

OBJECTIVE 1.2: Village expenditures in the Coastal High Hazard Area shall be limited to 100% of those post disaster improvements costs for facilities over which North Palm Beach has operational responsibility.

Policy 1.2.1: In the event of a natural disaster, the Village shall retain its role in terms of the maintenance of the building stock. The definitions of "Standard Condition", "Substandard Condition" and "In Need of Replacement", established in the HOUSING element, shall be applied to all structures in the Village as a means of determining immediate repair and clean-up actions and the need for removal, relocation, redevelopment or modification of damaged or unsafe structures. Further, the need to limit redevelopment of infrastructure services within damaged areas shall be considered prior to the time that such activities are permitted by the Village.

Policy 1.2.2: The Village shall continue to assist in the provision of recreational facilities within Coastal High Hazard Area (~~Ref: Objective 6; Coastal Management element~~) by cooperating with the State of Florida in developing John D. MacArthur Beach State Park.

Policy 1.2.3: The Village shall continue to expend funds to maintain existing facilities and services under the jurisdiction of North Palm Beach at their existing levels-of-service.

OBJECTIVE 1.3: Future development shall bear a proportionate cost of facility improvements in order to maintain adopted North Palm Beach Level-of-Service Standards. Proportionate costs such as impact fees ~~are defined to mean 100% of that amount necessary~~ to assure that Village Level-of-Service Standards are maintained as a result of development approval for those facilities over which North Palm Beach has operational control.

Policy 1.3.1: The Village shall require local street, drainage, sewage collection and potable water distribution systems improvements, as required by the application of Village Level-of-Service Standards, ~~of any new development necessitated by such development.~~

Policy 1.3.2: Defined recreational facility needs may be met by one or more of the following means: (1) ~~On-site~~ provision of public or private facilities; (2) dedications; and/or (3) fees in lieu thereof. Plant expansion and main extension for potable water and sewer systems shall be accommodated through the Developer's Agreement procedure ~~Administered by Seacoast Utilities~~ Utility Authority. Major road improvements shall be accommodated by Village participation in the County's Fair Share Road Impact Fee program. Solid waste collection and disposal shall be accommodated by the fee schedule annually levied by the contractor (i.e. commercial) and by the Village through appropriate updates to the 5-Year Schedule of Improvements.





## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Policy 1.3.3: Determination of needed public facility improvements shall be made prior to the time that a building permit is issued.

Policy 1.3.4: For capital improvements to be funded by a developer, financial feasibility shall be demonstrated by an enforceable development agreement, and be reflected in the Five-year Schedule of Improvements.

Policy 1.3.5: Financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of the Five-Year Schedule of Improvements. Committed sources of revenue shall include ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees and developer contributions which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the five-year period. Further, the plan is financially feasibility for transportation and public schools if level-of- service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved.

Policy 1.3.6: If the Five-Year Schedule of Improvements identifies a planned revenue source that requires a referendum or other action(s) to secure the source, ~~the Comprehensive Plan Village~~ shall identify an alternative existing revenue source(s) in the event that the required actions do not occur.

OBJECTIVE 1.4: The Village shall manage its fiscal resources to ensure the provision of needed capital improvements at a level equal to, or exceeding, the adopted North Palm Beach Level-of-Service Standards.

Policy 1.4.1: Prior to the issuance of certificate of occupancy, the Village shall require that all public facilities are available to serve development for which development orders were previously issued. Development orders for future development shall not be issued unless the Village has demonstrated either of the following:

- (1) ~~Compliance~~ compliance with the Village Level-of-Service Standards; and
- (2) one or a combination of the following conditions exists:
  - (a) Necessary facilities and services are in place at the time that a development order or permit, ~~consistent with Section 9J-5.055(2) (c), Florida Administrative Code is issued;~~
  - (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place;
  - (c) necessary facilities are under construction at the time a development order or permit is issued;
  - (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or;
  - (e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or

## CAPITAL IMPROVEMENT



Chapter 380, Florida Statutes, which guarantee that necessary facilities and services will be in place when the impacts of the development occur.

Policy 1.4.2: In providing capital improvements, the Village shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.

Policy 1.4.3: As part of its budgeting process, the Village shall adopt and annually update the Five -Year Schedule of Improvements, a primary purpose of which is to maintain the Village's adopted Level-of-Service (LOS) standards. The results of this update shall be incorporated within the five-year capital plan as part of the annual Village budget process. ~~An amendment to the Comprehensive Plan is required to update the five-year schedule of capital improvements on an annual basis, or to eliminate, defer, or delay the construction of any facility in the schedule of improvements. In addition, the adoption of the Capital Improvement Schedule shall be approved by the Village Council via ordinance.~~

Policy 1.4.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

OBJECTIVE 1.5: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Village land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy 1.5.1: Prior to issuing a development order or permit, the Village shall use Level-of-Service (LOS) Standards adopted in the various elements of this Comprehensive Plan to review the impacts of new development and redevelopment upon public facility provision. The Village shall not issue a development order or permit which results in a reduction in service for affected facilities below these Level-of-Service Standards. A listing of LOS Standards is exhibited on Table ~~11-1~~ CIE-1.

TABLE ~~11-1~~ CIE-1  
NORTH PALM BEACH LEVEL OF SERVICE (LOS) STANDARDS

Facility	Level-of-Service Standard
A. <del>Traffic Circulation:</del>	
1. <del>Arterial and Collector Roadways within the corporate limits: Peak-hour Level-of-Service (LOS) "D", with the exception of item #2, below.</del>	
2. <del>Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak-hour basis, subject to Transportation Element Policy 1.4.</del>	
B. <del>Sanitary Sewer: * (Urban Service Area Only)</del>	

~~Average Day Generation:~~

~~Residential 66 gallons/capita/day~~

~~Nonresidential\*\* 1,060 gallons/acre/day~~

~~Maximum Day Generation:~~

~~Residential 104 ~~107~~ gallons/capita/day~~

~~Nonresidential\*\* 1,721 gallons/acre/day~~



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C. Potable Water: \* (Urban Service Area Only)

Average Day Generation

Residential ~~99~~ gallons/capita/day

Nonresidential\*\* ~~1,874~~ gallons/acre/day

Maximum Day Generation

Residential ~~147~~ 189 gallons/capita/day

Nonresidential\*\* ~~2,782~~ gallons/acre/day

Storage Capacity: Av. Daily Flow x 0.5

Non-Residential\*\* ~~6.0~~ tons/acre/year

TABLE 11-1 (Cont.)

Drainage:

Design Storm: 3 Year frequency, 24 hour duration (one day); Rainfall intensity curve, as established by the South Florida Water Management District. (Interim LOS: Ref: Policy 2.1; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge element).

Groundwater Recharge: Impervious Area:

Residential: Single family Main bldg. first floor area shall not exceed 40% of the total lot area.  
Multiple family Main bldg. first floor area shall not exceed 35% of the total site area.

Non-residential\*\*: Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.

Recreation/Open Space: Unit/Population:

Neighborhood Parks ~~2~~ ac/1,000

Community Parks ~~1~~ ac/1,000

Beaches ~~1~~ mile/31,250

Marinas ~~1~~ slip/2,500

Boating ~~1~~ ramp/6,250

Golf Courses ~~9~~ holes/30,000

Swimming ~~1~~ pool/31,250

Tennis ~~1~~ court/2,500

Basketball ~~1~~ court/6,250

Shuffleboard ~~1~~ court/6,250

Baseball/softball ~~1~~ field/7,200

Football/soccer ~~1~~ field/4,800

Handball/racquetball ~~1~~ court/6,000

Volleyball ~~1~~ court/7,200

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer* (Urban Service Area)	Residential: 107 gallons/capita/day



## EFFICIENT &amp; WELL-MAINTAINED INFRASTRUCTURE

<u>Solid Waste</u>	<u>Single Family: Avg. generation rate of 0.926 tons/capita/year</u>
	<u>Multi-family: 0.588 tons/capita/year</u>
	<u>Non-residential: six (6.0) tons/acre/year</u>
<u>Potable Water*</u>	<u>Residential: 189 gallons/capita/day</u>
<u>Stormwater Management</u>	<u>3-year frequency, 24-hour duration (one-day)</u>
<u>Traffic Circulation</u>	<u>Arterial and Collector Roadways within the corporate limits: Peak- hour Level-of-Service (LOS) standard</u>
	<u>Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element Policy 1.4.</u>
<u>Recreation and Open Space</u>	<u>.5 acres of neighborhood and community park space per 1000 residents</u>

## Footnotes:

\* - The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast ~~Utilities~~ Utility Authority by Developer's Agreement.

\*\* - Non-residential includes the following land use types: Commercial; Public Buildings; Educational; and Other Public Facilities.

Policy 1.5.2: The Village shall maintain an adequate facilities ordinance to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 1.4.1 or will be available upon occupancy of the development based upon the application of the North Palm Beach Level-of-Service Standards.

Development orders approved prior to the authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that authorization of the final development permit, which shall authorize the commencement of construction or physical activity on the land, shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 1.4.1.

In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 1.5.3: Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) ~~Contribute to any condition of public hazard as described in the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Recharge Infrastructure Element, and Coastal Management eElement;~~



b) Exacerbate any existing condition of public facility capacity deficits, as described in the Transportation ~~e~~Element; Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Natural Groundwater Recharge Infrastructure ~~e~~Element; and Recreation and Open Space ~~e~~Element; and

c) Conform with future land uses as shown on the Future Land Use Map Series of the Future Land Use element, and public facility availability as described in the Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Recharge element.

If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted LOS standards.

If public facilities are provided, in part or wholly, by the Village, financial feasibility shall be demonstrated subject to this element.

Effects upon appropriate state agency and/or Water Management District facilities plans shall be evaluated.

OBJECTIVE 1.6: The Village shall designate an Urban Service Area as a means of: (1) Implementing future land use designations, as per the Future Land Use Map Series; (2) limiting potential Village post disaster redevelopment expenditures; and (3) promoting compact urban development and limiting urban sprawl.

Policy 1.6.1: Village Planning Areas 2-7 are designated as the North Palm Beach Urban Service Area.

Policy 1.6.2: Village Planning Area 1 shall be designated as Non-Service Area where the level of facilities and services provided by North Palm Beach shall be limited to those currently provided. Notwithstanding the above limitations, individual or package potable water systems may be provided to accommodate allowable development. Further, package wastewater systems may be provided to accommodate allowable development.

Policy 1.6.3: Consideration of the expansion of the Village Urban Service Area shall be made coincident with any annexation actions.

OBJECTIVE 1.7: The Village shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development.

Policy 1.7.1: For sanitary sewer, solid waste, drainage, and potable water facilities, ~~at~~ a minimum, the Village shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit shall be issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development or redevelopment. Further, prior to the approval of a building permit or its functional equivalent, the Village shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy; or





2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed (i.e. by an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. (Section 163.180(2) (a), Florida Statutes).

Policy 1.7.2: For parks and recreation facilities, at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's contribution are committed;

~~a. 3.~~ A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent, as provided in the 5-year schedule of improvements; or

~~b. 4~~ At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

~~c. 5.~~ At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement (i.e. pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Policy 1.7.3: For transportation facilities (i.e. roads and mass transit designated in the adopted Village Comprehensive Plan), at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement, ~~except as otherwise provided in subsections (4) – (7) of this section.~~

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, as provided in the Village's five-year schedule of improvements, or the schedule improvements included in the first three years of: (1) The Transportation Improvement Program of the ~~Palm Beach County Metropolitan Planning Organization~~ Palm Beach Transportation Planning Agency; or (2) the adopted Florida Department of Transportation five-year work program.

Policy 1.7.4: A Comprehensive Plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.



Policy 1.7.5: For public school facilities, at a minimum, the Village shall require that the concurrency management system detailed in Objective 8, below, ~~and the Public School Concurrency element~~ is implemented.

OBJECTIVE 1.8: The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, ~~as defined in the Public School Concurrency 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.

Policy 1.8.1: 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 level of service. A determination by the School District is not required for existing single family legal lots of record, ~~in accordance with the Public Schools Concurrency Policy 1.8.~~

Policy 1.8.2: In determining that the necessary public school facilities shall be in place when the impacts of the development occur, the following procedures shall be used:

1. The construction of the facilities is the subject of a binding and guaranteed contract with the School District of Palm Beach County that is executed and guaranteed for the time the Development Order issued;
2. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;
3. The necessary facilities or services are under construction and bonded at the time a Development Order is issued; or
4. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Five Year Capital Improvement Schedule, ~~as reflected in Table 11-2 of this element, which shall reflect the addition of FISH capacity for each school, as shown in Appendix A. Concurrency Service Area Table of the Public School Concurrency element support documentation.~~

~~5. Policy 1.8.3: In accordance with Policy 8.1, and upholding the exceptions detailed therein, prior to the issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level 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.~~

### 11.1 CAPITAL IMPROVEMENTS IMPLEMENTATION

#### 11.4.1 Five-Year Schedule of Improvements

Policy 1.8.4: The North Palm Beach Five-Year Schedule of Capital Improvements for Fiscal Years ~~2010~~ 2024 through ~~2014~~ 2028 is presented in Tables ~~11-2~~ CIE 1-2 and ~~11-3~~ CIE 1-3. The School District of Palm Beach County Five Year Capital Improvement Schedule for Fiscal Years ~~2014~~ 2024 through ~~2019~~ 2033 is incorporated by reference. A review of other Comprehensive Plan elements leads to the conclusion that the Capital Improvements element Goal, Objectives and Policies and the Five -Year Schedule of Improvements are internally consistent.



#### ~~11.4.2 Operational Impacts of Proposed Capital Improvements~~

~~A review of proposed capital improvements, as presented on Tables 11-2 to 11-4, in relation to projected increases in Village operating expenses (Ref: Table 6; 2009 CIE Update Support Documentation report, as amended) leads to the conclusion that little or no increases in Village staffing levels should result from programmed projects.~~

#### ~~11.4.3 Implementation, Monitoring, and Evaluation~~

~~The Capital Improvements element, including the Five-Year Schedule of Improvements, shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis as part of the Village budget procedure. Any revisions and/or amendments to the Five-Year Schedule of Improvements shall be made at that time.~~



# EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Asset Category	Department	Project Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>Vehicles</b>								
<b>Public Works</b>								
Automotive	Public Works	GO-4 Replacement	-	-	-	80,000	-	80,000
Automotive	Public Works	Grapple Truck Replacement	-	-	225,000	-	-	225,000
Automotive	Public Works	Front Load Vehicle Replacement	-	350,000	-	350,000	-	700,000
Automotive	Public Works	Public Works Vehicle Replacement	82,000	-	-	-	-	82,000
<b>Fire Rescue</b>								
Automotive	Fire Rescue	Ambulance Replacement	-	-	-	-	800,000	800,000
Automotive	Fire Rescue	Fire Engine Replacement	-	-	-	1,300,000	-	1,300,000
Automotive	Fire Rescue	Fire Rescue Vehicle Replacement	-	-	85,000	-	-	85,000
<b>Police</b>								
Automotive	Police	Police Vehicle Replacement	-	284,560	284,560	284,560	284,560	1,138,240
<b>Equipment</b>								
<b>Public Safety Building</b>								
Equipment	Public Works	Emergency Generator	425,000	-	-	-	-	425,000
<b>Public Works</b>								
Equipment	Public Works	Emergency Generator	198,000	-	-	-	-	198,000
<b>Fire Rescue</b>								
Equipment	Fire Rescue	SCBA Replacement	-	700,000	-	-	-	700,000
<b>Information Technology</b>								
Equipment	IT	IT Backup Appliance	60,000	-	-	-	-	60,000
<b>Police</b>								
Equipment	Police	Radio Replacement	258,300	258,300	258,300	258,300	-	1,033,200
Equipment	Police	Boat Engine Replacement	-	-	-	-	90,000	90,000
<b>Country Club</b>								
Equipment	Public Works	Emergency Generator	800,000	-	-	-	-	800,000
Equipment	Golf	Golf Course Maintenance Trailer	-	-	-	150,000	-	150,000
Equipment	Pool	Submersible Swim Wall Dividers	90,000	-	-	-	-	90,000
<b>Village Facilities</b>								
<b>Public Safety Building</b>								
Building Impvmt	Public Works	A/C Automation	105,000	-	-	-	-	105,000
<b>Library</b>								
Building Impvmt	Library	Front Lobby Renovation	-	-	-	50,000	-	50,000
Building Impvmt	Public Works	A/C Replacement	-	600,000	-	-	-	600,000
<b>Village Hall</b>								
Building Impvmt	Public Works	Roof Replacement	-	250,000	-	-	-	250,000
<b>Recreational Facilities</b>								
<b>Community Center</b>								
Building Impvmt	Recreation	Community Center Renovation	-	-	400,000	-	-	400,000
Building Impvmt	Recreation	Community Center Roof Replacement	-	500,000	-	-	-	500,000
<b>Country Club</b>								
Building Impvmt	Clubhouse	Clubhouse Improvements	75,000	-	-	-	-	75,000
<b>Park Development</b>								
<b>Community Center</b>								
Land Impvmt	Recreation	Community Center Park Enhancement	500,000	-	-	-	-	500,000
<b>Country Club</b>								
Land Impvmt	Golf	Wash Plant / Environmental Center	750,000	-	-	-	-	750,000
Land Impvmt	Golf	Pond Beautification & Stabilization	125,000	-	-	-	-	125,000
Land Impvmt	Golf	Driving Range Improvement	-	500,000	-	-	-	500,000
Land Impvmt	Golf	Chipping Area Re-design	-	-	45,000	-	-	45,000
<b>Lakeside Park</b>								
Land Impvmt	Public Works	Bulkhead Replacement	1,000,000	-	-	-	-	1,000,000
Land Impvmt	Recreation	Lakeside Park Shoreline Stabilization & Restoration	-	-	-	220,000	-	220,000
Land Impvmt	Recreation	Lakeside Park Playground Replacement	-	-	-	80,000	-	80,000
Land Impvmt	Recreation	Lakeside Park Basketball Court Renovation	-	-	-	-	55,000	55,000
<b>Osborne Park</b>								
Land Impvmt	Recreation	Osborne Park Enhancement	-	-	-	500,000	-	500,000
Land Impvmt	Recreation	Osborne Park Basketball Lighting	177,384	-	-	-	-	177,384
<b>Veteran's Park</b>								
Land Impvmt	Recreation	Veteran's Park Enhancement	50,000	-	-	-	-	50,000
<b>Anchorage Park</b>								
Land Impvmt	Recreation	Boat Ramp Renovation	230,000	-	-	-	-	230,000
Land Impvmt	Recreation	Anchorage Park Pathway, Fitness Station & Kayak Launch	270,000	-	-	-	-	270,000
Land Impvmt	Recreation	Sand Volleyball Court Renovation	-	60,000	-	-	-	60,000
Land Impvmt	Recreation	South Seavall	137,000	-	1,700,000	-	-	1,837,000
<b>Streets</b>								
Land Impvmt	Public Works	Asphalt Resurfacing-Streets	450,000	450,000	250,000	250,000	250,000	1,650,000
Land Impvmt	Public Works	East Alley Wall Replacement	200,000	1,100,000	-	-	-	1,300,000
Land Impvmt	Public Works	Sidewalk Repairs	200,000	200,000	100,000	100,000	100,000	700,000
Land Impvmt	Public Works	Bridge Replacement - Lighthouse Drive	540,000	1,240,000	3,120,000	-	-	4,900,000
Land Impvmt	Public Works	Bridge Improvement - Prosperity Farms	200,000	-	-	-	-	200,000
Land Impvmt	Public Works	Public Works Drainage & Wash Rack	-	180,000	-	-	-	180,000
Land Impvmt	Public Works	Septic to Sewer	-	605,000	2,710,000	-	-	3,315,000
<b>Stormwater</b>								
Land Impvmt	Public Works	Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
<b>TOTALS (By Category)</b>								
		Vehicles	82,000	634,560	534,560	2,014,560	1,084,560	4,410,240
		Equipment	1,831,300	958,300	258,300	408,300	90,000	3,546,200
		Village Facilities	185,000	850,000	-	50,000	-	1,085,000
		Recreational Facilities	75,000	500,000	400,000	-	-	975,000
		Park Development	3,239,384	560,000	1,745,000	800,000	55,000	6,339,384
		Streets	1,590,000	3,775,000	6,180,000	350,000	350,000	12,245,000
		Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
		<b>GRAND TOTAL:</b>	<b>7,502,684</b>	<b>7,777,860</b>	<b>9,677,860</b>	<b>4,122,860</b>	<b>2,079,560</b>	<b>31,160,824</b>
<b>TOTALS (By Funding Source)</b>								
		General Revenues	967,184	1,018,300	740,300	1,203,300	495,000	4,424,084
		Country Club	395,000	500,000	45,000	150,000	-	1,630,000
		Stormwater Fee	500,000	572,000	500,000	500,000	500,000	2,572,000
		Special Projects	1,510,000	2,185,560	1,724,560	-	-	5,424,120
		Infrastructure Surtax	1,687,000	1,050,000	-	-	-	2,737,000
		Grant Funding	1,796,500	398,000	3,973,000	310,000	-	6,473,500
		Fund Balance	-	1,700,000	2,470,000	-	-	4,170,000
		Debt	-	350,000	225,000	1,934,560	1,084,560	3,594,120
		Other	45,000	-	-	25,000	-	70,000
		<b>GRAND TOTAL:</b>	<b>7,502,684</b>	<b>7,777,860</b>	<b>9,677,860</b>	<b>4,122,860</b>	<b>2,079,560</b>	<b>31,160,824</b>

CAPITAL IMPROVEMENT



## DATA & ANALYSIS

### A. INTRODUCTION

The Capital Improvements Element (CIE) for the Village of North Palm Beach is developed to evaluate public facilities which are identified as needed in other comprehensive plan elements. This element also estimates the cost of improvements for which the Village has responsibility; analyzes the Village ability to finance and construct those improvements; adopts financial policies to guide the funding of those improvements; outlines requirements to ensure an adequate concurrency management system; and schedules the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based upon the needs identified in the balance of the Comprehensive Plan.

The Capital Improvement Element identifies capital improvements needed to implement the comprehensive plan and ensure that the adopted level of service (LOS) standards are achieved and maintained for concurrency related facilities, and to implement specific objectives and policies of this Comprehensive Plan.

#### **Purpose and Components of the Capital Improvements Element**

The Village's Capital Improvement Element is used as a means to assess the Village's public facility deficiencies or arrange for others to provide capital improvements necessary to correct deficiencies in existing public facilities; to serve projected future growth; and to replace obsolete and worn-out facilities, in accordance with an adopted Capital Improvement Schedule.

The purpose of the Capital Improvement Element is to:

- Evaluate the need for facilities identified in the other Comprehensive Plan Elements and as defined in the applicable definitions for each type of public facility;
- To estimate the cost of improvements for which the Village of North Palm Beach has fiscal responsibility;
- To analyze the fiscal capability of the Village to finance and construct improvements;
- To adopt financial policies to guide the funding of improvements; and
- To schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on needs identified in other plan elements.

#### **Components of the Capital Improvements Element**

The Capital Improvements Element contains the following components as stipulated in Chapter 163.3177(3)(a), F.S.:

- An outline of the principles for construction, extension, or increase in capacity of public facilities;
- An outline of principles for correcting existing public facility deficiencies
- A review and evaluation of the concurrency management system needed to ensure that the LOS standards are maintained.
- Identification of needed capital improvement projects to maintain LOS standards and implement specific Comprehensive Plan policies for stormwater, solid waste, sanitary sewer, potable water, and roads.





- A schedule of capital improvements which may include any publicly funded projects of federal, state or local government (County, School District, water supply plan projects, etc.), and which may include privately funded projects for which local government has no fiscal responsibility. Projects to make sure LOS standards are met in the 5-Year planning period.
- The schedule also must include transportation improvements included in the County TPA and for County roads, to the extent that those projects are relied upon to meet the LOS standards.

The CIP and its Capital Improvement Schedule (CIS) must be reviewed annually by each local government.

In 2011, the Florida Legislature adopted major revisions to Chapter 163, F.S. regarding the CIE that were incorporated in this update to the Comprehensive Plan and this element. The required annual update of the five-year CIS must no longer be adopted and transmitted to the Department of Economic Opportunity (now the Department of Commerce) as a comprehensive plan amendment. Instead, it now may be accomplished via ordinance and does not require a comprehensive plan amendment. While the requirement that the CIS demonstrate financial feasibility has been eliminated, capital projects must still be listed in the CIS, projected revenue sources identified and projects listed as "funded" or "unfunded" and assigned with a level of priority for funding.

### **B. EXISTING CONDITIONS**

Through its Capital Improvements Element and related plans, the Village of North Palm Beach seeks to undertake capital improvements necessary to keep the Village's present public facilities in good condition and to accommodate new development guided by sustainable and sound fiscal practices.

#### Village of North Palm Beach's Capital Improvements Plan Update

The Village has developed a 5-year Capital Improvement Schedule for fiscal years 2024-2028, which includes projects supported by the General Fund, Country Club Fee, and Stormwater Utility Fee.

The General Fund is the largest among the three funds. The General Fund is the chief operating fund of the Village and accounts for all of the core services of general government (including ad-valorem taxes) that are not required to be accounted for separately. Services provided in the General Fund include: Public Safety, Solid Waste, Fleet Maintenance, Recreation, Library, Streets & Stormwater Maintenance, Public Improvements, Planning & Zoning, Code Compliance, Building, and General Administrative Services.

Enterprise funds are used to account for operations that are financed and operated as private businesses. The goal of the Village is that the full cost of operations, maintenance and capital improvements are recovered through user charges / fees / assessments. The Village has two Enterprise Funds: Country Club Fund and the Stormwater Utility Fund.

The Village's funding sources are as follows:

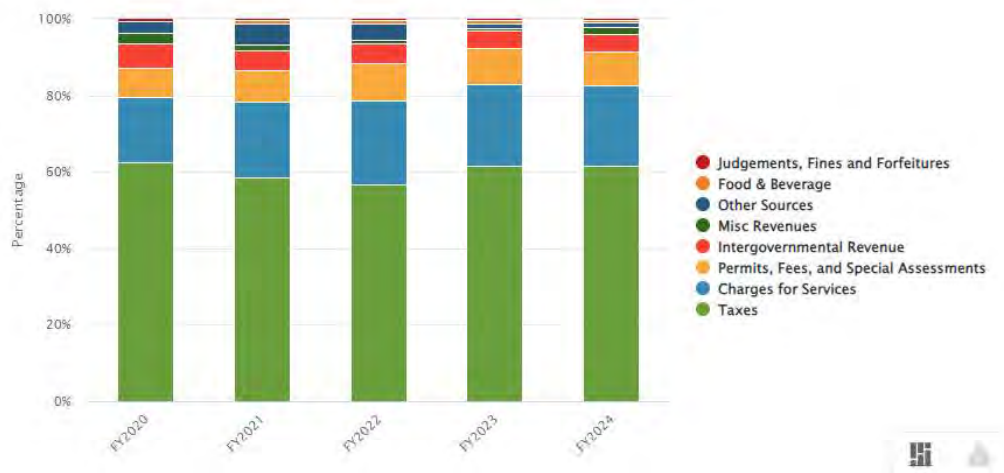
- Ad valorem;
- Utility Service Tax;
- Sales & Use Taxes;
- Local Business Taxes;
- Franchise Fees;
- License & Permits;
- Non-Ad Valorem Assessment;
- Judgement, Fines & Forfeitures;
- Intergovernmental Revenues;



- Charges for Services;
- Food and Beverage;
- Miscellaneous Revenue; and,
- Other Sources

Figure 1-1 indicates a percentage breakdown of the Village's funding sources by Fiscal Year. As shown, taxes are the largest funding sources for the Village followed by charges for services, and permits, fees, and special assessments.

Figure 1-1. Funding Sources



The Capital Improvements Plan (CIP) for FY 2024-2028 recommends a total investment of \$31.16 million into the Village's capital facilities and equipment during a five-year period. A Capital Expenditure, for purposes of this element, is the approved budget for improvements to, or acquisition of infrastructure, park development, building, construction or expansion, utility systems, streets or other physical structure with a cost of \$25,000 or more.

The majority of the capital projects in the FY 2024-2028 CIP are contained in Public Works, and Parks and Recreation. However, by 2027, Fire Rescue surpasses the Parks and Recreation Department in funding request.

## Capital Improvement Project Overview

The capital improvement projects identified in the Village Capital Projects Fund are related to transportation facilities (roads, bridges and landscaping), stormwater management facilities, and recreation facilities. Many of these projects were accomplished while others were carried over to subsequent years. Although the major infrastructure systems meet the current level of service, the Village allocates funds to plan for current and future needs.

## Concurrency Management System

Level of service standards are indicators of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facilities.

The continued goal of the Village is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service, and the quality of life that the residents have come to expect.



The Village's Capital Improvement Schedule includes facilities that promote public health and safety and all facilities for which the level of service standard has been adopted: sanitary sewer facilities; solid waste facilities, stormwater facilities, potable water facilities, transportation facilities, and park facilities. The Capital Improvement Schedule may also include other facilities that enhance the quality of life for North Palm Beach residents.

The level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development. For each facility, LOS is a measure of the relationship between demand for the service and capacity of the facility. Capacity is measured differently for each type of facility. These LOS Standards are presently established in the CIE of the Village of North Palm Beach.

### **Concurrency Requirements**

The State of Florida Legislature made significant changes in 2011 to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the new 2011 Community Planning Act. Among the changes, "concurrency" was made voluntary.

Concurrency requires that each facility within the geographic scope of a proposed project's impact have sufficient capacity to accommodate the project's demand. If capacity is not available, the project cannot be approved. Developers must exhibit that all requirements can be met and that the LOS Standards adopted in the Comprehensive Plan will be satisfied before any development order or permit is issued by the Village.

In order to maintain an adequate level of service for Village facilities, the Future Land Use Plan, financial analyses, and level of service standards should serve as the basis for reviewing development applications. LOS standards affect the timing and location of development by guiding development to areas where facilities have sufficient capacity and away from areas with insufficient capacity. The standards are administered through the concurrency management system. The LOS standards are depicted in Table 1-1.



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Table 1-1. Level of Service Standards

<u>Public Facility</u>	<u>Level of Service (LOS) Standards</u>
<u>Sanitary Sewer* (Urban Service Area)</u>	<u>Residential: 107 gallons/capita/day</u>
<u>Solid Waste</u>	<u>Single Family: Avg. generation rate of 0.926 tons/capita/year</u>
	<u>Multi-family: 0.588 tons/capita/year</u>
	<u>Non-residential: six (6.0) tons/acre/year</u>
<u>Potable Water*</u>	<u>Residential: 189 gallons/capita/day</u>
<u>Stormwater Management</u>	<u>3-year frequency, 24-hour duration (one-day)</u>
<u>Traffic Circulation</u>	<u>Arterial and Collector Roadways within the corporate limits: Peak- hour Level-of-Service (LOS) standard</u>  <u>Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element Policy 1.4.</u>
<u>Recreation and Open Space</u>	<u>4.15 acres of neighborhood and community park space per 1000 residents</u>

Moreover, no development permit shall be issued unless the public facilities necessitated by the project (to meet level of service standards) will be in place concurrent with the impacts from the development. During the site plan review process developers are required to provide evidence that service providers have available capacities to serve the proposed development. Letters from those service providers must be provided as part of the application and review process.

Prior to the issuance of a development order or a building permit, the Concurrency review shall establish the following:

- Finding on the impacts created by the proposed development
- Finding as to whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted Level of Service
- Finding of facility(s) improvements or additions that are required to ensure the finding of concurrency; and
- Finding of the entity responsible for the implementation of all required facility(s) improvements or additions

Chapter 163.31777(3), F.S., Public Schools Interlocal Agreement, provides criteria for municipalities to qualify for exemption. For residential development, the applicant must receive a School Capacity Availability Determination (SCAD) form.

### SUMMARY OF MAJOR CAPITAL PROJECTS AND FACILITIES



During the latest update to the Capital Improvement Plan (CIP), the Village modified and expanded this plan into a more refined management tool and comprehensively identified long term infrastructural capital needs of North Palm Beach. The next phase is to responsibly fund the capital projects, which not only serve basic needs for the community, but could also potentially attract businesses and other economic activities to the Village, such as the Village Place project.

The following sections provide a summary of major capital improvement projects for the five-year planning period FY2024-2028. The projects are organized according to capital facilities in the LOS Standards Table. According to the Capital Improvement Schedule, there are forty-eight (48) Capital Improvement Projects.

### Infrastructure: Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

#### Solid Waste

As discussed in the Infrastructure Element, at the current solid waste generation rate, the amount of garbage generated is expected to increase minimally, tempered by increased efforts to reduce waste through recycling and other waste management alternatives.

The future demand of solid waste should be adequately handled by current Village staff and equipment. However, any significant changes in growth, annexation, or development would require re-evaluation of existing resources to adequately handle projected demand.

#### Natural Groundwater Aquifer Recharge

Natural groundwater aquifer recharge does not inherently require any capital improvements per se. SUA is responsible for maintaining and permitting these wells. As indicated in the Infrastructure Element, each wellfield has protection zones which are mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current CUP, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements enforced, by DERM.

#### Drainage

As discussed in the Infrastructure Element, the Village has a Streets and Stormwater Division that is responsible for the maintenance and repair of the infrastructure throughout the Village. The Village continues to ensure that the existing drainage systems meet the adopted level of service. Areas developed in the future will be required to provide adequate storm water management improvements required to meet the adopted level of service.

#### Stormwater Repair and Replacement Program

Repair and replacement of the existing stormwater infrastructure, regrading swales and including water quality features. Stormwater repairs in 2023: East Alleyway, Cinnamon, Shore Court, Fairhaven catch basin repair, swale repairs at Kingfish.

#### Potable Water

The Comprehensive Plan for the Village of North Palm Beach identifies certain capital improvement needs within the Sanitary Sewer, Potable Water and Drainage Elements of the Comprehensive Plan. The following table will identify capital improvements necessary to maintain the adopted levels of service; the type of facility, the anticipated cost and the timing for the improvement for each element.

The following tables identify numerous Village projects for fiscal years 2024-2028.





# EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Asset Category	Department	Project Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>Vehicles</b>								
<b>Public Works</b>								
Automotive	Public Works	GO-H Replacement	-	-	-	80,000	-	80,000
Automotive	Public Works	Grapple Truck Replacement	-	-	225,000	-	-	225,000
Automotive	Public Works	Front Load Vehicle Replacement	-	350,000	-	350,000	-	700,000
Automotive	Public Works	Public Works Vehicle Replacement	82,000	-	-	-	-	82,000
<b>Fire Rescue</b>								
Automotive	Fire Rescue	Ambulance Replacement	-	-	-	-	800,000	800,000
Automotive	Fire Rescue	Fire Engine Replacement	-	-	-	1,300,000	-	1,300,000
Automotive	Fire Rescue	Fire Rescue Vehicle Replacement	-	-	85,000	-	-	85,000
<b>Police</b>								
Automotive	Police	Police Vehicle Replacement	-	284,560	284,560	284,560	284,560	1,138,240
<b>Equipment</b>								
<b>Public Safety Building</b>								
Equipment	Public Works	Emergency Generator	425,000	-	-	-	-	425,000
<b>Public Works</b>								
Equipment	Public Works	Emergency Generator	198,000	-	-	-	-	198,000
<b>Fire Rescue</b>								
Equipment	Fire Rescue	SCBA Replacement	-	700,000	-	-	-	700,000
<b>Information Technology</b>								
Equipment	IT	IT Backup Appliance	60,000	-	-	-	-	60,000
<b>Police</b>								
Equipment	Police	Radio Replacement	258,300	258,300	258,300	258,300	-	1,033,200
Equipment	Police	Boat Engine Replacement	-	-	-	-	90,000	90,000
<b>Country Club</b>								
Equipment	Public Works	Emergency Generator	800,000	-	-	-	-	800,000
Equipment	Golf	Golf Course Maintenance Trailer	-	-	-	150,000	-	150,000
Equipment	Pool	Submersible Swim Wall Dividers	90,000	-	-	-	-	90,000
<b>Village Facilities</b>								
<b>Public Safety Building</b>								
Building Impmt	Public Works	A/C Automation	185,000	-	-	-	-	185,000
<b>Library</b>								
Building Impmt	Library	Front Lobby Renovation	-	-	-	50,000	-	50,000
Building Impmt	Public Works	A/C Replacement	-	600,000	-	-	-	600,000
<b>Village Hall</b>								
Building Impmt	Public Works	Roof Replacement	-	250,000	-	-	-	250,000
<b>Recreational Facilities</b>								
<b>Community Center</b>								
Building Impmt	Recreation	Community Center Renovation	-	-	400,000	-	-	400,000
Building Impmt	Recreation	Community Center Roof Replacement	-	500,000	-	-	-	500,000
<b>Country Club</b>								
Building Impmt	Clubhouse	Clubhouse Improvements	75,000	-	-	-	-	75,000
<b>Park Development</b>								
<b>Community Center</b>								
Land Impmt	Recreation	Community Center Park Enhancement	500,000	-	-	-	-	500,000
<b>Country Club</b>								
Land Impmt	Golf	Wash Plant / Environmental Center	750,000	-	-	-	-	750,000
Land Impmt	Golf	Pond Beautification & Stabilization	125,000	-	-	-	-	125,000
Land Impmt	Golf	Driving Range Improvement	-	500,000	-	-	-	500,000
Land Impmt	Golf	Chipping Area Re-design	-	-	45,000	-	-	45,000
<b>Lakeside Park</b>								
Land Impmt	Public Works	Bulkhead Replacement	1,000,000	-	-	-	-	1,000,000
Land Impmt	Recreation	Lakeside Park Shoreline Stabilization & Restoration	-	-	-	220,000	-	220,000
Land Impmt	Recreation	Lakeside Park Playground Replacement	-	-	-	80,000	-	80,000
Land Impmt	Recreation	Lakeside Park Basketball Court Renovation	-	-	-	-	55,000	55,000
<b>Osborne Park</b>								
Land Impmt	Recreation	Osborne Park Enhancement	-	-	-	500,000	-	500,000
Land Impmt	Recreation	Osborne Park Basketball Lighting	177,384	-	-	-	-	177,384
<b>Veteran's Park</b>								
Land Impmt	Recreation	Veteran's Park Enhancement	50,000	-	-	-	-	50,000
<b>Anchorage Park</b>								
Land Impmt	Recreation	Boat Ramp Renovation	230,000	-	-	-	-	230,000
Land Impmt	Recreation	Anchorage Park Pathway, Fitness Station & Kayak Launch	270,000	-	-	-	-	270,000
Land Impmt	Recreation	Sand Volleyball Court Renovation	-	60,000	-	-	-	60,000
Land Impmt	Recreation	South Beach all	137,000	-	1,710,000	-	-	1,837,000
<b>Streets</b>								
Land Impmt	Public Works	Asphalt Resurfacing-Streets	450,000	450,000	250,000	250,000	250,000	1,650,000
Land Impmt	Public Works	East Alley Wall Replacement	200,000	1,100,000	-	-	-	1,300,000
Land Impmt	Public Works	Sidewalk Repairs	200,000	200,000	100,000	100,000	100,000	700,000
Land Impmt	Public Works	Bridge Replacement - Lighthouse Drive	540,000	1,240,000	3,120,000	-	-	4,900,000
Land Impmt	Public Works	Bridge Improvement - Prosperity Farms	200,000	-	-	-	-	200,000
Land Impmt	Public Works	Public Works Drainage & Wash Rack	-	180,000	-	-	-	180,000
Land Impmt	Public Works	Septic to Sewer	-	605,000	2,710,000	-	-	3,315,000
<b>Stormwater</b>								
Land Impmt	Public Works	Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
<b>TOTALS (By Category)</b>								
		Vehicles	82,000	634,560	594,560	2,014,560	1,084,560	4,410,240
		Equipment	1,831,300	958,300	258,300	408,300	90,000	3,546,200
		Village Facilities	185,000	850,000	-	50,000	-	1,085,000
		Recreational Facilities	75,000	500,000	400,000	-	-	975,000
		Park Development	3,233,384	560,000	1,745,000	800,000	55,000	6,339,384
		Streets	1,530,000	3,775,000	6,180,000	350,000	350,000	12,245,000
		Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
		<b>GRAND TOTAL:</b>	<b>7,502,684</b>	<b>7,777,860</b>	<b>9,677,860</b>	<b>4,122,860</b>	<b>2,079,560</b>	<b>31,160,824</b>
<b>TOTALS (By Funding Source)</b>								
		General Revenues	967,184	1,018,300	740,300	1,203,300	435,000	4,424,084
		Country Club	995,000	500,000	45,000	150,000	-	1,690,000
		Stormwater Fee	500,000	572,000	500,000	500,000	500,000	2,572,000
		Special Projects	1,510,000	2,183,560	1,724,560	-	-	5,424,120
		Infrastructure Outlets	1,607,000	1,050,000	-	-	-	2,737,000
		Grant Funding	1,736,500	358,000	3,373,000	310,000	-	6,473,500
		Fund Balance	-	1,700,000	2,470,000	-	-	4,170,000
		Bebt	-	350,000	225,000	1,984,560	1,084,560	3,594,120
		Other	45,000	-	-	25,000	-	70,000
		<b>GRAND TOTAL:</b>	<b>7,502,684</b>	<b>7,777,860</b>	<b>9,677,860</b>	<b>4,122,860</b>	<b>2,079,560</b>	<b>31,160,824</b>

## Transportation Facilities

Transportation projects planned for the Village include various roadway improvements and street maintenance throughout North Palm Beach. Maintenance of the transportation network requires collaboration between the various entities that have jurisdiction over these roads and right-of-ways. The Village coordinates traffic improvement planning and maintenance with Palm Beach County and



the Florida Department of Transportation in order to accomplish the improvements needed to attain a future LOS standard of Level D for streets within the Village

In addressing the maintenance of LOS standards for roads within Village limits, Chapter 163, Florida Statutes, requires that not only Village sponsored capital road projects must be included in the annual CIS, but also projects from the Palm Beach Transportation Planning Agency five-year Transportation Improvement Program (TIP) that are relied upon to meet concurrency. The TIP identifies transportation improvements funded by Federal, State and local sources in order to assist local governments within the Palm Beach TPA area with their transportation planning efforts. In the Village, US 1: Northlake Blvd to Parker Bridge project has been included in the TPA's five-year TIP as a Major Project.

### Parks

The Village's public park system is comprised of both passive and active parks, which also includes a marina. From established parks, to sports fields, to pocket parks, to neighborhood parks, to plazas, and beyond, these recreation and open space facilities are a valuable asset to the community. The current CIP includes enhancements to recreational courts, the community center, pathways, and boat ramps, see the below parks projects:

- Anchorage Park Boat Ramp Renovation
- Anchorage Park Pathway, Fitness station and Kayak Launch
- Anchorage Park Sand Volleyball Court Renovation
- Anchorage Park South Seawall and Dock Replacement
- Community Center Park Enhancement (Outdoor Amenities)
- Community Center Renovation (Interior & Front Entry)
- Community Center Roof Replacement
- Lakeside Park Basketball Court Renovation
- Lakeside Park Playground Replacement
- Lakeside Park Shoreline Stabilization and Restoration
- Osborne Park Basketball Lighting
- Osborne Park Enhancement
- Veteran's Park Enhancement

### Schools

North Palm Beach is fortunate to have several schools situated within its municipal boundaries. The following list identifies those schools. It is important to note, however, that the Palm Beach County School District is responsible for the public education system in the county including the Village of North Palm Beach.

- Benjamin School
- Conservatory School
- St. Clare Catholic School

### **Revenue & Financial Feasibility**

Overall priority for fiscal planning shall be those projects that enhance residential neighborhoods, compatible business activities, and redevelopment initiatives, as indicated in the Future Land Use Plan. Priority should also be given to projects that address major safety concerns.

In setting priorities for expenditures to be included in the Capital Improvement Element, the Village should use the following criteria:

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



2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated Levels of Service.
3. Ability to finance: a third criterion is the budgetary impact.
4. Quality of life projects: the next level of priority shall be given to those projects not in categories 1 or 2 but that would enhance the quality of life for residents of Village.

The plan for capital improvements must be affordable and within the realm of the Village's ability to finance. This section recognizes the various forms of revenue presently available to the Village as well, as possible future sources of revenue during the five year period.

Unlike roads, sanitary sewer, solid waste, drainage, potable water, recreation and transportation, which are the responsibility of local governments, the School Board, by constitutional mandate, has the responsibility of providing educational facilities to meet the needs of current and future students as represented in the School Board's adopted Five Year Capital Improvement Plan. The local governments, therefore, do not have control of the funding sources or the allocation of funds for new or renovated schools which would add student capacity.

### C. TRENDS AND CHALLENGES

The continued goal of the Village is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service and the quality of life that the residents have come to expect. It is the result of hard work by the Village staff, and fiscally sound, responsible decisions by the Village Council that allow the Village to meet service demands while minimizing the financial burden on its residents.

The Village's primary focus is providing exceptional municipal services to its residents in the most efficient and cost-effective manner possible. Continued economic challenges require innovative approaches on both sides of the balance sheet. Efforts to expand contractual services to generate additional revenue should continue to be considered.

In order to ensure the level of service requirements for Village's public facilities can accommodate existing and project population demands, it is important that the CIP be reviewed by the local government on an annual basis. Modifications to update the five-year capital improvement schedule may be accomplished by the standard ordinance amendment or adoption process.

In addition, the Village should prepare to reassess the LOS standards in the future as it experiences growth and evolution. With potential future development or redevelopment, the Village must prioritize capital improvement projects in this area to ensure the Village's public facilities will continue to meet LOS requirements.

With regard to capital improvement planning, major initiatives include:

- To fully develop and implement a 5-year capital improvement/capital replacement plan
- To keep on track with maintenance and improvements outlined in a utility revenue sufficiency and rate adequacy study to meet the Village's objectives for a sustained high-quality utility service by providing a stable funding plan.

### D. FINAL REMARKS

A comprehensive Five-Year Capital Improvement Plan provides the Village of North Palm Beach with the opportunity to strategize on how best to implement and execute capital projects. Furthermore, the CIP constructively reflects current critical needs and projects future critical needs of the Village to ensure level of service standards and other needs continue to be met as the Village continues grow and evolve. The development of this plan requires collaboration with all the Village



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Departments especially the Village Manager's Office and Finance. Additionally, the Village must coordinate certain projects with the County and State.

Annual updates to the Village's CIP and CIS will help to ensure level of service standards of public facilities continue to be met and any issues that arise be addressed, as the Village grows and evolves.

# CAPITAL IMPROVEMENT



## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Infrastructure Element - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Infrastructure Element proposed amendments. The requirements of the Element are stated in Florida Statute Sec.163-3177(6). CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Amendments to the existing Infrastructure Element have been proposed based on meetings with staff, discussions with Seacoast Utility Authority (SUA), and Solid Waste Authority (SWA).

The following amendments have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Amend Policy 1.1.1- to remove references to Tables
3. Amend Policy 1.1.2- to update the Public Services Department to Public Works
4. Amend Policy 1.1.5 – to remove references to Figures
5. Amend Table 6-1 – to include updated level of service numbers
6. Amend Policy 1.3.2 – to remove references to Figures and Chapters of FAC
7. Amend Objective 1.5 and Policy 1.5.1 – to revise Seacoast Utilities to Utility
8. Amend Policy 1.5.6 – to update the Ten-Year Water Supply Plan Update from 2015-2025 to 2024 - 2034
9. Create Policy 1.6.3 and 1.6.4 – to include the implementation of a stormwater utility fee and evaluate the useful life of stormwater infrastructure

The following items have been provided in the Data and Analysis:

1. Review from the Lower East Coast Water Supply Plan;
2. Analysis of existing and future infrastructure patterns;
3. Assessment of future population growth affect on infrastructure;



The subject Element does not include any maps associated with the Map Series. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.

## GOALS, OBJECTIVES, AND POLICIES

### 6.0 SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE (INFRASTRUCTURE)

#### 6.1 INTRODUCTION

The Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge (Infrastructure) element is required to be included within the Comprehensive Plan per requirements of State Planning law and rule criteria. Specifically, Chapter 163.3177(6)(c), and Florida Statutes, establishes the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element requirement and Chapter 9J-5.011 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element Goal, Objectives and Policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 6 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated October-, 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

#### 6.2 VILLAGE GOAL STATEMENTS

GOAL 1.0: Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Village; (2) protect public and private investments; (3) promote orderly, compact urban growth; and (4) assure the health, safety and welfare of Village residents. The Village is committed to providing the following services:

- 6.2.1            a. Sanitary Sewer: Adequate sanitary sewer facilities shall be available to all residential and non-residential land uses in the Village.
- 6.2.2            b. Solid Waste: Adequate solid waste collection and disposal services and facilities shall be available to all residential and non-residential land uses in the Village.
- 6.2.3            c. Stormwater Management: Adequate Village-wide drainage and stormwater management facilities shall be available to all residential and non-residential land uses.
- 6.2.4            d. Potable Water: Adequate potable water supply facilities shall be available to all residential and non-residential land uses in the Village.
- 6.2.5            e. Natural Groundwater Aquifer Recharge: A safe and dependable supply of potable water shall be available to all residential and non-residential land uses in the Village.
- 6.2.6            f. Coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their Ten-Year Water Supply Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.



### 6.3 OBJECTIVES AND POLICIES

OBJECTIVE 1.1: ~~Subsequent to the adoption of the Comprehensive Plan, t~~The Village shall require, through the land development approval process that, as a condition of the issuance of any development order or permit, public facilities and services which meet adopted level-of-service standards are available or assured to be available concurrent with the impacts of development. The latest point in the application process for the determination of concurrency is prior to the approval of a development order or permit which contains a specific plan for development, and which contains densities and/or intensities of development.

Policy 1.1.1: Public facility level-of-service standards as displayed ~~on Table 6-1 are hereby and~~ adopted, ~~and~~ shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development. However, potable water level-of- service (LOS) standards used for Water Supply Facilities Planning purposes shall be consistent with those used by Seacoast Utility Authority. Further, coordinate with Seacoast Utility Authority in developing appropriate residential and non-residential LOS categories should they become necessary to better project future water supply needs.

Policy 1.1.2: The Village Land Development Regulations shall continue to require that all development and/or redevelopment activities comply with concurrency criteria.

Policy 1.1.3: The Public Services Works Department shall, in cooperation with public utility service providers, maintain procedures to update facility demand and capacity information, as development permits are issued.

Policy 1.1.4: Village Land Development Regulations shall prohibit the installation of additional septic tank systems within the Village. Further, all new developments within the Urban Service Area shall be served by the central wastewater and potable water systems. The provisions of water and wastewater services within Planning Area 1 shall be governed by Policy 6.2 of the Capital Improvements Element.

Policy 1.1.5: Village Land Development regulations shall prohibit the installation of individual potable water or irrigation wells in Planning Area 5, west of Northlake, and Planning Area 7, south of Lighthouse Drive, due to proximity to the Wellfield Protection Zone 4 contour (Ref: Figure 3-9, ~~FUTURE LAND USE~~ element).



**TABLE 6-1  
NORTH PALM BEACH UTILITIES  
LEVEL-OF-SERVICE (LOS) STANDARDS**

Facility	Level-Of-Service Standard
<u>Sanitary Sewer: *</u> (Urban Service Area Only) - <i>(level of service has been amended per SUA comments. However, the Village Code will need to be amended to be consistent with the Comp Plan.)</i>	<u>Average Day Generation</u> Residential - <del>66</del> gallons/capita/day Nonresidential - <del>1,060</del> gallons/acre/day  <u>Maximum Day Generation</u> Residential - <del>104</del> <u>107</u> gallons/capita/day Nonresidential - <del>1,721</del> gallons/acre/day There is no fixed non-residential gpd.
<u>Potable Water: *</u> (Urban Service Area Only)	<u>Average Day Generation</u> Residential - <del>99</del> gallons/capita/day Nonresidential - <del>1,874</del> gallons/capita/day  <u>Maximum Day Generation</u> Residential - <del>147</del> <u>189</u> gallons/capita/day Nonresidential - <del>2,782</del> gallons/acre/day There is no fixed non-residential gpd.  <u>Storage Capacity</u> Av. Daily Flow x 0.5
*- The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast Utility Authority by Developer's Agreement.	
<b><u>Solid Waste:</u></b>	<u>Average Generation Rate</u> <u>Residential:</u> Single-Family: 0.926 tons/capita/yr. Multiple-Family: 0.58 tons/capita/yr.  <u>Non-Residential:</u> 6.0 tons/acre/year <i>(PW Director provided comment on 6/20/24 that this will be confirmed)</i>



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

# INFRASTRUCTURE

<b><u>Drainage:</u></b>	<u>Design Storm</u>  Year frequency, 24 hour duration (one-day); Rainfall intensity curve, as established by the South Florida Water Mg. Dist.
<b><u>Groundwater Recharge:</u></b>	<u>Impervious Area</u>  <u>Residential</u> <del>Single-family - Main bldg. first floor area shall not exceed 40% of the total lot area.</del>  <del>Multiple-family - Main bldg. first floor area shall not exceed 35% of the total site area.</del>  <del>Non-residential - Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.</del>

OBJECTIVE 1.2: The Village shall maintain a five-year schedule of capital improvements needs, to be updated annually, in conformance with the Capital Improvements element. Capital improvements needs are defined as: (1) ~~Those~~ improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy 1.2.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Programming and financing of system improvements shall be the responsibility of Seacoast Utilities Authority.

Solid Waste - No existing deficiencies identified.

Stormwater Management - Maintain a program of annual inspections, on a Drainage Basin basis, as a means of monitoring the efficiency of the system. Assess the results of the annual program each five years to determine whether or not corrective action is needed.

Potable Water - Programming and financing of system improvements shall be the responsibility of Seacoast Utilities Authority.

Groundwater Recharge - No existing deficiencies identified.



Policy 1.2.2: A Capital Improvements Coordinating Committee headed by the Village Manager, shall be maintained for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of needs.

Policy 1.2.3: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One - Whether the project is needed to: (a) protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services; and (b) to preserve or achieve full use or efficiency of existing facilities.

Level Two - Whether the project: (a) prevents or reduces future improvement costs; or (b) provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three - Whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

OBJECTIVE 1.3: The Village of North Palm Beach shall continue to provide solid waste collection and drainage services at current levels-of-service to meet existing and projected future demands.

Policy 1.3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain the current level of collection service for the residents of the Village.
2. Annually review the need for a contractual agreement for the collection of wastes from commercial establishments presently provided by private haulers in order to assure uninterrupted service and the maintenance of sanitary conditions.
3. Periodically, enlist the assistance of the Solid Waste Authority of Palm Beach County to analyze the efficiency of collection routes in the North Palm Beach area.
4. Maintain a public information service in order to keep the citizens of the Village aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.
5. Through an annual review, associated with the yearly budget process, maintain a collection system that best serves the residents of North Palm Beach.
6. Maintain regulations which address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.





7. Maintain an annual service program of all vehicles and equipment used in the collection service in order to minimize breakdown which may result in interruptions to service schedules.

Policy 1.3.2:

The basic drainage policy shall consist of the following Village responsibilities:

1. Continue annual, routine maintenance of catch basins and conduits.
2. Maintain design criteria within the subdivision ordinance to regulate swale plantings so that their design and function is not compromised.
3. Continue solid trash removal from dead end waterways.
4. Continue regulation of maintenance dredging of waterways through permitting processes.
5. Encourage appropriate land use activities in flood prone areas by implementing the Flood Protection Ordinance.
6. Protect the environmentally sensitive areas ~~defined on Figure 3-13A, Future Land Use element,~~ by limiting post-development runoff rates for stormwater exiting the area to pre-development levels.
7. Continue to require the use of the following water quality Best Management Practices (BMPs): Grass swales; vegetative cover; diversion/retention; erosion control; on-site retention; and catch basin cleaning.
8. Maintain regulations within the Village Land Development regulations to require use of such techniques as vegetation, mulches and berms for the control of pollutants from construction sites.
9. Maintain regulations within the Village Land Development regulations to require: (1) ~~Maintenance~~ maintenance of flood protection levels provided by natural drainage features; and (2) implementation of ~~Chapter 17-25 (Regulation of Stormwater Discharge), Florida Administrative Code.~~ stormwater discharge regulations.
10. ~~Within the 5-year planning period~~ Every year, the Village County shall endeavor to maintain current pollutant levels at all outfalls within ~~its~~ the Village's jurisdiction as part of the "Wet Weather" sampling program regulations of the NPDES stormwater permitting process.
11. ~~Within the 5-year planning period~~ Every year, the Village County shall endeavor to maintain levels of pollutants at all dry weather sampling areas (i.e. areas with three days of no



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rain) as part of its "Dry Weather" sampling program regulations of the NPDES stormwater permitting process.

12. The Village shall establish water quality standards consistent with the timing of NPDES permit program requirements.

OBJECTIVE 1.4: The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services to the Village of North Palm Beach to meet existing and projected future demands.

Policy 1.4.1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy 1.4.2: ~~Annually, in conjunction with the yearly budget process, Solid Waste Authority shall~~ evaluate the Village's resource recovery program (i.e. paper collection) to determine whether expansion of the program is economically feasible.

Policy 1.4.4: The Palm Beach County Solid Waste Authority shall be responsible for financing needed transfer and disposal facilities to serve the Village.

OBJECTIVE 1.5: ~~Seacoast Utilities Utility Authority shall continue to own, operate and maintain sanitary sewer, and potable water, and reclaimed water facilities to meet existing demands and coordinate and administer the extension of, or increase in, the capacity of facilities to meet future needs within the Village of North Palm Beach.~~

Policy 1.5.1: The Village shall assure continued service for the residents of the Village by requiring property owners to execute a Developer's Agreement with Seacoast ~~Utilities Utility~~ Authority prior to issuing a Development Order.

Policy 1.5.2: Annually monitor rate structures by participating on the Authority Governing Board, so that the lowest possible cost results to Village users.

Policy 1.5.3: The Village shall maintain a high level of coordination with the Authority, by participating upon its Governing Board, with regard to ~~as regards~~ the provision, maintenance and operation of the sanitary sewer and potable water supply systems including the programming and financing of capital improvements.

Policy 1.5.4: The use of existing properly constructed and functioning septic tank systems within the Village is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment based upon the application of state water quality standards (i.e. Chapter 62-302, F.A.C. for surface water; ~~and Chapter 62- 520, F.A.C. for groundwater, and Chapter 100-6, F.A.C. for bathing places~~), and that public health standards are compromised, septic tank systems causing or contributing to the situation shall be repaired or replaced.

Policy 1.5.5: When central sanitary sewer service becomes available to currently unsewered areas, ~~and existing septic tank systems fail to meet state water quality standards and/or endanger the public health,~~ connection to the central system shall be required: within 365 days per F.S. 381.00655.

Policy 1.5.6: The Village of North Palm Beach hereby adopts the ~~2015 – 2025~~ 2024-2034 Ten Year Water Supply Plan Update (Work Plan) ~~dated July 2015~~ for a planning period

## INFRASTRUCTURE



of ten years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan ~~at least each five years~~ within eighteen (18) months after the Governing Board of the South Florida Water Management District approves an updated regional water supply plan. Any changes affecting the Village's Work Plan shall be included in an update to Capital Improvements Element of the North Palm Beach Comprehensive Plan to ensure consistency with the Work Plan.

OBJECTIVE 1.6: Village stormwater drainage regulations, incorporated within the Subdivision Regulations Ordinance, shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy 1.6.1: Limit post-development runoff rates and volumes to pre-development conditions ~~consistent with Chapter 40-E, Florida Administrative Code~~ and preserve existing natural drainage features.

Policy 1.6.2 Village Land Development Regulations shall require the protection and preservation of water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation.

Policy 1.6.3: Village shall implement a stormwater utility fee to pay for future and existing infrastructure needs.

Policy 1.6.4: Village shall evaluate the useful life of the stormwater infrastructure to determine future upgrades.

OBJECTIVE 1.7: The Village shall continue to actively participate in potable water conservation programs both on an ongoing and an emergency basis.

Policy 1.7.1: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 1.7.2: Xeriscape Landscaping practices shall maintained within the Village Land Development Regulations as a means of minimizing future irrigation water needs.

~~Policy 1.7.3: By implementing the Plumbing Code, the Village shall require the use of low volume fixtures.~~

Policy 1.7.4~~3~~: As a means of conserving potable water resources, the Village shall continue to use surface water from the C-~~18~~ 17 canal to irrigate the following areas: Pparks and recreational areas; municipal areas; median strips along U.S. Highway No. 1 and Northlake Boulevard; and the North Palm Beach Country Club.



## DATA & ANALYSIS

### A. INTRODUCTION

This Infrastructure Element of the Comprehensive Plan examines the various resources within the jurisdiction of the Village of North Palm Beach. It includes sub-elements such as Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge. Each sub-section is addressed separately below.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with the Infrastructure Element as with the other elements of the Comprehensive Plan.

### B. EXISTING CONDITIONS

#### SANITARY SEWER

The purpose of the sanitary sewer sub-element is to guide the preparation of plans and policies necessary to assure the availability of capacity, treatment, and disposal of wastewater for projected growth and future needs of the Village of North Palm Beach. This sub-element analyzes the Village's existing sanitary sewer collection system and facilities, and also discusses future generation levels.

Sanitary sewer service within the North Palm Beach municipal boundaries is not directly provided by the Village. With the exception of a few remaining septic tanks, sanitary sewer service, including collection, transmission, and disposal is provided by Seacoast Utility Authority (SUA). To ensure that all existing and proposed developments have adequate sanitary facilities, the Village continues to include SUA in the site plan review and permitting process. Also, to ensure concurrency, the Village requests SUA's approval (or approval with conditions) of proposed projects and developments prior to the issuance of building permits. During development order review, SUA requires developers to upgrade the capacity of existing systems or build new systems to meet sanitary sewer needs in order to ensure that adequate capacity is available.

As noted in the Future Land Use Element, based on 2020 Census data, the population of North Palm Beach is 13,162 persons. Utilizing the estimated population, current wastewater use by the Village is estimated at 1,408,334 gallons per day (i.e., population of 13,162 residents x 107 gallons per capita per day). Using the population projections (13,297 residents) prepared in this EAR, and the LOS set by SUA, it is projected that the Village's wastewater needs will reach 1,422,799 gallons per day by 2030.

The site plan review and building processes established by the Village and the requirements established in the Policies of its Comprehensive Plan, ensure effective coordination with developers during the planning and phasing stages of development to meet wastewater collection and treatment needs.

The Village is available for and encourages developers to take advantage of preliminary/pre-application meetings to ensure that developers are aware of the Village's code requirements. Developers are also encouraged to meet with SUA representatives during the preliminary stages of development to clarify wastewater requirements and standards. These opportunities are on-going practices of both the Village and the SUA, and they continue to be available to developers.





According to SUA, they own and maintain approximately 285 miles of gravity sewer pipelines and more than 150 pumping stations. The gravity sewer pipelines are used to transfer the sanitary sewage discharged from residential and commercial properties to one of SUA's multiple lift stations and then to the wastewater treatment plant.

The Palm Beach County Health Department (a State agency) enforces Federal, State, and SUA standards regulating the central sanitary sewer and septic tank systems serving North Palm Beach.

Seacoast Utility Authority also provides "reclaimed" water which is wastewater (sewage) that has been treated and disinfected to meet Florida's stringent irrigation water quality standards. The water is treated and stored at Seacoast's PGA Regional Water Reclamation Facility and pumped through 24 miles of pipeline to nearly 40 high-volume irrigation customers.

The PGA Regional Water Reclamation facility provides service to participating governments. It has a current permitted capacity of 12 mgd.

### *Level of Service*

The Level of Service (LOS) for average daily sewage generation rate for capital sanitary sewer facilities in North Palm Beach is a maximum of 107 gallons/capita/day for residential uses. There is no fixed level of service requirement for nonresidential uses such as commercial, public, educational, and other public buildings; the estimated sewage generation is based on the Florida Administrative Code.

Because the wastewater collection, transmission, treatment, and disposal facilities are owned, operated, and maintained by Seacoast, the Village has neither the responsibility nor the authority to provide for system improvements.

### SOLID WASTE

Along with sanitary sewer systems, solid waste management is important to keeping the Village clean. This solid waste sub-section evaluates resources available for the Village's





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projected population growth and assesses the solid waste needs for future and current residents of North Palm Beach. In addition, this sub-section examines the Village's existing solid waste and hazardous waste management services and facilities, projects future waste generation levels, and suggests alternatives for lowering per capita waste generation rates.

Because the Village of North Palm Beach is primarily a residential community, residential uses generate the majority of the Village's solid waste. Commercial and other uses generate less solid waste.

Within the North Palm Beach Public Works Department, the Solid Waste division is responsible for the collection and disposal of residential and commercial garbage, trash, bulk items, vegetation, and recycling within the Village.

Contractors and hired individuals for lawn and tree services are required to haul away any vegetation, branches, etc. that they trim. Vegetation debris can be left for pickup only if it was created by the homeowner or tenant. Also, any construction debris from renovations, demolitions, or construction must be removed by building contractors and/or handymen.

Accordingly, the following Levels of Service for residential and non-residential collection of solid waste have been established by the Village:

- Monday Garbage & vegetation Village-wide.
- Tuesday Glass and plastic recycling pickup (blue bin), plus bulk items by appointment ONLY.
- Wednesday Garbage & vegetation Village-wide.
- Thursday Paper and cardboard recycling pickup (yellow bin), plus bulk items by appointment ONLY.
- Friday Garbage & vegetation Village-wide.

### Schedule for week when holiday falls on a Monday

- Monday Holidays - NO PICK UP
- Tuesday - Garbage/Vegetation
- Wednesday - Recycling-Blue Bin
- Thursday - Recycling-Yellow Bin
- Friday - Garbage/Vegetation



Although the Village conducts its own waste collection, it does not own or operate its own landfill. The Village utilizes the landfills provided by the Solid Waste Authority (SWA) to dispose of all its trash. The following are the SWA Facilities utilized for disposal of waste:

#### Current SWA Facilities

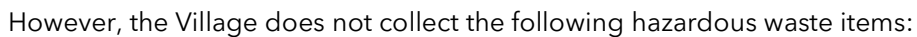
##### Transfer Stations/Home Chemical and Recycling Centers

- Central County Transfer Station (Lantana)
- Glades Regional Transfer Station (Belle Glade)
- Home Chemical and Recycling Center (West Palm Beach)
- North County Transfer Station (Jupiter)
- South County Transfer Station (Delray Beach)

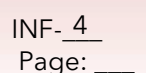




- ## North County Landfill (Landfill, Class I and III)



- Advancing technologies to reduce waste
- Increasing recycling and reuse
- Creating even safer treatment and disposal options
- Sharing the benefits of learning and innovation with their clients and collaborators



## RECYCLING

Recycling refers to any process by which solid waste, or materials which would otherwise become solid waste, are collected, separated, processed, reused, or returned to use in the form of raw materials or products.

Generally accepted items for recycling include:

- Tin cans
- Aluminum cans
- Steel cans
- Food containers and jars
- Soft drink and beer bottles
- Wine and liquor bottles
- Office paper
- Magazines
- Flattened cardboard
- Newspaper
- Phonebooks
- Flattened cereal boxes
- Junk mail
- Paperboard
- Flattened snack boxes

## STORMWATER MANAGEMENT

This Stormwater Management subsection of the Comprehensive Plan analyzes the natural conditions that affect the quality and quantity of stormwater runoff in the Village, and its existing stormwater collection and treatment system.

Rainwater that does not evaporate or become absorbed into the ground is considered "runoff." This runoff often carries pollutants from lawns, streets, buildings, and parking lots that contaminate the waterways. In order to keep the lagoon and other waterbodies clean, the Village must continue to invest in the proper infrastructure for treating and purifying runoff into waterways.

A complete and integrated ground surface percolation and positive underground piping stormwater drainage system has been installed throughout the Village's platted and developed areas. The storm water drainage system is Village-owned and -maintained. In residential areas, the system consists of roadside swales without curbs or gutters. Surplus water from the swales is diverted to catch basins within a closed conduit piping system, then discharged via outfall to the manmade waterways of the Earman River, the Intracoastal Waterway, or Lake Worth.

Commercial uses in the Village are confined to frontages along U.S. 1, Northlake Boulevard, Prosperity Farms Road, and Alternate A1A. These roads are urbanized and have curbs and gutters, and positive pipe outfalls to either the Earman River or Lake Worth. This system is maintained by the Florida State Department of Transportation (FDOT) and Palm Beach County in conjunction with the Village. The Village does not have a master drainage plan. The existing drainage system was built in a piecemeal fashion over time; the majority of it was constructed between 1956 and 1970. It should be noted that the major portion of the Village's stormwater drainage system was constructed prior to the establishment of any discharge regulations.



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According to a prior report from an engineering consultant, the Village's drainage system was probably designed similarly to the Florida Department of Transportation system which has a minimum three-year storm recurrence interval. The South Florida Water Management District (SFWMD) minimum drainage design criterion for local governments is a three-year, one day duration storm event.

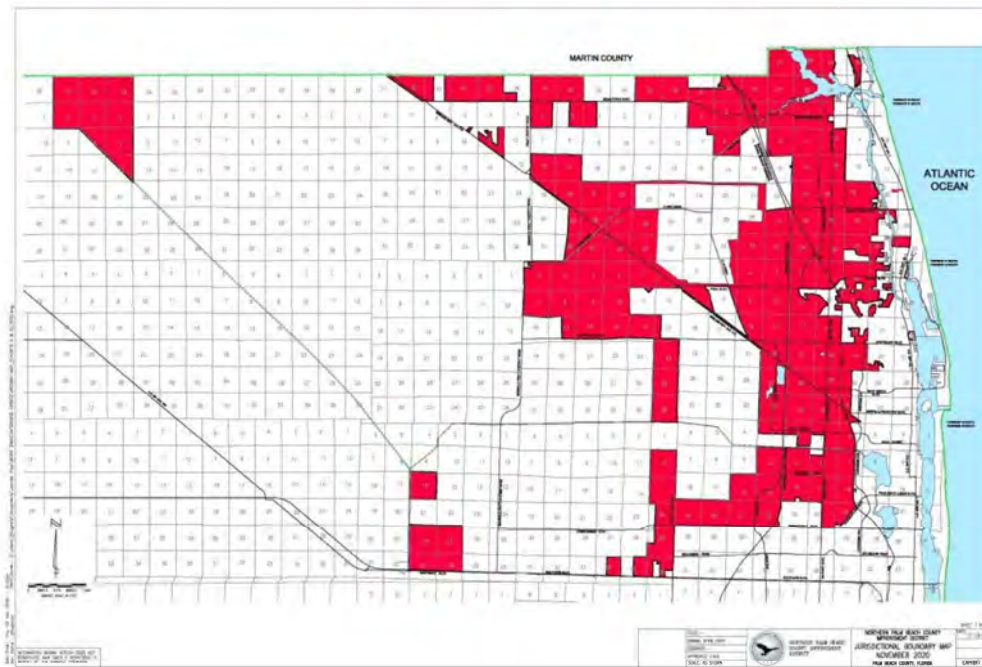
The design capacity and the level of service of the Village's stormwater system satisfies the SFWMD's minimum local government criteria, and that the capacity of the system is adequate for the Village's needs. The Village maintains scheduled inspections and maintenance to assure long-term effectiveness. Currently, the Village inspects each catch basin within the Village at least once every three (3) years to identify needed maintenance and improvements.

As time progressed, however, some of the Village's stormwater infrastructure has become outdated or has exhausted its engineered life. Documentation from the Environmental Protection Agency advises that stormwater runoff is a principal contributor to water quality impairment in waterbodies nationwide. In the 1970s, the federal government introduced the Federal Clean Water Act and permit requirements for the National Pollutant Discharge Elimination System (NPDES). Florida's stormwater discharge permitting followed, with requirements for properties to treat discharge, either individually or collectively, before stormwater enters waterways.

The Village of North Palm Beach has portions that are within the Northern Palm Beach County Improvement District (NPBCID). The NPBCID is an independent Special District created by the Florida legislature in 1959 to provide water management and infrastructure development in Palm Beach County. NPBCID's service area covers over 128 square miles and includes:

- Portions of Unincorporated Palm Beach County
- Tequesta
- Jupiter
- Juno Beach
- North Palm Beach
- Palm Beach Gardens
- Lake Park
- Mangonia Park
- West Palm Beach





Some of the services that NPBCID provides are storm water management; right-of-way maintenance, including roadways and sidewalks; maintenance of canals, waterways, and lakes; water quality monitoring; environmental mitigation and management; permit and plat review, as well as hurricane response and emergency operations. NPBCID uses revenue from non-Ad Valorem assessments from property taxes to pay for services. The assessments are only paid by property owners that benefit from the services provided by NPBCID.

NPBCID aids with regional flood control that extends outside of the boundaries of North Palm Beach. While the Village's stormwater maintenance utilizes localized street drainage. Although portions of the Village are located within the NPBCID, its Street and Stormwater Division is responsible for the maintenance and repair of infrastructure throughout the Village. This division is responsible for the maintenance of the Village's storm drainage systems and waterways. The Street and Stormwater Division is also involved in the administration of the NPDES Stormwater Permitting Program. All storm water within the Village discharges into tidal waterbodies such as (1) the Earman River; (2) the North Palm Beach Waterway; (3) the Intracoastal Waterway; and (4) the northern portion of the Lake Worth Lagoon.

High volumes of stormwater runoff can erode stream banks and deposit sediments that can damage aquatic life (animals and plants). Because pollutants come from multiple sources, it is difficult to identify the origin of specific pollutants. The Village continues to strive to reduce any potential harm that may affect its existing drainage system and waterways. Common pollutants include:

- Detergent
- Fertilizer
- Motor oil
- Paint
- Pesticides



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

- Pet waste
- Sediment

The Village recommends the following practices for protecting waterways and reducing pollution:

- Clean leaked motor oil and other fluids on your driveway.
- Never pour motor oil or other chemicals down storm drains.
- Household chemical products like used motor oil, paint, solvents, and cleaners may be disposed of by taking them to the appropriate Solid Waste Authority collection site.
- Do not apply fertilizer or pesticides on sidewalks, driveways, streets, or near storm drains or canals.
- Use less fertilizer and pesticides.
- Wash the car on the grass or any place that doesn't drain to the street.
- Use a commercial car wash.
- Dispose of pet waste into trash.
- Never wash pet waste into the street or into storm drains.
- Never throw litter in a storm drain or in the street.

### *2016 Village of North Palm Beach Citizens' Master Plan*

In August of 2015, the Village of North Palm Beach, in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), (now known as the Transportation Planning Agency), contracted with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and the economic vitality of the Village. The resulting Citizen's Master Plan emphasized the importance of protecting and caring for the Village's natural resources. As a result of the Citizens' Master Plan, the Village's Stormwater Utility Fee was established, a dedicated funding source approved, and stormwater runoff issues identified as a high-priority initiative for the Village.

Acknowledging that future infrastructure must maintain the current level of service, the Village established stormwater fees. The stormwater fees are dedicated solely to stormwater management programs and projects. These fees allow the Village to address the collective impact of pollution caused by stormwater runoff and undertake the necessary repairs to the existing stormwater system.

### *2021 Stormwater Utility Study*

In 2019, the Public Works Department enlisted assistance from Hazen and Sawyer to develop a financially sustainable stormwater management program. The two-year process began in February 2019, with a conceptual study to evaluate the feasibility of establishing a utility fee to fund the Village's ongoing stormwater management program. The 2019 Study included:

- Compiling an inventory of the Village's stormwater management assets;
- Reviewing regulatory compliance requirements;
- Estimating costs, revenues, and funding requirements;
- Preparing a 5-Year financial forecast, and
- Investigating alternative rate structures.

Based on the results of the 2019 Stormwater Utility Study and the 2016 Citizens' Master Plan, the Village established a stormwater fee schedule. The fees are based upon a unit of measure called Equivalent Residential Unit (ERU). ERUs are used to equate non-residential or multi-family residential properties to a specific number of single-family residences.





## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

All land parcels other than public schools and rights-of-way are subject to the stormwater utility fee. The Village's ERU was calculated using the average lot coverage on single-family residential properties as the basis for the proposed fee. The Village Council set an assessment roll for stormwater fee at \$7.78 monthly per ERU, which equated to \$93.36 annually. At the same time, the Village Council lowered property tax rates to offset the cost for ERUs for the 2022/2023 fiscal year.

### POTABLE WATER

This sub-section analyzes the Village's existing potable water distribution system, projects future demand levels, and analyzes its existing facilities.

Potable water refers to water that is clean and safe to drink. Potable water is essential for survival; it is used for drinking, cooking, and sanitation. Seacoast Utility Authority provides potable water to the Village of North Palm Beach and bills property owners directly for the service. The potable water withdrawal, treatment, and distribution facilities are owned, operated, and maintained by Seacoast. The Village has neither the responsibility nor the authority to provide for system improvements.



Seacoast currently owns and operates one treatment plant: the Hood Road facility, with a peak-day capacity of 30.5 mgd. As of 2024, no new water treatment plants have been planned for construction in the Seacoast Utility Authority service area. During the development order approval process, Seacoast requires developers to upgrade the capacity of existing systems or build new systems to meet their needs in order to ensure that sufficient capacity is available.

Table 1-0 indicates the population projections within the Seacoast Service Area. The data is derived from the Lower East Coast (LEC) Water Supply Plan update. As indicated, the Village of North Palm Beach represents approximately 13% of the Seacoast Service Area.

Table 1-0: Population Projections





Population Projections 2025-2045			
Year	Seacoast Service Area*	North Palm Beach**	North Palm Beach Share of Service Area (%)
2025	97,911	13,053	13.3%
2030	102,856	13,297	12.9%
2035	103,569	13,503	13.0%
2040	105,683	13,838	13.1%
2045	106,537	14,069	13.2%

Source: \*Seacoast Service Area Data From 2023-2024 LEC Update.  
 \*\*North Palm Beach Data From 2023 PBC, Zoning, and Building Division Population Projections.

As noted in the Future Land Use element, the estimated population for North Palm Beach is 13,162. Based on 2020 census population data, the current potable water use by the Village is estimated at 2,487,618 gallons per day (i.e., population of 13,162 residents x 189 gallons per capita per day). Based on population projections (13,297 residents) prepared in this EAR and the Seacoast LOS, it is projected that the Village's potable water needs will be 2,513,133 gallons per day by 2030.

The Village's LOS for capital potable water facilities is maximum of 189 gallons/capita/day for average daily water consumption for residential. There is no fixed LOS requirement for nonresidential uses such as commercial, public, educational, and other public buildings.

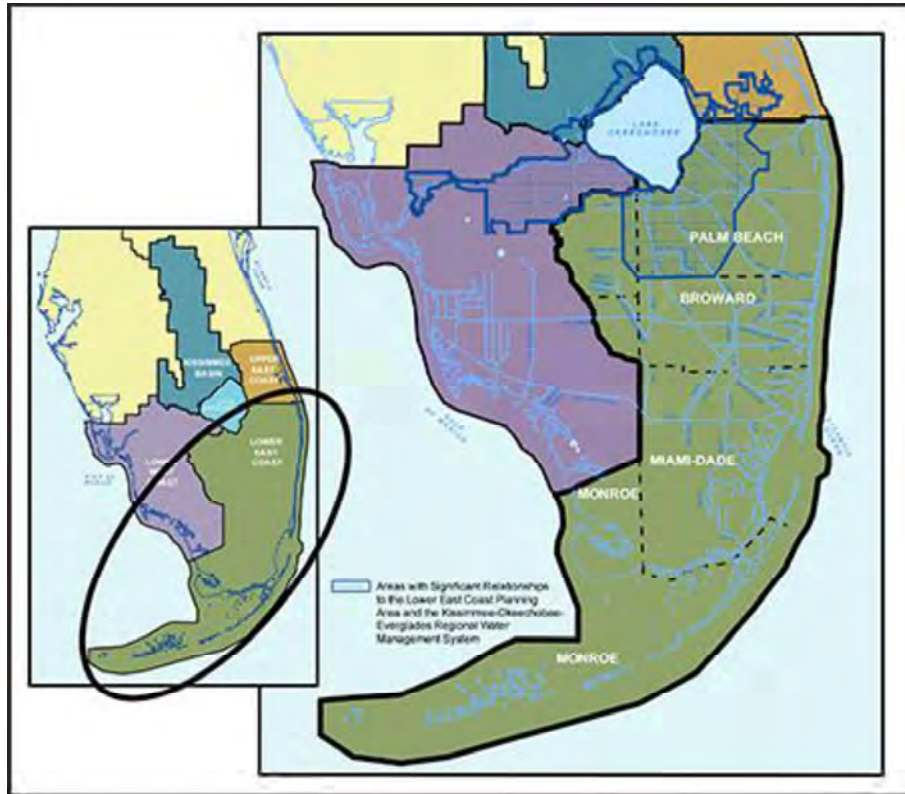
Based on the population projection from the LEC and the Future Land Use Element, the Village meets the LOS standard for potable water consumption, and no additional improvements to the Seacoast regional potable water treatment plants are required at the current projection.

### Water Supply Plan

Of the five water management districts in the State of Florida, the South Florida Water Management District (SFWMD) is the oldest and the largest. SFWMD covers 16 counties from Orlando to the Florida Keys and serves nine million residents. Per F.S. 373.036, each water management district must create a water plan that is based on at least a 20-year planning period which shall be updated at least once every 5 years.

Pursuant to the statutory requirement, the SFWMD created the Lower East Coast Water Supply Plan for Palm Beach, Broward, Miami-Dade and parts of Monroe, Collier, and Hendry counties. In 2023, the SFWMD began the process of updating its Lower East Coast Water Supply Plan (2023-2024 LEC Plan Update), which assessed the projected water demand and potential sources of water for the period from 2021 to 2045. This plan update will be used by local governments, water users and utilities to update and modify local comprehensive plans, facility work plans, and ordinances.





Per F.S. Chapter 163, Part II, local governments are required to prepare and adopt Work Plans into their comprehensive plans within 18 months after the SFWMD approves the Lower East Coast Water Supply Plan Update. The Village of North Palm Beach is in the process of updating its Water Supply Plan. Per the statute, municipalities and public water suppliers are required to coordinate with the SFWMD in the preparation of their Work Plans in order to identify needed facilities for at least a 10-year planning horizon period, confirming that: (1) adequate water supply is available; and (2) infrastructure plans necessary to serve projected need have been prepared.

In addition, the Village is subject to, and a participant in, the Palm Beach County Wellfield Protection Ordinance. This Countywide Wellfield Protection Ordinance regulates land use activities within travel time contours of the Village's wellfields. These travel time contours (zones of influence) are identified and overlaid on the Coastal Zone and Conservation Map in the Comprehensive Plan.

## *Water Conservation*

The Village has adopted, and continues to implement, various regulations that improve water conservation. Article IX - MANDATORY YEAR-ROUND LANDSCAPE IRRIGATION CONSERVATION MEASURES of Chapter 19 of the Village's Code of Ordinances, includes conservation regulations for irrigation including limiting the hours for landscape irrigation and regulations for new landscaping; Sect. 45-93 of the Village's Code of Ordinances provides standards for irrigation as well as a requirement for rain sensors.

The use of reclaimed water for irrigation purposes is an effective water conservation measure. The Village does not own or operate a wastewater treatment facility, nor does it manufacture reclaimed water. However, through Seacoast, it encourages residents to conserve water and utilize reclaimed water. Seacoast provides large irrigation users such



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as golf courses with reclaimed water, thereby contributing to the conservation of the Village's water resources.

Seacoast also developed implementation practices for conserving water resources. Table 1-1 indicates various methods for water conservation.

Table 1-1: Seacoast Water Conservation Implementation Practices

Conservation Practice	Seacoast Practice
Irrigation Hours	Yes
Florida Friendly Landscape Ordinance	Yes
Ultra-Flow Fixtures Ordinance	Yes
Rain Sensor Ordinance	Yes
Water Conservation Rate Structure	Yes
Leak Detection and Repair Program	Yes
Public Education Program	Yes

Source: Table D-5; 2013 LEC Update Appendices

Additional water conservation related issues are addressed in the Coastal Management and Conservation elements of the Village's Comprehensive Plan.

### Natural Groundwater Aquifer Recharge (NGAR)

The Natural Groundwater Aquifer Recharge section of this plan analyzes the existing quality and quantity of the Village's natural groundwater, projects future demands, and analyzes existing facilities.

Groundwater is one of the Earth's most valuable resources. There are different levels of groundwater water: the upper surface is called the water table; and the saturated area beneath the water table is called an aquifer. Aquifers are storehouses of water; they provide water to feed wells and springs. Utility providers and residents dig wells and drill into aquifers for the extraction of potable water. The porous rock of an aquifer allows precipitation from rain to recharge the aquifer.

As previously noted, the Village is located within the SFWMD's LEC Planning Area. Historically, the LEC Planning Area has relied on the Surficial Aquifer System (SAS) and Lake Okeechobee as the primary water sources for urban, agricultural, and industrial uses. In many areas of the LEC Planning Area, development of these water sources has been maximized due to negative impacts (like saltwater intrusion) on the regional system, wetlands, and existing water users. However, as population and water demand has grown, the development of other water source options has also increased. New and increased allocation from freshwater sources provides a diversification of water supply sources. Use of the upper Floridan aquifer, increased storage, reclaimed water, and appropriate water conservation measures in the LEC Planning Area have contributed to its water supply.

Fresh groundwater is the primary source for potable water and landscape irrigation for industrial and commercial uses in the LEC Planning Area. In urban areas such as North Palm Beach, public water suppliers (PWS) rely heavily on the SAS since it produces good quality fresh water. Meanwhile, these aquifers are recharged from local rainfall, canals, and water from the Water Conservation Areas and Everglades National Park. When sufficient water is available, surface water from Lake Okeechobee is also routed to regional canals to maintain water levels and recharge the aquifer. However, during droughts, lower regional



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

groundwater levels may cause inland movement of salt water. In this case, water shortage restrictions may be declared to conserve freshwater supplies.

According to the 2023-2024 LEC Update, Seacoast withdrew an average of 21.76 million gallons daily (mgd) of raw water from the SAS in 2021. As indicated in Table 1-2, Seacoast will withdraw an average of 22.09 by 2025.

Table 1-2: Seacoast Projected Water Withdrawal and Demand

Year	Raw Water Withdrawal (MGD)	Finished Water Demand (MGD)
2021	21.76	19.95
2025	22.09	20.25
2030	23.20	21.27
2035	23.37	21.42
2040	23.84	21.86
2045	24.03	22.03

Source: 2023-2024 LEC Update Appendix A

Table 1-3 indicates permitted allocation from the potable water sources from Palm Beach County Water Utility District (PBCWUD), with a total allocation of 26.92 mgd. The allocated potable water sources includes all of Seacoast service area not just the Village of North Palm Beach. The 2045 future demand projection in Table 1-3 for the Village is 22.03 mgd. The total permitted allocated water for the Village is sufficient to fulfill the current and future demand of 26.92 mgd.

Table 1-3: Seacoast Permitted Allocated Water for Authority

SFWMD Water Use Permitted Allocation (mgd)	
Potable Water Source	Allocation
SAS	22.30
FAS	8.90
Bulk Finished Water from PBCUD	2.00
TOTAL ALLOCATION	26.92

Source: 2023-2024 LEC Update Appendix B

Pursuant to its current consumptive use permit (CUP), Seacoast presently draws its raw water from four Surficial Aquifer wellfields (Hood Road, North Palm Beach, Burma Road, and Palm Beach Gardens) and three Floridan Aquifer wells (Hood Road). Each of the wellfields has permitted average and maximum daily withdrawal rates established by CUP.

Each wellfield has protection zones which are mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current CUP, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements enforced, by DERM.

The Village's Code of Ordinances establishes regulations limiting the amount of impervious and pervious surfaces on a lot (e.g., maximum lot coverage, minimum landscape and open space, and yard requirements). The purpose of these regulations is to protect groundwater quality and water resources. Also, during the site planning process, proposed developments are reviewed to ensure that maximum retention of rainfall and stormwater runoff is retained on site. Other best management practices are employed to ensure that



the quality of water resources is protected, and the recharge of groundwater supplies is maximized.

### C. TRENDS AND CHALLENGES

#### *Future Growth (Solid Waste)*

Although the Village is essentially “built out,” it is also experiencing a phase of redevelopment. With a projected population growth of 724 residents by 2045, the Village must prepare for the additional waste from the future residents. Fortunately, the Solid Waste Authority (SWA) has continued to improve its dumping and solid waste collection practices. SWA implemented sophisticated liner systems to keep trash and leachate (“garbage juice”) from seeping into the ground. SWA has also extended the life of the landfill through recycling and other projects through 2054.

#### *Future Growth (Sewer)*

As mentioned, the Village is experiencing redevelopment. As the population grows, the amount of sanitary sewer waste generated is expected to increase. Significant changes in growth, annexation, or development will require re-evaluation of existing sanitary sewer capacity. The Village shall continue to coordinate with Seacoast Utility Authority to ensure that adequate infrastructure is available for the projected population.

#### *Sea Level Rise*

Due to its flat topography, porous limestone geology, and dense coastal development, Southeast Florida is one of the areas most susceptible to the impacts of climate change and sea level rise. Climate change and sea level rise are expected to present significant challenges to water resource planning, management, and infrastructure in Palm Beach, Broward, Miami-Dade, and Monroe counties. Saltwater intrusion into the primary sources of drinking water in the tri-county area (SAS and Biscayne aquifers) is of primary concern.

Local governments and water utilities in the Southeast Florida region have formalized the integration of water supply and climate change considerations as part of coordinated planning efforts, including updates to local government regulations and water utility 10-year Water Supply Facility Work Plans and enhancements to local government’s Comprehensive Plans. Key considerations for communities within the four County Compact planning area include:

- 1) sea level rise,
- 2) saltwater intrusion,
- 3) extreme weather, and
- 4) infrastructure investments to support diversification and sustainability of water supply sources, and adaptive storm water and wastewater systems.

#### *Aging Infrastructure*

The Village’s existing infrastructure is close to the end of its useful life span. Although some infrastructure has been updated over the years, some require improvements or replacement. It is imperative that the Village continue to assess its existing facilities and upgrade them in a timely manner.

Table 1-4 indicates the length and year sewer force mains were built. As indicated, the Village infrastructure began in 1957. Table 1-5 indicates that North Palm Beach has approximately 9,076 linear feet of sewer force main with a useful-life span of less than 0 years. Approximately 196 linear feet of sewer force main have a useful-life Span of 0-5 years, and approximately 1,639 linear feet of sewer force main have a useful-life span of 6-10



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years. The Village in conjunction with SUA should evaluate the need for upgrading that infrastructure which has reached, or is near the end of, its useful life span.

Table 1-4: Sewer Force Main Length by Year Built

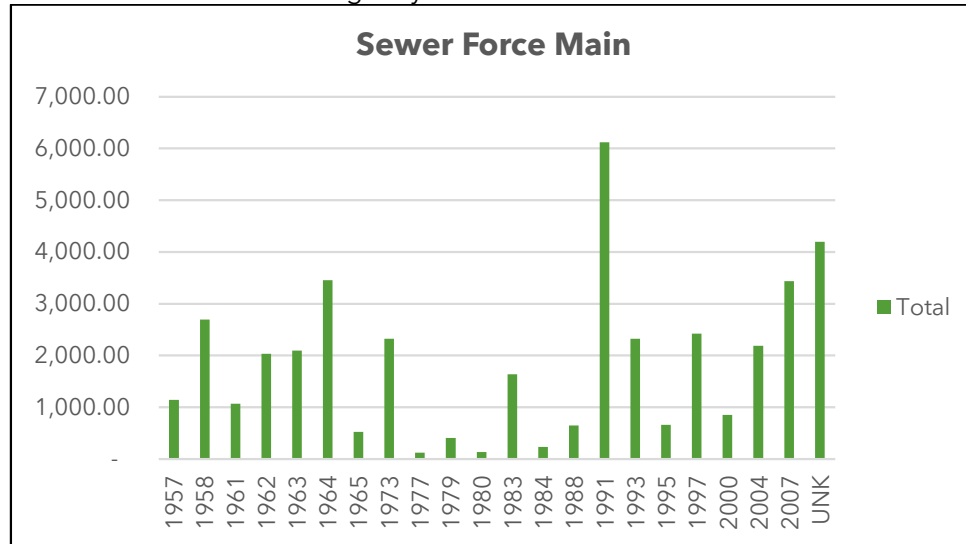
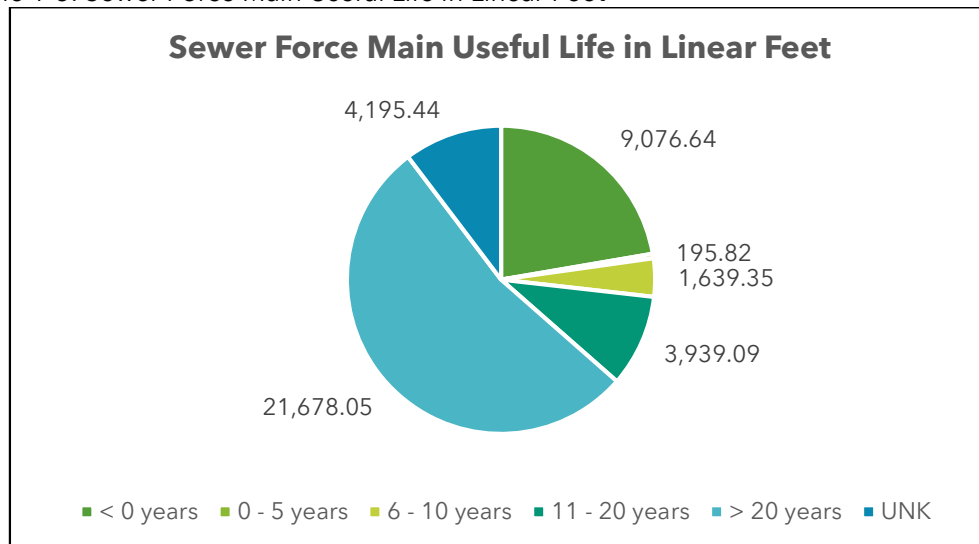


Table 1-5: Sewer Force Main Useful Life in Linear Feet



INFRASTRUCTURE

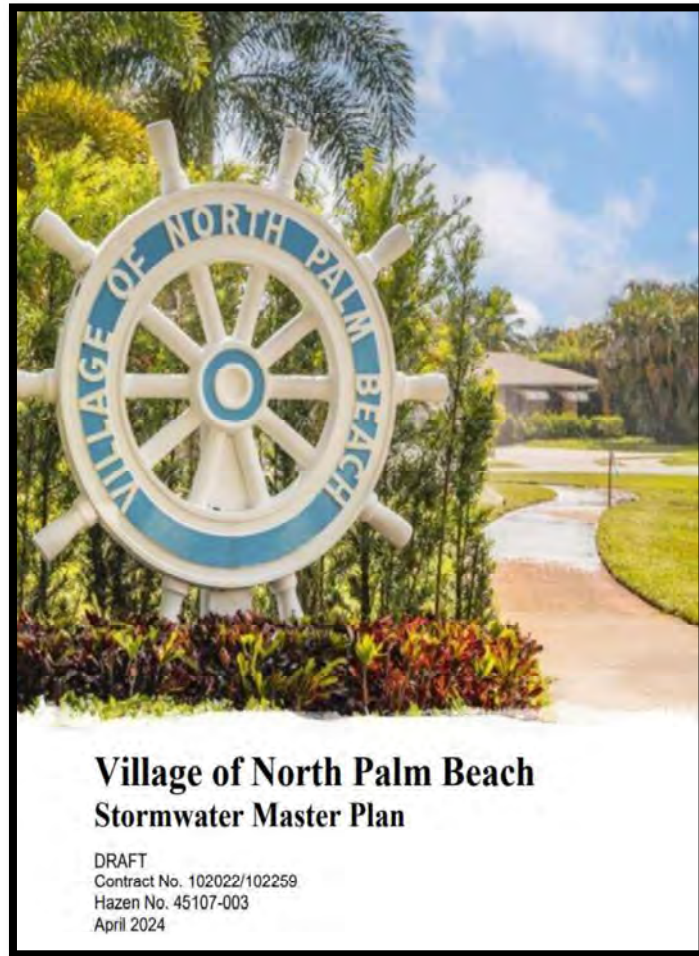




## 2024 Stormwater Master Plan

The Village has exhibited fundamental concern for Stormwater management. As a coastal community, the Village is challenged by high groundwater levels, rising sea levels, increasingly frequent intense storms, as well as saltwater intrusion and water quality concerns. The Village strives to improve its stormwater management by supporting both physical assets as well as policies, procedures, and operations in preparation for flooding events, and protecting the Village's groundwater, surface waters, and natural resources.

The purpose of the proposed Stormwater Master Plan is to analyze the Village's stormwater management systems, policies, and procedures to identify areas in need of improvement. The 2023 Master Plan report contains the approach, modeling methodology, and results, as well as proposed recommendations arising from the study.



The scope of this village-wide study included taking inventory of the Village's existing stormwater assets; collecting data from various regional entities and organizations; identifying water quality and regulatory compliance requirements; developing a hydrologic and hydraulic (H&H) model representing current/existing conditions, and two future-time scenarios (2040 and 2070); performing a level of service (LOS) analysis; developing a Capital Improvement Program (CIP); and evaluating the impacts of the CIP on the Village's stormwater utility rates.

## Projects

SUA has implemented the following projects within the Village of North Palm Beach over the last 5 years:

- Lighthouse Drive Force Main Replacement
- Lift Station 54 - multiple improvements
- Northlake Boulevard / US 1 Utility Infrastructure Replacement - Phase 1 and Phase 2
- Jasmine Drive to Southwind Drive Force Main Crossing Northlake Boulevard and the C17 Canal and Water Main Crossing the C17 Canal



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

- Corsair Drive water main replacement
- Marina Drive water main addition
- Lift Station 54 force main replacement route study
- Lift Station 54 force main replacement (phase 1)
- Lighthouse Bridge water main replacement
- Old Port Cove force main

Future utility replacement projects are planned and are dependent on other agency partnerships and the remaining useful life of the infrastructure.

### FINAL REMARKS

Based on the existing conditions, trends, and challenges for the 20-year planning period, the Village shall continue to implement specific strategies and policies to maintain and enhance the infrastructure, and plan for future demands such as:

- Continue conservation awareness campaigns and measures, and maintain the current or a lower level of service;
- Continue updating the water supply plan in conjunction with SFWMD's LEC plan;
- Evaluate future solid waste demand;
- Ensure stormwater is adequately addressed throughout the Village;
- Partner with Seacoast to provide clean and sanitary potable water and reclaimed water;
- Prepare for sea level rise; and
- Anticipate and plan for aging infrastructure.

# INFRASTRUCTURE



## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Transportation Element - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Transportation Element proposed amendments. The requirements of the Element are stated in Florida Statute Sec.163-3177(1)(f). CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Amendments to the existing Transportation Element have been proposed based on meetings with staff and discussions with Palm Beach County, the Transportation Planning Agency (TPA), and the Florida Department of Transportation (FDOT).

The following amendments have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Revise Vision Goal Statement to include "To maintain and develop a safe, convenient, sustainable, and energy efficient multimodal circulation system to support community's economic vitality and residential character for current and future residents."
3. Amend Objective 1.0 – revise old language and remove outdated projects
4. Amend Policy 1.1.1- revise functional highway classification system to be consistent with FDOT
5. Amend Policy 1.1.2- to remove references to Tables and policies
6. Amend Objective 1.2 – to remove references to years or projects
7. Amend Policy – 1.2.1 – to remove reference to Policy 5.2
8. Amend Policy – 1.2.2 – to remove reference to Policy 2.1
9. Amend Objective 1.4. – to include the reduction of greenhouse gas emissions and safe separation of vehicular and nonvehicular traffic
10. Amend 4.5 – to update abbreviations from MPO to TPA
11. Create Policies 1.4.10 through 1.4.13 – to include the support to TODs, consideration of electric charging stations, and alternative modes of transportation such as micro transit
12. Amend Policy 1.5.1 – to change Public Services to Public Works Department and update name from Metropolitan Planning Organization to Transportation Planning Agency
13. Amend Policy 1.7.2 – to remove the pothole provision

14. Amend Policies 1.10.1, 1.10.2, 1.10.3, 1.10.5, Objective 1.12, Policy 1.12.1, 1.12.2, 1.12.3, 1.13.5, and 1.14.3 – to update abbreviations or names from Metropolitan Planning Organization (MPO) to Transportation Planning Agency (TPA)
15. Create Policy 1.14.4 – to consider becoming a Vision Zero community
16. Create Objective 1.15 and Policies 1.15.1 through 1.15.5 – Village to consider “Complete Streets” network.
17. Remove and relocate 4.1 – Future Transportation Maps Series to the Optional Map Series
18. Remove table 4-1 from the GOPS and relocate to the D&A

The following items have been provided in the Data and Analysis:

1. Review of demographics data per U.S. Census;
2. Analysis of existing and future transportation use patterns;
3. Assessment of transportation trends and challenges;
4. Consideration of sustainable practices; and,
5. Consideration of safety practices and alternatives.

This Element includes the following three (3) maps associated with the Map Series: Number of Lanes Map, Street Classifications Map, and Bicycle and Pedestrian Sidewalks Map. There are no Florida Statute required maps associated with this Element. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.



## GOALS, OBJECTIVES AND POLICIES

### 4.0 INTRODUCTION

The Transportation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (j), Florida Statutes, establishes the Transportation element requirement and Chapter 9J-5, .019 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Transportation goal, objectives and policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 4 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR Based Amendment Support Documentation dated 2009.

### 4.1 VILLAGE GOAL STATEMENT

GOAL 1.0: A safe, convenient and efficient motorized and non-motorized transportation system shall be available to all residents and visitors to the Village. To maintain and develop a safe, convenient, sustainable, and energy efficient multimodal circulation system to support the community's economic vitality and residential character for current and future residents.

### 4.2 OBJECTIVES AND POLICIES

OBJECTIVE 1.1: Existing roadway deficiencies will be corrected by implementing projects outlined by the Village Capital Improvement Program the following projects:

1. Parker Bridge repairs and rehabilitation (MPO #4212971 and 4124921);
2. Northlake Boulevard safety project (MPO #430151);
3. Resurfacing of U.S. Highway No. 1, from north of the Parker Bridge to SR 706 (MPO #4229641); and
4. Resurfacing of A-1-A and replacement of the Burnt Bridge (MPO#4190191, 4312971, 4229841, and 4202351).

All of the above improvements are scheduled for implementation by Palm Beach County in the FY 2010-2014 Five Year Transportation Improvement Program.

Policy 1.1.1: Village roadways shall be functionally classified based upon the Florida Functional Highway Classification System, as follows:

- a. County Road A-1-A - Urban Major Collector
- b. Prosperity Farms Road - Urban Major Collector
- c. Lighthouse Drive — Urban Minor Collector
- d. U.S. Highway 1 — Urban Minor Arterial
- e. Northlake Boulevard — Urban Other Principal ~~Minor~~ Arterial
- f. Alternate A-1-A — Urban Minor Arterial

Further, in order to maintain the residential character of the Village, Lighthouse Drive and all roadways not identified above shall be maintained as two-lane local roadways.



Policy 1.1.2: Consistent with the adopted Palm Beach County traffic performance standards, the Village shall maintain a peak hour Level-Of-Service (LOS) standard of “D” for all Arterial and Collector roadways within the corporate limits, consistent with Article 12, Chapter B of the Palm Beach County Unified Land Development Code, ~~(Ref: Table 4-1 with these exceptions:~~

- ~~Prosperity Farms Road between Northlake Boulevard and Burns Road, which is designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility (see Figure 4-5, Policies 1.3 and 1.4, and Table 11-1).~~
- ~~Transportation concurrency exception area(s) that are designated in the comprehensive plans of the Village of North Palm Beach and Palm Beach County.~~

Policy 1.1.3: The Village of North Palm Beach finds the following is a constrained facility, and development orders shall be evaluated using the following specific level of service standards, instead of the general level of service standards listed in Policy 1.1.2

- a. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service.

Policy 1.1.4: Before Prosperity Farms Road, between Northlake Boulevard and Burns Road may be constructed as a 4 or 5 lane facility:

- a. The CRALLS volumes ~~(Ref: Table 11-1)~~ on this segment shall be reached; and
- b. The parallel segment of Alternate AIA shall be a 6-lane facility and shall operate below its adopted level-of-service; or
- c. The parallel segment of U.S. Highway No. 1 shall operate below its adopted level-of-service.

Policy 1.1.5: The Village shall annually evaluate the need for roadway improvements to: (1) maintain level-of-service standards; and (2) to implement measures to reduce accident frequency.

OBJECTIVE 1.2: Projected transportation system needs ~~through the year 2014~~ will be met by implementing ~~the following~~ projects outlined in the Village’s Capital Improvement Program (Reserved for future transportation system improvements, as needed):

1. Reserved.

Further, the Village shall maintain its annual program of resurfacing local streets.

Policy 1.2.1: The Village shall enforce traffic performance standards by incorporating level-of-service (LOS) standards within the North Palm Beach Land Development Regulations consistent with ~~Policy 5.2 of the Capital Improvements element.~~

Policy 1.2.2: The Village shall review all proposed development for consistency with ~~Policy 2.1~~ traffic performance standards and coordinate with the agencies responsible for implementing road improvements to assure that roadways are in compliance with the LOS standards.

Policy 1.2.3: The Village shall request that Palm Beach County evaluate the effects of the improvements to SR A1A (Alt.) on traffic volumes on Prosperity Farms Road prior to the time that the





conditions of Policy 1.4 are met.

OBJECTIVE 1.3: The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.

Policy 1.3.1: Village regulations shall be maintained that prohibit on-street parking on all arterial and collector roads.

Policy 1.3.2: During the land development approval process, the Village shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

OBJECTIVE 1.4: The Village shall continue to provide an energy efficient, multi-model transportation system that is efficiently managed and which circulates traffic safely and conveniently ~~and which separates motorized and non-motorized transportation modes within the Village, reduces greenhouse gas emissions through strategies to reduce the number of vehicle miles travelled, and provides for the safe separation of vehicular and nonvehicular traffic.~~

Policy 1.4.1: The Village ~~Public Safety~~ Police Department shall prepare accident frequency reports for all collector and arterial roads periodically, and on an “as needed” basis. Based upon the results, the Village shall consider the need for additional road improvements or traffic control devices to reduce the frequency of accidents.

Policy 1.4.2: The Village shall support and coordinate with Palm Beach County to reduce greenhouse gas emissions by promoting alternative modes of transportation.

Policy 1.4.3: Village Land Development Regulations shall require that, as development occurs, sidewalks be constructed along all publicly maintained roads. Further, the construction of sidewalks shall be the responsibility of the developer.

Policy 1.4.4: The Village shall coordinate transportation demand strategies with land use strategies by requiring that facilities for bicycles and pedestrians are provided for in future development and redevelopment proposals and these requirements be made a part of the site plan review process.

Policy 1.4.5: The Village shall work with the ~~TPA MPO~~ toward reducing per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through ~~municipal representation on coordination with the TPA MPO~~ and providing for Tri-Rail, alternative fuels, ride sharing, alternative work hour programs, public transit, parking management and other transportation control measures that are being continually developed as part of a Countywide effort.

Policy 1.4.6: The Village shall consider intermodal terminals and access to intermodal facilities, where applicable, in its assessment of future transportation needs.

Policy 1.4.7: Support Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ride sharing and other innovative transportation system management activities that are implemented by the appropriate agencies within Palm Beach County.



Policy 1.4.8: The Village shall strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution by cooperating with Palm Beach County in developing improved transit alternatives.

Policy 1.4.9: The Village shall ensure that new developments and redevelopment along major transportation corridors are transit-~~ready~~ accessible.

Policy 1.4.10: The Village shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include encouraging mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; and promoting the use of alternate transportation modes as specified herein, including but not limited to, mass transit, bicycles, and pedestrianism.

Policy 1.4.11: The Village shall continue supporting Transit Oriented Developments (TODs) by coordinating land use, transportation and housing initiatives.

Policy 1.4.12: The Village shall encourage alternative modes of transportation such as micro transit to reduce the carbon emissions and promote multi-mobility.

OBJECTIVE 1.5: Transportation planning will be coordinated with the Florida Department of Transportation (FDOT) Five-Year Transportation Plan, transportation plans of the Palm Beach County MPO TPA, and Palm Tran, and comprehensive plans of neighboring jurisdictions.

Policy 1.5.1: The Village Public ~~Services~~ Works Department shall review future updates of the FDOT Five-Year Transportation Plan and coordinate with the Palm Beach County ~~Metropolitan Planning Organization~~ Transportation Planning Agency and Palm Tran in order to update or modify this element, if necessary.

Policy 1.5.2: The Village shall continue to review for compatibility with this element, the traffic circulation plans and programs ~~for~~ of the County and neighboring municipalities as they become available.

OBJECTIVE 1.6: The Village shall preserve all currently designated rights-of-way (i.e. federal, state, county and municipal) within the Village by requiring all yard setbacks to commence from said rights-of-way lines.

Policy 1.6.1: The Village Land Development Regulations shall contain language (i.e. setback requirements and dedications) oriented to preserving currently designated rights-of-way.

OBJECTIVE 1.7: Continue current high level of roadway maintenance.

Policy 1.7.1: The Village shall annually program maintenance and repair efforts on local streets, as determined by the Public Services Works Department.

Policy 1.7.2: The Village will provide for emergency maintenance and repair funding, on an as-needed basis, in the annual budget process. ~~Further, all potholes shall be repaired within 14 days of being identified.~~



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Policy 1.7.3: The Village program of road maintenance and repair shall result in the resurfacing of all locally maintained streets as conditions warrant.

OBJECTIVE 1.8: Continue to ensure adequate traffic circulation and access to new developments by requiring adherence to Florida Department of Transportation design specifications.

Policy 1.8.1: The Village shall strictly enforce subdivision and zoning regulations, which currently provide for safe and convenient traffic flow, during the plan review and implementation process.

Policy 1.8.2: The Village shall discourage excessive curb cuts including the control of the connections and access points of driveways and roads to roadways on arterial and major collector streets by conforming to Florida Department of Transportation design specifications during the land development approval process.

OBJECTIVE 1.9: Maintain adequate public transportation systems for residents of North Palm Beach through coordination with the State and County.

Policy 1.9.1: The Village shall, when an identified need exists, request that Palm Beach County Palm Tran review bus schedules and stops within the Village to determine the need for additional service, including the need for shuttle bus service to serve John D. MacArthur Beach State Park.

Policy 1.9.2: The Village supports the development of the Tri-County Rail System and additional transit systems on a self-supporting basis.

Policy 1.9.3: Encourage development activities which promote public transportation, within developing areas, as well as in redevelopment areas.

Policy 1.9.4: Require building and site design guidelines that assure accessibility to existing and potential future public transit routes.

OBJECTIVE 1.10: Encourage the use and provision of mass transit facilities in Palm Beach County by supporting Palm Beach County's efforts established in the Transportation Element of their Comprehensive Plan by implementing the following policies:

Policy 1.10.1: The Village shall work with the County and support the efforts of the Transportation Planning Agency Metropolitan Planning Organization (TPA MPO), ~~through municipal representation on the MPO,~~ to increase the efficient use of mass transit services in the County through: (1) ~~the~~ modification of existing routes, (2) an increase of service in areas with a high propensity for transit use, and (3) an increase in service to the coastal communities, including North Palm Beach.

Policy 1.10.2: The Village supports the County's effort, ~~through municipal representation on the TPA MPO,~~ to declare guidelines ~~by the year 2000~~ to improve design and functionality of transit stations/stops. Attention should be given to the relationship between the location of stations/stops and the character of the surrounding area, and how they promote use by pedestrians. Design should include transit user amenities, sidewalks, and bicycle paths ~~that link activity node.~~

Policy 1.10.3: The Village shall support the efforts of the TPA-MPO to investigate the use of transit services to promote efficient development patterns by increasing service in the coastal communities,

## TRANSPORTATION



including North Palm Beach.

Policy 1.10.4: The Village shall support the County's effort to encourage additional Palm Tran bus routes to serve new development.

Policy 1.10.5: The Village shall support the efforts of the TPA MPO to promote the use of rail modes in order to create a more efficient countywide transportation system.

Policy 1.10.6: The Village shall support efforts of FDOT, to the extent possible, in securing Federal, State and County funds for continued expansion of the South Florida Rail Corridor.

OBJECTIVE 1.11: Encourage Palm Beach County, through Palm Tran, to provide public paratransit services to eligible persons who qualify under the "Americans with Disabilities Act" (ADA).

Policy 1.11.1: The Village shall support efforts of Palm Tran to maintain an adequate fleet of sedans, vans, and mini-buses for individuals who qualify for ADA paratransit.

OBJECTIVE 1.12: Support the coordination responsibilities of the TPA MPO regarding the provision of services to transportation disadvantaged persons pursuant to Chapter 427, Florida Statutes.

Policy 1.12.1: Support the programs of the TPA MPO to provide service to qualified individuals, including the coordination of provider organizations, and the management of transportation system operators.

Policy 1.12.2: Support the TPA MPO, ~~designated Community Transportation Coordinator,~~ in its efforts to integrate the use of public school transportation with public fixed route or fixed schedule transit service in order to better meet the needs of the transportation disadvantaged.

Policy 1.12.3: Encourage Palm Beach County, through the TPA MPO, to coordinate with the School Board to assist in providing vehicles for the transportation disadvantaged, provided that vehicles are not being used to transport students (per Chapter 427, Florida Statutes).

OBJECTIVE 1.13: The Village shall promote the increased use of the bicycles and walking as viable alternate means of transportation.

Policy 1.13.1: The need for bikeways shall be given full consideration in the planning of Village transportation facilities, including site plan review of development activities.

Policy 1.13.2: The Village shall determine the need for additional pedestrian and bicycle linkages between residential and non-residential land uses, as part of its annual capital improvements programming activities.

Policy 1.13.3: The Village shall require that the design of mixed use developments, per Special Policy 5.2 of the Future Land Use element, to be of a pedestrian scale and design by incorporating transit stops and bicycle and sidewalk connections.

Policy 1.13.4: The Village shall require all new mixed-use development, per Special Policy 5.2 of the Future Land Use element, or redevelopment proposals to include the consideration of interconnection to adjacent uses.



Policy 1.13.5: The Village shall review the recommendations of the TPA MPO's Long Range Bicycle Facilities Concept Plan Transportation Plan (LRTP) and implement appropriate recommendations as alternative means of transportation.

Policy 1.13.6: The Village shall work toward increased mobility by providing for bicycle paths where appropriate, and sidewalks in new development and redevelopment areas.

Policy 1.13.7: Pending a determination of need by Palm Tran, redevelopment proposals shall provide for public transit access. Further, such proposals, when feasible, shall provide for connectivity among developments, and additional opportunities for pedestrian and bicycle access from adjacent residential neighborhoods.

OBJECTIVE 1.14: The Village shall coordinate plans and programs with land use and transportation planning entities in adjacent jurisdictions on a continuing basis.

Policy 1.14.1: The Village shall continue to participate and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) ~~and the Multi-Jurisdictional Issues Forum~~, to implement the goals, objectives, and policies of the Village's Transportation element.

Policy 1.14.2: To ensure the availability of adequate regional transportation facilities, the Village's development activities shall be coordinated with adjacent local governments.

Policy 1.14.3: The Village shall continue to coordinate with FDOT, ~~TPA MPO~~, DCA, Treasure Coast Regional Planning Council, ~~and the Governor's Commission for a Sustainable South Florida~~, and other municipalities to promote sustainable transportation principles within Palm Beach County.

Policy 1.14.4: The Village shall coordinate with the TPA to consider becoming a Vision Zero community.

Objective 1.15: The Village shall consider a "Complete Streets" network to increase mobility and accommodate all users, including motorized vehicles, bicyclists, public transportation, and pedestrians of all ages and abilities.

Policy 1.15.1: The Village shall consider review all proposed street modifications to ensure that the proposals are consistent with and support the Village's vision for Complete Streets.

Policy 1.15.2: The Village shall consider preparation of a bikeway network master plan.

Policy 1.15.3: The Village shall continue to beautify the pedestrian and bicycle paths by promoting scenic corridors in neighborhoods and commercial districts.

Policy 1.15.4: The Village shall consider preparing a pedestrian path and sidewalk network master plan to provide for a safe and comfortable environment for its different users.

Policy 1.15.5: The Village shall consider Complete Street principles to enhance the safety of all transportation corridors.



4.1 FUTURE TRANSPORTATION MAP SERIES [moved to Map Series](#)

The Village Future Road System Map is displayed on Figure 4-1. The public transit system, consisting of designated bus routes, and bus stops, is illustrated on Figure 4-2. Designated Palm Beach County Bikeway Corridors are illustrated on Figure 4-3. Designated local and regional transportation facilities within the Village critical to the evacuation of coastal population prior to an impending natural disaster are illustrated on Figure 4-4. The Prosperity Farms Road CRALLS designation is illustrated on Figure 4-5.

The following are not currently located within the Village, nor are they planned:

1. Limited and controlled access facilities;
2. Parking facilities that are required to achieve mobility goals;
3. Public Transit rights of way, or exclusive public transit corridors;
4. Transportation concurrency management areas, pursuant to Chapter 9J-5
5. Transportation concurrency exception areas, pursuant to Chapter 9J-5
6. Port Facilities;
7. Airport facilities, including clear zones, and obstructions; and
8. Intermodal terminals

TABLE 4-1  
VILLAGE OF NORTH PALM BEACH  
GENERALIZED LEVEL OF SERVICE (LOS) D MAXIMUM VOLUMES (trips) (relocated to D&A)

Lanes/Type	ADT	Peak Hour 2-Way	Peak Season, Peak hour, Peak Direction	
			Class 1	Class 11
2/undivided	12,300	1,170	690	650
2/one-way	19,600	1,870	2,230	2,050
3/two-way	15,400	1,460	860	810
3/one-way	29,500	2,810	3,350	3,080
4/undivided	24,500	2,330	1,400	1,280
4/divided	32,700	3,110	1,860	1,710
5/two-way	32,700	3,110	1,860	1,710
6/Divided	49,200	4,680	2,790	2,570

Source: Table 12.B.2.C 1 1A — Link Service Volumes, Palm Beach County ULDC.





## DATA & ANALYSIS

### A. INTRODUCTION

The Village of North Palm Beach is committed to providing a safe and efficient transportation network while maintaining the Village's character and economic viability. The purpose of the transportation element is to analyze the Village's existing transportation-related issues and prepare to mitigate future transportation challenges. This chapter examines existing conditions, identifies trends and future transportation challenges, and provides specific recommendations to address them.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with the Village's Comprehensive Plan.

This document provides the relevant data, inventory, and analysis of transportation conditions to support the Goals, Objectives, and Policies in the Transportation Element of the Village's Comprehensive Plan, as required by Florida Statutes (FS) 163.3177(1)(f).

### B. EXISTING CONDITIONS AND CRITERIA

#### Jurisdiction

Jurisdiction refers to the "ownership" of, and responsibility for maintenance of each roadway. For example, the Florida Department of Transportation (FDOT) controls access to, and is responsible for, maintaining roadways within its jurisdiction. Palm Beach County and the Village have similar responsibilities for roads within their jurisdictions. It should be noted that the Village has the authority to establish the Level of Service standards for all roads within the Village, regardless of jurisdiction. In addition, jurisdiction can be transferred amongst FDOT, Palm Beach County, and the Village upon agreement by the affected entities.

#### Roadways

North Palm Beach is served by a network of state, county, and local roads which range from six-lane thoroughfares like Northlake Boulevard and U.S. Highway 1 to two-lane local neighborhood streets. Table 1-1 summarizes the number of lanes, functional classification, jurisdiction, and Level of Service (LOS) for the Village's roadways. This information is also illustrated in the Number of Lanes Map and the Functional Classification Map as listed in the Required Map Series in the Village's Comprehensive Plan.

Table 1-1. North Palm Beach Thoroughfare Roadways

North Palm Beach Roadways – LOS, No. of Lanes, Functional Classification				
Roadway	LOS	Roadway Type	Jurisdiction	No. of Lanes
County Road A-1-A	D/D	Urban Major Collector	FDOT	2/4 Lanes
Prosperity Farms Road	D/D	Urban Major Collector	County	2 Lanes
Lighthouse Drive	D/D	Urban Minor Collector	Village	4 Lanes
U.S. Highway 1	D/D	Urban Major Collector	FDOT	6 lanes
Northlake Boulevard	D/D	Urban Other Principal Arterial	FDOT	6 lanes
Alternate A-1-A	D/D	Urban Major Collector	FDOT	4 Lanes



## EFFICIENT &amp; WELL-MAINTAINED INFRASTRUCTURE

LOS for capital road facilities means the average annual daily/peak hour trips (ADT), consistent with the Florida Department of Transportation's and Palm Beach County's minimum acceptable operating standards. Table x-2 indicates the Level of Service and peak-hour trips on the Village's roadways.

Table 1-2. North Palm Beach Peak LOS and Peak Hours

Lanes/Type	ADT	Peak-Hour 2-Way	Peak Season, Peak-hour, Peak Direction	
			Class I	Class II
2/undivided	15,200	1,480	880	810
2/one-way	19,900	-	2,350	2,120
3/two-way	15,200	1,480	880	810
3/one-way	30,200	-	3,530	3,220
4/undivided	31,500	3,060	1,860	1,680
4/divided	33,200	3,220	1,960	1,770
5/two-way	33,200	3,220	1,960	1,770
6/Divided	50,300	4,880	2,940	2,680

Source: Table 12.B.2.C-1 1A – LOS D Link Service Volumes Palm Beach County ULDC

### **The Transportation System**

The transportation system includes roadways, public transit, bikeways, pedestrian ways, waterways, railways, recreational traffic, and intermodal facilities.

### **Roadway Network**

The roadway network consists of roadway segments or links, road intersections, bridges, rights-of-way, signalization, signage, roadway amenities, and significant parking facilities. The Roadway Network subsection also presents safety-related data.

### **Segments**

A roadway segment or link is a portion of a roadway defined for the purpose of traffic analysis. The segment origination and termination points are typically signalized intersections or the point where the number of lanes in a roadway changes. Segments can be classified by lanes and functions.

### **Number of Lanes**

A map depicting the roadways used to achieve the Village's mobility goals and the number of lanes for each is provided as part of the Optional Map Series of the Village's Comprehensive Plan.

### **Functional Classification**

All roadways within North Palm Beach are assigned a Functional Classification by the Florida Department of Transportation, the Transportation Planning Agency (TPA), and the Federal Highway Administration. Functional classification is the grouping into categories based on the character of service each road provides. The functional classification designation is reviewed at least once every ten (10) years following the decennial Census. Figure 1-3 indicates the five functional classification categories common to all roadways.



Table 1-3. Federal Functional Classification System for Roadways

Federal Functional Classification System
Urban
Principal Arterial
Minor Arterial
Collector
Local

Source: Highway Functional Classification Concepts, Criteria and Procedures, Federal Highway Administration.

When assigning the function of a road, the U.S. Department of Transportation (US DOT) considers a road's trip capacity in relation to the total public roadway network's requirements. A road is classified based upon its most significant trip purpose; however, a road may serve more than one significant trip purpose.

The federal functional classification system recognizes twelve (12) significant trip purposes. Table 1-4 lists the significant trip purposes related to each functional classification. Arterial roadways are classified as either principal or minor.

Table 1-4. Functional Classification by Trip Purpose

Functional Classification by Trip Purpose	
Trip Purpose	Functional Classification
Travel to and through urbanized areas	Arterial
Travel to and through small urban areas	Arterial
National defense	Arterial
Interstate and regional commerce	Arterial
Access to airports, seaports, and major rail terminals or intermodal facilities	Arterial
Access to major public facilities	Arterial
Interconnection of major thoroughfares	Collector
Access to minor public facilities	Collector
Interconnection of minor thoroughfares	Collector
Access to concentrated land use areas	Collector
Access to diffuse land use areas	Collector
Travel between home, work, entertainment, and shopping destinations and nearest road on the primary network composed of arterial and collector roads	Local

A roadway serving only one defined purpose is classified as a minor arterial, while one serving more than a single defined purpose is classified as a principal arterial road. All limited access highways and roads that connect urbanized areas are considered to serve several trip purposes, and thus are classified as principal arterial roads. A collector road's purpose is to provide access to minor public facilities, cross-connection between roads, access to concentrated land use areas, and access to diffuse land use areas.





Figure 6: FDOT Context Classification

Source: FDOT 2023 Multimodal Quality/LOS Handbook

#### Intersections and Interchanges

An intersection is defined as the general area where two or more roadways join or cross at grade, including the roadway and roadside facilities for traffic movements within the intersection. An intersection is an important part of the roadway network because its design influences the efficiency, safety, speed, cost of operation, and capacity of roadways. Interchanges are designed to permit traffic to move freely from one road to another without crossing another line of traffic. North Palm Beach does not include any interchanges since I-95 and the Turnpike are outside the Village's municipal boundaries. As defined by FDOT, interchanges are system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways or highways on different levels.

#### Right-of-Way

The major cost for transportation improvement projects involves right-of-way issues; therefore, the acquisition of the needed land should be planned far in advance of the scheduled construction date. Although many rights-of-way are owned and maintained by the Village, there are also various state- and county-owned roads that require coordination with FDOT and Palm Beach County for maintenance and construction.

#### Alleyways

North Palm Beach has various alleys along US Highway 1. These alleyways are used to service businesses along the US-1 corridor and allow residents to traverse the community without utilizing US Highway 1. Recently, North Palm Beach instituted a project for the repair of the west alleyway pavement utilizing full depth reclamation; this upgrade restarted the service life of the alleyway. The contract for repair of this alley was awarded in January 2021, and final payment was issued in October 2021. The wall in the Village's east alleyway is currently in disrepair. In March 2024, the Village entered into a design agreement with Engenuity Group, Inc., to prepare plans for replacing the east alleyway wall. After the wall is replaced, the Village will assess the need for roadway pavement repair or rehabilitation of the east alleyway.

#### Signalization

Signalization is an important component of a roadway system. It controls the volume and flow of traffic passing through a particular intersection. For isolated (that is, non-system or uncoordinated) operation, the signal type indicates a traffic signal's cycle length, phase plan, and phase times.

There are currently two types of signals in use: actuated signals and semi-actuated signals. Intersections with actuated signals have vehicle detectors for all approaches. Each phase is subject to a minimum and maximum green time and some phases may be "skipped" if no vehicle demand is detected. Semi-actuated signals only have detectors located on minor streets. The signal is set such that the green is always on the major street unless a vehicle is detected on the minor street. The pre-



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

timed signal has a preset sequence of phases in repetitive order. Each phase has a fixed green time and change interval that is repeated in each cycle.

### Safety

Vehicles today have more and better safety features than ever before. Technological advancements have improved braking, stability, and collision avoidance. However, accidents still occur, especially on major thoroughfares.



Table 1-5 shows the frequency of pedestrian and bicycle accidents within the Village limits over the last five years. The data indicates that pedestrian and bicycle safety measures along Northlake Boulevard, Prosperity Farms Road, and US-1 should be considered. Northlake Boulevard currently accommodates pedestrian traffic, but not for bicyclists. Prosperity Farms Road, the major bicycle route through the Village, and U.S. Highway 1 currently have accommodations for both pedestrians and bicyclists. However, the Village of North Palm Beach does not own either of these roadways. To ensure the safety of North Palm Beach residents, the Village should coordinate with the State and County to implement buffered bicycle lanes for both of these thoroughfares.

# TRANSPORTATION



## EFFICIENT &amp; WELL-MAINTAINED INFRASTRUCTURE

Table 1-5 – Frequency of Pedestrian and Bicycle Incidents

Roadway	Pedestrians	Bicyclists	Fatal or Incapacitating Injury
Northlake Boulevard	8	5	1 Fatal & 2 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
Lighthouse Dr	1	2	1 Incapacitating (Pedestrian)
Burns Road	1	0	None
RCA Boulevard	0	3	None
Alt A1A	2	3	1 Incapacitating (Pedestrian)
Prosperity Farms Rd	5	7	2 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
US-1	4	4	1 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
Total	21	24	

Table 1-6 shows the frequency of vehicular accidents within Village limits over the past five years. Northlake Boulevard and US-1 are the most traveled Village thoroughfares and therefore experience the most vehicle incidents. The two fatalities on US-1 did not occur at intersections.

Table 1-6 – Frequency of Vehicular Incidents

Roadway	Intersecting Roadway	Incidents	Fatal or Incapacitating Injury
Northlake Boulevard	Alt A1A (10 <sup>th</sup> St)	149	2 Incapacitating
Northlake Boulevard	Prosperity Farms Rd	97	1 Incapacitating
Northlake Boulevard	Flagler Boulevard	35	2 Incapacitating
Northlake Boulevard	Southwind Dr	37	1 Incapacitating
Northlake Boulevard	US-1	78	4 Incapacitating
Lighthouse Dr	Prosperity Farms Rd	19	1 Incapacitating
Lighthouse Dr	Anchorage Dr	9	None
Lighthouse Dr	US-1	20	None
Prosperity Farms Rd	Burns Rd	34	None
Prosperity Farms Rd	RCA Boulevard	21	None
US-1	Golfview Rd	38	1 Incapacitating
US-1	Yacht Club Dr	13	1 Incapacitating
US-1	Anchorage Dr N	26	None
US-1	Anchorage Dr S	13	1 Incapacitating
US-1	Palmetto Rd	45	2 Incapacitating
US-1	N/A	-	2 Fatal

The Village should consider implementing traffic calming design elements into its roadway system to diminish the number and severity of accidents within its borders. Traffic calming design elements minimize the necessity for modification of existing roads or lowering speed limits, while maximizing the safety of drivers, cyclists, and pedestrian traffic.

One or more of the following traffic calming elements can be used to reduce potential roadway accidents:





## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

- narrower travel lane width
- fewer number of travel lanes
- on-street parking
- street trees to visually narrow roadway
- modern roundabouts
- mini circles
- medians
- curb extensions, chokers, and bulb-outs
- raised/textured crosswalks
- raised pedestrian tables
- bike lanes
- small radii at corners

### Parking

There are no public parking lots in the Village of North Palm Beach. Residential and commercial development must include adequate on-site and/or on-street parking for Village Council approval.

### Level of Service

Level of Service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual, published by Transportation Research Board. The LOS quality of service is divided into six letter grades, A through F, with A being the best and F being the worst. It is important to note that LOS for urban roadways that are controlled by signals is based on average travel speeds over a distance of 0.5 to 2 miles. Table 1-7 summarizes the LOS for roadways based on the speed limit of the roadway.

Table 1-7. Roadway Level of Service Thresholds

Speed Limit	Average Travel Speed for 0.5 to 2 miles			
	LOS C	LOS D	LOS E	LOS F
40 MPH or Higher	>23 MPH	>18 MPH	>15 MPH	≤15 MPH
35 MPH or Slower	>17 MPH	>13 MPH	>10 MPH	≤10 MPH

Source: FDOT 2023 Multimodal Quality/LOS Handbook Alternative Modes of Transportation

The surge in demand for roadway infrastructure has created significant pressure on transportation systems in numerous cities. Urban traffic congestion stands out as a primary concern for many communities across the United States, including the Village of North Palm Beach. In response to this growing need, cities are increasingly adopting interconnected multimodal transportation networks. These networks aim to distribute trips across various transportation modes, thereby alleviating strain on the roadway network.

One of the Objectives of the Village's Comprehensive Plan is the development of a multimodal transportation system. In North Palm Beach, these modes include walking, bicycling, automobile, and public transit. Public transit includes scheduled bus transit (Palm Tran) and commuter rail service (Tri Rail) which extends from the Mangonia Park station to the Miami Airport.

Per the 2022 U.S. Census Bureau ACS, it is estimated that the majority of residents in North Palm Beach and surrounding municipalities drive to work alone. In North Palm Beach approximately 6 percent of residents carpool to work, 2 percent walk to work, 1.3 percent bike to work, and 1.5 percent use other



modes of transportation. A comparison of North Palm Beach's commuting patterns to nearby municipalities is illustrated in Table 1-8.

Table 1-8. Journey to Work Data – North Palm Beach and Surrounding Jurisdictions

Modal Split	North Palm Beach	Palm Beach Gardens	Juno Beach	Lake Park
Drive Alone	72%	73%	52.5%	79.8%
Carpool	6%	7.5%	8.1%	10.2%
Public Transportation	0.17%	0.35%	0%	0%
Walk	2%	0.81%	0%	0.76%
Bike	1.3%	0.71%	0%	0%
Other Means	1.5%	0.12%	0%	0%
Worked From Home	17%	16.2%	38.4%	7.7%

US Census American Community Survey 2022

As is evident from Table 1-8, commuting patterns in North Palm Beach justify a focus on alternatives to single-occupant vehicles; hence, the need for multimodal transit systems within the Village. It should be noted that a number of transit rider's bicycle to the transit stop from their trip origin or destination.

The following sections examine the current state of bicycle and pedestrian traffic as well as public transportation in the Village of North Palm Beach. The Village of North Palm Beach and the City of Palm Beach Gardens have similar statistics relating to multi-modal transit. By comparison, Juno Beach has a higher percentage of residents who work from home and fewer residents that drive their cars alone to work.

#### Bicycle and Pedestrian Facilities

North Palm Beach has a significant number of residents who bicycle to community destinations, shopping, and recreational facilities. Despite its relatively small size, the Village supports two nearby bicycle shops: Lake Park Bicycles and Trek Bike Shop.

Bicycle facilities consist of paved shoulders, bicycle lanes, sharrows (roads striped to indicate a shared lane environment for bicycles and automobiles), and trails. Pedestrian facilities consist of sidewalks, buffered sidewalks, and trails.

The TPA prioritizes safety for all roadway users, including pedestrians and bicyclists. Bike lanes are present along Prosperity Farms Road, northbound and southbound from Northlake Boulevard to Canal Road. The existing bike lanes, shared paths, and buffered sidewalks within the Village can be seen in Bicycle and Pedestrian Sidewalks Map of the Optional Map Series of this Plan.





## Transit

Palm Tran provides service within the Village along US Hwy. 1, Northlake Boulevard, and Prosperity Farms Road. As indicated in Table 1-9, Palm Beach Gardens has a higher rate of Palm Tran ridership than North Palm Beach, and North Palm Beach has a higher ridership than other surrounding municipalities. Approximately 0.17% of North Palm Beach residents use Palm Tran to get to and from work.

Palm Tran currently serves North Palm Beach with the following routes:



Table 1-9 – Palm Tran Routes Through North Palm Beach

Route	Service Area
1	US-1
21	Prosperity Farms Road and Northlake Blvd

## Evacuation

There are various canals within North Palm Beach, and its close proximity to the Intracoastal Waterway and the Atlantic Ocean make it susceptible to potential flooding. Florida's hurricane season begins in June and runs through November. It is imperative that the Village maintain its emergency evacuation plan with specified evacuation routes. The Evacuation Routes Map of the Optional Map Series of this Plan indicates evacuation routes within the Village.



BridgesLighthouse Drive Bridge

The Lighthouse Bridge is owned by the Village. The subject bridge was built in 1958 and has a structure ID No. of 936550. It is located on Lighthouse Drive, approximately 0.3 miles east of Prosperity Farms Road. However, FDOT's bridge inspection service has designated it as "functionally obsolete." The existing two-lane bridge has a sidewalk with an aluminum handrail on the south side. Non-standard concrete bridge railings are located north and south of its travel lanes. Improvements to the bridge have been authorized and the proposed design will accommodate a similar 2-lane typical section with inclusion of sidewalks and bike lanes.

Parker (US Highway 1) Bridge

US Highway 1 crosses the Intracoastal Waterway (ICWW) via the Village's Parker Bridge (Bridge No. 930004). Parker Bridge is a double leaf bascule bridge with independent moveable spans for northbound and southbound traffic. It is located at the northeastern edge of the Village, just north of the North Palm Beach Country Club. The inside lanes of the four-lane bridge are 11-foot wide; outside lanes are 12-foot wide. It has a 10-foot-wide concrete median, and barrier-separated 5-foot sidewalks on each side of the roadway. In the closed position, the bridge provides a horizontal channel clearance of 90-feet and a vertical clearance of approximately 25-feet at high tide. Per the U.S. Coast Guard's website, the bridge opens regularly on the quarter- and three-quarter hour, *as needed*, seven days a week.

The Parker bridge is owned and maintained by the Florida Department of Transportation (FDOT), District 4. It was constructed in 1956 and underwent significant widening and reconstruction in 2010. Historical imagery confirms that the 2010 reconstruction involved the overall widening of the bridge to add barrier-separated sidewalks; the approach spans were also widened. A new tender house was built and decorative pedestrian railing, and decorative lighting were added. All four steel bascule leaves were completely replaced. The structural, mechanical, and electrical systems of the upgraded bridge are in good working order. Routine inspections are done on a yearly basis to verify that all components are in safe working condition.

Overhead signals and swing arm gates at either end of the bridge alert drivers and pedestrians when the bridge is in an open position. The swing arm gates prohibit vehicles, bicyclists, and pedestrians from entering the bridge. Despite these countermeasures, pedestrian fatalities at bascule bridges occur each year. As part of FDOT's Target Zero initiative, the agency is investigating systems that can be installed on bascule spans to scan for the presence of pedestrians and bicyclists and prevent the bridge from opening if detected, or alerting the bridge tender, who could then take appropriate actions. It is unknown at this time if FDOT will install a system of this type on the Parker (US-1) Bridge.

The Intracoastal Waterway is a heavily travelled commercial and industrial waterway. Vehicular and pedestrian traffic movements must stop when a moveable bridge is opened for vessel passage. A fixed-span bridge at this location would likely require a navigational vertical clearance at high tide of approximately 65-feet. Approximately 1,000 feet of bridge length on either side navigational span would be needed to achieve the necessary grade separation, which would impact traffic at the Lakeshore Drive intersection to the north and restrict access from northbound US-1 to/from the Marina Bay Condominium development. A fixed-span bridge would likely face opposition from mariners with large vessels who currently have unlimited vertical clearance all the way to the Ernest Lyons Bridge in Stuart, Florida via double-leaf bridges.





### Earman River Bridge

Since the collapse of a portion of the Earman River bridge in 2017, the Florida Department of Transportation (FDOT) has been working on plans to reconstruct the bridge on U.S. 1. The Village has been urging FDOT to include pedestrian amenities and architectural features on the bridge to enhance the appearance of its “front door” and to improve pedestrian and bicyclist access.

The Village Council has been reviewing design elements for improving pedestrian amenities such as lighting, landscaping, bench design and placement, garbage can design and placement, proposed overhead trellis design, the design of railing, color schemes, and the width of a combined sidewalk/bike path, which currently is contemplated to be 11 feet, 4 inches wide. These sidewalk paths would be constructed on both sides of the bridge and would provide pedestrians with enhanced views of the waterway below.

The Village is working collaboratively with FDOT to determine the final design. FDOT will provide most of the funding for construction costs and will oversee the entire rebuild project. The Village will contribute funding for some of the pedestrian amenities and is investigating available grants for this project as well.

FDOT is planning to raise the bridge approximately 18 inches above the current height, which would allow passage of bigger boats on the Earman. As part of the redesign, the Village Council considered a proposal to build a boardwalk under the bridge to allow pedestrians to cross beneath the roadway; however, it was decided that a boardwalk would be too costly.

Reconstruction will include a second right turn lane on the southbound section of U.S. 1 between the bridge and Northlake Boulevard to facilitate western-turning traffic.

FDOT plans to build the bridge to accommodate three lanes in each direction, regardless of whether or not the Village moves forward with a proposal to repurpose the outer lanes on U.S. 1 from Anchorage Drive South to Anchorage Drive North. The portion of U.S. 1 south of Northlake Boulevard, will retain its two-lanes configuration in each direction.

Because additional engineering work is still needed, the final bridge design has yet to be determined. Construction of the new bridge is expected to start in 2025.



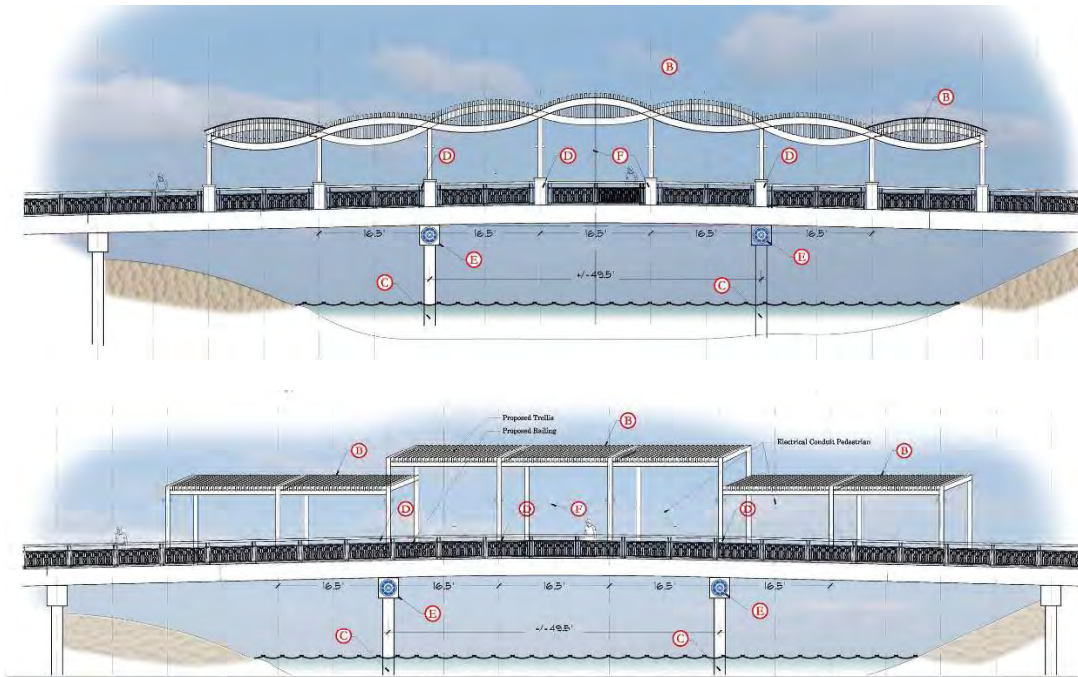


## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

### Prosperity Farms Bridge

Palm Beach County owns the bridge that crosses the Earman River on Prosperity Farms Road. Palm Beach County intends to replace the bridge utilizing funds from the Infrastructure Surtax Initiatives approved in 2016 by Palm Beach County voters. The Village continues to coordinate with the County to design a bridge that would create a memorable entryway into the Village, as well as attractive outdoor public space for local enjoyment. The future redesign must be consistent with the Village's Citizens' Master Plan (adopted by the Village Council in 2016).

Although the County's plans are incomplete, it is anticipated the new bridge will be elevated at least 18 inches (to facilitate boat traffic), and that sidewalks will be significantly wider than they are now. The illustrations below show two possible design styles for the bridge.



### **C. TRENDS AND CHALLENGES**

#### Redevelopment Trends

Redevelopment produces both positive and negative effects.

Currently, the Village is preparing for commercial and residential redevelopment. Recently, the Village received an application for a project called "Village Place" which would occupy the former "Twin Cities Mall" property. The subject property is located in two municipalities, the Town of Lake Park and Village of North Palm Beach. This project proposes to redevelop the existing 13.155-acre site to include a mixture of commercial, residential, and civic uses which will significantly increase traffic on the Village's and neighboring communities' existing roadways.

The proposed development is divided as follows:

- Parcel 1 = 2.70-acres (Max Height – 14 stories)
- Parcel 2 = 5.27-acres (Max Height – 14 Stories)





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- Parcel 3 = 1.34-acres (Max Height – 9 Stories)
- Parcel 4 = 1.61-acres (Max Height – 9 Stories)
- Civic Open Space = 1.08-acres
- Road R.O.W. = 1.155-acres

The development has an estimated population increase of 2,236 people, the four (4) proposed parcels will consist of 947 multi-family dwelling units, 206 age restricted multi-family dwelling units, 222-room hotel, 131,100 sf retail, 9,790 sf pharmacy, 5,000 sf bank, 3,028 sf fast food and gas station with convenience store. The development proposes a maximum Floor Area Ratio ("FAR") of 2.75 as depicted below:

- .229 - Retail/Commercial/Public Service
- 1.596 - Apartments
- .347 – Senior Living
- .344 – Condominiums
- .234 – Hotel

**Total: 2.75 (MAX) = 1,575,851 sf**

Although, the proposed development qualified for the Coastal Residential Exception (CRE), the applicant created and submitted a traffic impact statement, which was created by Simmons & White. The report was conducted in 2023 and provided data related to traffic generation, existing traffic, trip distribution, and several other analyses. The below table 1-10 (Table 7 from Traffic Impact Statement) indicates the trip generation of the existing development, proposed development, and overall increase. According to the table, the proposed development will increase the daily trips by 5,484.

Table 1-10: Trip Generation for Village Place

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	7,366	303	171	132	597	296	301
PROPOSED DEVELOPMENT =	12,850	728	288	440	1,048	565	483
INCREASE =	5,484	425	117	308	451	269	182

Also, the impact statement must be provided to Palm Beach County Traffic Division for review. Following the impact statement, the County provided the applicant with their Traffic Performance Standards (TPS) review letter.

Construction in neighboring municipalities and by other governmental entities also affects North Palm Beach's traffic system. Palm Beach County has approved a project that will extend Congress Avenue from Park Lane to the Richard Road/ Alternate A1A intersection. The extension will reduce the number of lanes at the intersection from 4 to 2 lanes with a proportionate reduction in rights-of-way. In addition, the proposed project will extend Congress Avenue from Northlake Boulevard to Avocado Lane and will include the construction of 2 new lanes of roadway, a closed drainage system, shoulders, and sidewalks.

### Schools

North Palm Beach includes two (2) schools within its boundaries: the Conservatory School and the Benjamin School. It is important that schools have efficient and effective dismissal and drop-off plans to control congestion caused by school buses, additional vehicles, pedestrians, and bicyclists to ensure the safety of students and minimize traffic disruption.



## EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

### Complete Streets

“Complete Streets” is a nationally recognized program referring to streets and sidewalks that are designed, operated, and maintained to enable safe and convenient access and travel for people of all ages and abilities: pedestrians, bicyclists, transit riders, and freight and motor vehicle drivers. Complete Streets initiatives are a natural complement to communities’ sustainability efforts, ensuring benefits for mobility, community, and the environment.

A lane reduction/elimination program also known as a “road diet,” is a process wherein the average daily trips and the predicted daily trips on specific roadways are calculated to determine whether or not the existing number of traveling lanes and widths are effective. Streets that have undergone road diets have proven to be safer while increasing pedestrian travel and connectivity.

For example, in 2017, the Village of Tequesta (a neighbor of the Village of North Palm Beach) applied Complete Streets principals to reconfigure a 1.4-mile stretch of US Highway 1 connecting Beach Road and County Line Road. The reconfiguration included closing the outside northbound and southbound lanes, reducing the roadway to two lanes each direction. Existing turn lanes were widened, buffered bike lanes were added, and patterned pavement crosswalks constructed. In addition, the road was milled and resurfaced, sidewalks were widened and replaced, and lighting in the area was improved.

### Characteristics of Complete Streets

Complete streets are streets that are designed to accommodate all users of a roadway: pedestrians, bicyclists, motorists, and transit riders. Each Complete Street is unique and is designed to respond to the needs of a specific community. However, some common Complete Street elements may include sidewalks (with adequate lighting and width), bike lanes (or wide paved shoulders), public transportation, pedestrian refuge islands, road diets, bulb-outs, streetscapes, on-street parking, buildings framing the street, crosswalk signage, and various forms of landscaping.

### Complete Street Concept Rendering Example



Complete Streets initiatives should be designed for a specific area. For example, sidewalks in South Florida should be landscaped to provide shade for pedestrians. The Village could implement the following complete streets initiatives to promote safety and a diversity of transportation modes:

- *Pedestrian infrastructure* such as sidewalks, traditional and raised crosswalks, median crossing islands that are compliant with the Americans with Disabilities Act (ADA), audible crossing cues for people with limited vision, pushbuttons reachable by people in wheelchairs, curb cuts, and curb extensions.



- *Traffic calming measures* that lower speeds and define the edges of automobile travel lanes, including road diet measures; center medians; shorter curb corner radii; elimination of free-flow right-turn lanes; angled, face-out parking; street trees; planter strips; and ground cover.
- *Bicycle accommodations*, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, and bicycle parking.
- *Public transit accommodations*, such as Bus Rapid Transit (BRT), bus pullouts, transit signal priority, bus shelters, and dedicated bus lanes
- *Roundabouts* to decrease the number of vehicle crashes and provide safer crossing for pedestrians.

Table 1-11 below summarizes some common elements of complete streets:

Table 1-11. Common Elements of Complete Streets

Common Elements of Complete Streets	
Bike Lanes	Pedestrian Hybrid Beacon
Buffered Bike Lanes	Curb Extensions/Bulb-outs
Neighborhood Greenway	Median Islands/Refuges
Multi-Use Trails/Shared Use Paths	Lighting
Cycle Tracks	On-Street Parking
Good Sidewalk Design	Shading/Trees
Crosswalks	Bus Shelters
Interactive Flashing Beacon	Road Diets

## Micro-Transit

The Village supports accommodating micro-transit modes such as street-legal golf carts and circuit vehicles.

In 2021, the Village adopted Ordinance 2021-06 which included regulations for the operation of golf carts in North Palm Beach's rights-of-way. Per the Ordinance, golf carts with speeds that do not exceed twenty (20) miles per hour can operate on Village streets, alleys, and in parking areas that are open to the public. Furthermore, golf carts are permitted on the roadway portions of all village streets and alleys unless prohibited by a traffic control device; however, they are not permitted in village parks. Lastly, golf carts are prohibited on any county road or state highway, unless permission or consent from the appropriate agency has been obtained.

In many metropolitan areas, electric scooters (e-scooters) and electric bicycles (e-bikes) are increasingly being used especially by the younger population for commuting around downtowns and central business districts. This form of micro-mobility reduces congestion, improves air quality and health, and provides a fun and inexpensive mode of transportation.

However, the introduction of these new forms of micro-mobility has been accompanied by an increase in crashes and serious injuries. Education in the safe use of micro-modal vehicles is paramount. The Village shall study the proper venue for e-scooter use. (Are bicycle lanes adequate or should dedicated multiuse paths be created?)

## Ride Sharing

For decades, taxicabs were the only automobile-sharing option in many metropolitan areas. While taxicabs are still prevalent, over the past decade the introduction of dynamic ride sharing companies



such as Lyft and Uber are competing for automobile-sharing customers. These companies provide a less-expensive alternative to taxicab use and are more convenient than mass transit.

#### Electric Vehicles

Local governments are seeking solutions to current power challenges and evaluating the technological changes necessary to conserve resources, increase resiliency, and to reduce their contribution to global climate change.

In 1886, a German mechanical engineer, Karl Benz, received the first patent for a gas-fueled car (DRP No. 37435). Until recently, gas-powered cars dominated the automobile industry. Tesla's introduction of electric vehicles has challenged that dominance and major automobile companies have begun manufacturing electric powered vehicles (EVs). Unlike the conventional gas engine, electric vehicles cost less to operate, are subject to government funding/incentives, provide a better driving experience, and reduce noise and air pollution.

An increase in EV infrastructure coupled with the use of multi-modal vehicles will hasten the shift from gas-dependent vehicles to environmentally friendly alternatives.

The Village supports the construction of electric vehicle infrastructure and shall incorporate regulations for such infrastructure in its land development process.

#### Vision Zero

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all. The strategy was first implemented in Sweden in the 1990s, then became prioritized across Europe and many cities in the United States.

In February 2018, the Governing Board of the TPA adopted targets of zero traffic-related fatalities and serious injuries and continued to renew this commitment annually. The concept, known as "Vision Zero," promotes a culture of safety grounded in six key principles:

- Traffic-related fatalities and serious injuries are preventable and unacceptable
- Human life takes priority over mobility
- Human error is inevitable, so the transportation system should allow for it to happen without death or serious injury
- A system-level approach to safety should be adopted to effect change
- Safe human behaviors, education, and enforcement are essential contributors to a safe system.
- High speed is a primary cause of traffic death and serious injury; it should be managed with sensitivity to vulnerable road users

To support its commitment to Vision Zero, the TPA adopted a Vision Zero Action Plan on April 18, 2019, and an updated version on October 16, 2021. Each year, the TPA evaluates plan and considers whether any updates are necessary.

Of the 39 municipalities in Palm Beach County, the following communities participates of Vision Zero:

- Belle Glade
- Boca Raton
- Boynton Beach
- Delray Beach
- Greenacres
- Juno Beach
- Jupiter



- Lake Park
- Lake Worth Beach
- Palm Springs
- Wellington
- West Palm Beach
- Westlake

### D. FINAL REMARKS

Based on the analysis of existing conditions, trends, and challenges for the Comprehensive Plan's 20-year planning period, the Village shall continue to implement specific strategies and policies for maintaining and enhancing its roadways and updating its Transportation Element as follows:

- Improve existing roadway network to accommodate demographic increase and redevelopment;
- Continue to coordinate with agencies such as Palm Beach County, the Palm Beach County Transportation Planning Agency, and Florida's Department of Transportation (FDOT) to maintain and improve existing roadways;
- Consider the creation of a Village Mobility Master Plan;
- Consider the implementation of "Complete Streets" principles within the Village;
- Continue to strengthen the provision of public transportation throughout the Village;
- Anticipate future improvements to roadways to mitigate sea level rise impacts
- Enhance the pedestrian and vehicular environment to accommodate all types of users;
- Implement electric vehicle infrastructure;
- Develop regulations for multi-modal vehicles;
- Continue to monitor the Village's growth, redevelopment, Future Land Use Designations, and Zoning Districts to ensure that its transportation network will accommodate the anticipated increase in use; and,
- Consider preparing a Bicycle and Pedestrian Master Plan to support Village's residential character.



## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Annexation - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Annexation Element proposed amendments. The subject Element is not required by Florida Statutes; however, the Village has adopted it as an optional element. CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Amendments to the existing Annexation Element have been proposed based on meetings with staff and annexation studies conducted by Treasure Coast Regional Planning Council (TCRPC) and results from the recent elections.

The following amendments have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Amend Policy 1.1.1 – reword the policy to provide clarification and remove figure references
3. Amend Policy 1.1.2 – remove reference to Figure 13.2
4. Create Policy 1.3.3 through 1.3.5 – to include more annexation coordination and further clarify the annexation process
5. Amend Policy 1.4.2 – to remove reference to Table 3.1 of the FLU
6. Amend Objective 13.5 – change from an objective to new Policy 1.4.4

The following items have been provided in the Data and Analysis:

1. Background of previous annexation initiatives;
2. Analysis of existing and future transportation use patterns;
3. Assessment of annexation trends and challenges;

This Element includes the following three (3) maps associated with the Map Series: Village Annexation Map, Potential Annexation Map, and Surrounding Municipalities Annexation Map. There are no Florida Statute required maps associated with this element. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.



## GOALS, OBJECTIVES, AND POLICIES

### ~~13.0 ANNEXATION~~

### ~~13.1 INTRODUCTION~~

~~The Annexation element is not required by the Florida Legislature. However, Chapter 163.3177, (7)(k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA). The Village Planning Commission, acting as the Local Planning Agency (LPA), as part of the Evaluation and Appraisal Report (EAR) process, recommended that an optional Annexation Element be added to the Comprehensive Plan.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for the Annexation goal, OBJECTIVES and policies is presented in Chapter 1: Major Issues Analysis of the 2006 Village of North Palm Beach Evaluation And Appraisal Report.~~

### ~~13.2 VILLAGE GOAL STATEMENT~~

GOAL 1.0: Annex areas through a process that considers the effects upon public services, as well as benefits to the Village as a whole, and ensures that development within the annexed area is consistent with the North Palm Beach Comprehensive Plan.

### ~~13.3 OBJECTIVES AND POLICIES~~

OBJECTIVE: 1.3.11.0: The North Palm Beach Annexation Area shall be within officially designated geographic boundaries as established by the Village Council.

POLICY: 13.1.11.1.1: The North Palm Beach Annexation Area shall consist of the ~~area~~ unincorporated sections defined indicated on ~~Figure 13-1~~ the North Palm Beach Annexation Map. ~~The Annexation Area defines the area in which that the Village of North Palm Beach shall actively pursue annexation actions.~~

POLICY 13.1.21.1.2: North Palm Beach Annexation Area ~~are depicted on Figure 13-2. Target Areas~~ shall be used as the basis to define specific Village annexation policies and programs.

POLICY: 13.1.31.1.3: Avoid the creation of an "enclave" or "pocket" of unincorporated area when annexing parcels of land; however, an annexation may occur if it is determined by Palm Beach County that a reduction of an "enclave" or "pocket" would occur as a result of an annexation.

OBJECTIVE 13.21.2: Annex areas within the designated Annexation Area that can be economically provided with municipal services and will serve to enhance the Village's fiscal condition.

POLICY: 13.2.11.2.1: At the discretion of the Village Manager, an applicant for annexation may be required to provide a fiscal impact analysis statement demonstrating that such annexation is fiscally responsible and in the best interests of North Palm Beach.



POLICY: ~~13.2.21.2.2~~: Implement plans for the extension of community facilities at the time annexed areas are developed. Upon a determination that improvements are necessary, the Village shall amend the Five-Year Schedule of Improvements, including a funding source, to program any improvements necessary to maintain adopted level-of-service standards.

OBJECTIVE ~~13.3.1.3~~: Utilize the range of annexation options available to the Village under Florida law, including voluntary and involuntary alternatives, as appropriate, in order to maintain the integrity of existing neighborhoods, and promote logical municipal service delivery.

POLICY ~~13.3.11.3.1~~: Should annexation of residential properties occur in the area west of Ellison Wilson Road, in Target Area 2, an RM- Medium Density Residential Future Land Use Map designation shall be applied.

POLICY ~~13.3.21.3.2~~: Coordinate with Palm Beach Gardens to de-annex the Ellison Wilson Road right-of-way and "flag lot" located in Target Area 2b from the City so that they may be incorporated, via annexation, within North Palm Beach.

POLICY 1.3.3: The Village shall initiate negotiations with Palm Beach County to create an Interlocal Service Boundary Agreement in accordance with Chapter 171, Part II, Florida Statutes to facilitate and coordinate annexation within the Future Annexation Area.

POLICY 1.3.4: The Village shall support and participate in "Joint Planning Agreements" between adjacent municipalities and the County pursuant to Chapter 163, F.S.

POLICY 1.3.5: All requests for annexations shall be coordinated with Palm Beach County and neighboring communities.

OBJECTIVE: ~~13.4.1.4~~: The Village shall encourage economic growth by diversifying the property tax base through annexation.

POLICY ~~13.4.11.4.1~~: Encourage the annexation of appropriately located areas that will increase the Village's supply of commercial land.

POLICY ~~13.4.21.4.2~~: Add to the land use diversity of North Palm Beach by incorporating light industrial/business land uses through annexation in Target Area 4b, in the area west of the Florida East Coast (FEC) Railroad right-of-way. At the time of annexation of properties in Target Area 4b, a Light Industrial/Business land use category, ~~per Table 3-1 of the Future Land Use Element shall be among those considered.~~

Further, related density and intensity standards for the Light Industrial/Business land use category shall be incorporated within POLICY ~~1-A.4 1.4~~ of the Future Land Use Element.

POLICY 1.4.3: The Village shall consider preparing a Strategic Annexation Plan for all potential annexation areas.

OBJECTIVE: ~~13.5~~ POLICY 1.4.4: Annexation initiatives shall be in accordance to Palm Beach County review and approval process and in compliance with Chapter 171 Florida Statutes.



POLICY 1.4.5. The following procedure shall be followed in order to administratively review and evaluate annexation proposals prior to formally accepting an annexation application.

1. Preliminary meeting or meetings with homeowners and/or property owners to determine the level of interest in annexing to North Palm Beach.
2. Preparation of a preliminary staff annexation report consistent with the requirements of Florida Statutes, Chapter 171.
3. Meeting with the Palm Beach County Planning Division and/or Attorney to determine whether or not there are any objections to the annexation.
4. Site inspection to determine the following: (1) Compliance with the Village's land development regulations; (2) evidence of any existing code violations and (3) evidence of needed infrastructure insufficiencies or repairs.
5. Review and comment by Village operating departments regarding the potential service impacts of the proposed annexation.



## DATA & ANALYSIS

### A. INTRODUCTION

The Village of North Palm Beach recognizes the impact that annexation can have on the resources of local governments. Although it is not required by Florida Statute, the Village has adopted this optional element into its Comprehensive Plan to provide the Village with a detailed outline for addressing future annexation and ensuring the Village has the tools necessary for smooth transition.

Florida's 1974 Municipal Annexation or Contraction Act provided a mechanism for municipalities to annex or recede from territory. This act allows municipalities to annex territories that are "contiguous, compact, unincorporated," and developed for urban purposes.

#### Florida Statutes

Annexation is addressed in Chapter 171 of the Florida Statutes. The Chapter is separated into two parts: Part I – Municipal Annexation or Contraction (ss. 171.011-171.094) and PART II – Interlocal Service Boundary Agreements (ss. 171.20-171.212).

Parts I and II are also subdivided. PART I addresses annexation procedures, prerequisites to annexation, character of the area to be annexed, voluntary annexation, and the annexation of enclaves. Part II addresses interlocal service boundary agreements, prerequisites to annexation under PART II, and consent requirements for annexation of land.

The following are definitions for certain Annexation terms:

- "Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.
- "Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in Florida must be designed in such a manner as to ensure that the area will be reasonably compact.
- "Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the annexing municipality.

The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically.



However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

- “Enclave” means:
  - Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
  - Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.
- “Feasibility study” means an analysis conducted by qualified staff or consultants of the economic, market, technical, financial, and management feasibility of the proposed annexation or contraction, as applicable.
- “Interlocal service boundary agreement” means an agreement adopted under Part II between a county and one or more municipalities, which may include one or more independent special districts as parties to the agreement.

## B. BACKGROUND

In the past, interested property owners have initiated annexation requests in the Village of North Palm Beach. However, the Village views annexation as beneficial to the Village and is receptive to proposals for annexation, provided such proposals do not create undue hardship for service delivery.

The Village continues to attempt to expand its existing boundaries by adding new residents. As part of the Optional Map Series, the Annexation Map indicates the existing Village of North Palm Beach boundaries as well as potential annexation areas.

For two decades, the Village has made strides toward annexation. Table 2-1 lists the Village’s annexation initiatives from 2001 to 2023. Throughout the years, the Village has annexed both residential and commercial properties off major throughfares such as US Highway 1 and Alt. A1A.



## PEOPLE & PLACES

Table 2-1: Village Annexation Initiatives

Year Adopted/NPB #	Amendment Summary	Acres
2001/01-1.1	Amended Plan to incorporate a 0.65-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use designation and CC Transitional Commercial Zoning District	0.65 acres
2001/01-02	Amended Plan to incorporate a 0.66-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use designation and CC Transitional Commercial Zoning District	0.66 acres
2002/02-2.1	Amended Figure 3-18 of the Future Land Use Element (Future Annexation Areas) to reflect recent annexation actions by the Village and neighboring jurisdictions and reflect coordination of annexation areas with those of neighboring jurisdictions	-
2002/02-2.3	Amended Plan to incorporate a 1.06-acre annexation in Planning Area 6A. Assigned a Medium Density Residential Future Land Use designation and R-2 Zoning District.	1.06 acres
2004/04-1	Amended Plan to incorporate a 3.06-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use Designation and an Automotive Commercial Zoning District.	3.06 acres
2004/04-2	Amended Plan to incorporate a 0.92-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use Designation and an Automotive Commercial Zoning District.	0.92 acres
2007/04	Incorporated a 1.79-acre annexation of property in Northeast corner of Alt. A1A and Richard Road	1.79 acres
2007/05	Incorporated a 0.35-acre annexation of property on East side of Alt. A1A and North of Richard Road	0.35 acres
2008/10	Incorporated a 2.62-acre annexation of property known as Live Oak Plaza located West of Alt. A1A and South of Richard Road	2.62 acres
2010/05	Incorporated a 1.70-acre annexation of property South of Richard Road and West of the Florida East Coast Railway (FEC)	1.70 acres
2010/18	Annexed seven (7) contiguous parcels of real property totaling approximately 4.64 acres located North of Richard Road and West of the FEC railroad right-of-way within Annexation Areas 4b and 4c	4.64 acres
<b>Total</b>		<b>17.45 acres</b>

# ANNEXATION





## C. EXISTING CONDITIONS

The Annexation Areas (Acreage) Map of the Optional Map Series indicates six areas within the Village of North Palm Beach with the potential for annexation. The total annexation area is approximately 688.1 acres which would dramatically increase the size of the Village.

### Enclaves and Pocket Areas

The elimination of enclaves effectively curbs urban sprawl and lessens the undesirable impact that uncontrolled growth has had on Florida's resources.

As defined by Florida Statutes, enclaves are any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and/or a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Annexing enclaves requires coordination between county and local municipalities. It can create difficulties for emergency service providers (medical/rescue, police, and fire departments) to respond to emergency situations.

Per F.S. 171, "the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves. In order to expedite the annexation of enclaves of 110 acres or less into the most appropriate incorporated jurisdiction, based upon existing or proposed service provision arrangements, a municipality may:

- (a) Annex an enclave by interlocal agreement with the county having jurisdiction of the enclave; or
- (b) Annex an enclave with fewer than 25 registered voters by municipal ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave.

However, this section does not apply to undeveloped or unimproved real property."

In addition, pocket areas generally occur along the outer perimeter of a municipality. Although pocket areas differ from enclaves, filling in the irregular growth patterns in pocket areas would result in more coherent boundaries, making the jurisdiction limits more definable.

### Intergovernmental Coordination

Annexation of unincorporated property in Palm Beach County requires extensive coordination. Unless the area is within the municipality's utility service boundaries, residents of the area to be annexed are typically using County infrastructure. In such cases, it is important to recognize that the annexation may require conversions from septic tanks and well water to municipal sewer and potable water. Prior to any annexation, the jurisdiction must ensure concurrency between the subject areas.

## D. TRENDS AND CHALLENGES

### Treasure Coast Regional Planning Council Annexation Analysis

In 2022, the Village of North Palm Beach entered into an agreement with TCRPC to conduct an annexation analysis. The purpose of the analysis was to help the Village obtain any potential issues related to annexation. TCRPC would conduct due diligence, evaluate opportunity and outreach to various stakeholders. The project kickoff meeting was conducted with Village staff on April 26, 2022. In attendance was the Village Manager,



Planning Director, and the Village's Legal Counsel. At the kickoff meeting, the some of the following topics were discussed:

- Methodology for Village staff to analyze benefits and costs for potential annexation candidates such as ad valorem taxes; utility taxes and fees
- Seacoast Utility Authority rate structure and lack of differential for Village or County customers
- Code Enforcement
- Future Land Use Map designations
- Other topics

Following the kickoff meeting, two additional project coordination meetings were conducted with the project team and Village Staff. The first coordination meeting was conducted on September 22, 2022. The coordination meeting included the Village Manager, Special Projects Director, and the Finance Director. Topics discussed that the meeting included the following:

- Prioritize meetings with Seacoast Utilities and Palm Beach County
- Annexation interests by Palm Beach Gardens in Annexation Area 1 (west of the FEC railroad corridor)
- Need for additional GIS mapping related to annexation and other Village priorities

Subsequently, on October 14, 2022, a coordination meeting was conducted with the Village Manager, Public Works Director, and Information Technology (IT) Manager. The following topics were discussed at the meeting:

In addition, TCRPC reviewed background documents and policies from the Village, Palm Beach County, Seacoast Utilities, and the Department of Health. The following findings were obtained from the various agencies:

- Palm Beach County maintains a Future Annexation Area Map. Per the County map, Areas 1, 2 and 3 are all indicated to be in the declared future annexation areas of both the Village and the City of Palm Beach Gardens.
- The Village Comprehensive Plan indicates the Village's annexation interest particularly for industrial and or business park land uses in Area 1 (described as north of Northlake Boulevard and west of Alternate A-1-A) pursuant to a desire to increase the municipal tax Chapter 13 addresses annexation, noting statutory provisions and requirements and placing emphasis on the desirability of annexation in Areas 1, 2, and 3. The Village emphasizes the need to coordinate with the City of Palm Beach Gardens regarding the City's de-annexation of Ellison Wilson Road and a flag-shaped lot located west of Ellison Wilson Road.
- Palm Beach County Fire Rescue (PBCFR) Services are currently provided in potential annexation areas 1, 2, and 3. Additional coordination will be needed with PBCFR if annexation efforts are advanced in these areas.
- Seacoast Utilities provides water and wastewater services to the Village and the potential annexation areas.
- The Department of Health regulates septic tanks; however, they do not maintain maps of failing septic tanks.

Stakeholder meetings were conducted with Seacoast Utilities and Palm Beach County. The City of Palm Beach Gardens declined to participate in a stakeholder meeting, and a meeting with the Town of Lake Park was suspended due to the preliminary findings. Summaries of the stakeholder meetings were as follows.



## Seacoast Utilities

A meeting was conducted with Seacoast Utility Authority on January 31, 2023, including the Village Manager and Special Projects Director along with the Seacoast Executive Director and Director of Planning. Discussion topics included the following:

- "Seacoast customers in the Village pay a 10-11% surcharge, which Seacoast provides to the Village annually. For the Village, this surcharge generates roughly \$70-80,000 monthly, totaling \$891,000 in 2022.
- This fee is collected in the Village, Town of Juno Beach, and Town of Lake Park; however, it is not collected in the City of Palm Beach Gardens or unincorporated Palm Beach County. Therefore, unincorporated properties annexing into the Village would incur additional utility costs given the current rate structure.
- Two key areas for additional Village/Seacoast coordination include resilience and permitting in Village rights-of-way. Regarding development activities, Seacoast staff participates on the development review committees for the Village, Lake Park, and Palm Beach Gardens but not for the County.
- Septic to sewer conversions are anticipated east of A-1-A, including Richard Road, Honey Road, Conroy Drive, and Lorraine Court with a preliminary cost estimate of \$4.5M. Similar conversions to the north along Richard Road and Hinda Road are estimated at \$3M. There is funding potentially available through the South Florida Water Management District (SFWMD) and Legislative appropriation, which creates a partnership opportunity for Seacoast and the Village.
- The Seacoast water main on US1 represents an opportunity for collaboration. If the water main is moved to the alley, the remaining water line could be used for reclaimed water for landscaping as well as the Country Club."

## Palm Beach County

A meeting was conducted with Palm Beach County on March 22, 2023, including the Village Building Official and County Planning Director and senior planning staff. Discussion topics included the following:

- "The alignment of Congress Avenue remains uncertain, with continued evaluation led by the County engineering department.
- The County has expressed preference for expanded workforce housing where possible. In Area 1, with the County's HR12 land use, a maximum density of 28 du/acre is achievable with the following assumptions:

HR 12 – base density	12 du/acre
Workforce housing bonus of 100% with 100% workforce housing (presumes 100% for-sale; bonus is reduced to +80% if rental)	+ 12 du/acre
Purchase of units through transfer of development rights	+ 4 du/acre
<b>TOTAL MAX DENSITY</b>	<b>28 du/acre</b>

- Properties along Northlake Boulevard include both Commercial High and HR 8 future land use designations. County regulations allow density to be clustered, enabling a maximum density of 20 du/acre, which can be aggregated and located on any portion of the total acreage of assembled properties. In addition to the residential density, the Commercial High FLU designation allows up to 0.85 FAR base intensity with a maximum intensity of 1.0 FAR for traditional neighborhood or traditional marketplace development.
- The implications of SB 102 (the Live Local Act of 2023) are unknown; however, as written, it would appear a maximum height of 8 stories should be considered.



# PEOPLE & PLACES

(NOTE: SB 102 as adopted allows subject properties to utilize the maximum building height permitted within one mile)"

Following the preliminary findings and analysis, the Village requested that the TCRPC annexation study be halted. As part of the analysis, TCRPC created the below annexation analysis as an example of potential taxes for a property that annexes into the Village.

ANNEXATION ANALYSIS

APRIL 2022

The purpose of this analysis is to compare taxes, fees & service delivery for properties within unincorporated Palm Beach County and within the Village of North Palm Beach. For the analysis, a sample property is utilized with a taxable value of \$400,000.

CATEGORY	UNINCORPORATED <sup>1</sup>		IN VILLAGE		DIFFERENCE
Ad Valorem Taxes					
County Operating Debt	4.72	1888.00	4.72	1888.00	0.00
County Debt	0.03	12.00	0.03	12.00	0.00
* Fire/Rescue	3.46	1384.00	0.00	0.00	-1384.00
* Library Operating	0.55	220.00	0.00	0.00	-220.00
* Library Debt	0.03	12.00	0.00	0.00	-12.00
PBC School District by State Law	3.27	1308.00	3.27	1308.00	0.00
PBC School District by Local Board	3.25	1300.00	3.25	1300.00	0.00
North Palm Beach Operating	0.00	0.00	7.00	2800.00	2800.00
So. Fla. Water Mgmt. Basin	0.10	40.00	0.10	40.00	0.00
So. Fla. Water Mgmt. District	0.09	36.00	0.09	36.00	0.00
Everglades Construction	0.03	12.00	0.03	12.00	0.00
Fl. Inland Navigation District	0.03	12.00	0.03	12.00	0.00
Children's Services Council	0.55	220.00	0.55	220.00	0.00
Health Care District	0.73	292.00	0.73	292.00	0.00
Non Ad Valorem Assessments					
Solid Waste Authority of PBC		184.00		184.00	0.00
North Palm Beach Stormwater				142.84	142.84
NET CHANGE FOR PROPERTY OWNER					1325.84
TOTAL 2022 Certified Millage Rate	16.8381				
Seacoast Utilities					
North Palm Beach Surcharge	TBD				
ISO Rating					
ISO Rating	TBD				
Solid Waste Collection					
Solid Waste Collection	TBD				
<sup>1</sup> sample site: 2778 Hinda Road <a href="https://www.pbcgov.org/papa/Asps/PropertyDetail/PropertyDetail.aspx?parcel=00434217040000120&amp;srctype=map">https://www.pbcgov.org/papa/Asps/PropertyDetail/PropertyDetail.aspx?parcel=00434217040000120&amp;srctype=map</a>					
Estimated Taxable Value	\$ 400,000				

## Strategic Annexation Plan

Although, TCRPC prepared an annexation analysis for North Palm Beach, the Village could continue this initiative by creating an Annexation Strategic Plan. The Annexation Strategic Plan will provide necessary data and information to guide the Village in the process of annexation surrounding properties both commercial and residential. In addition, it would evaluate the costs and benefits of annexation potential adjoining areas and define a suitable implementation strategy to annex specific areas.

# ANNEXATION



The annexation plan would be divided into three (3) phases: Phase 1, Phase 2, and Phase 3. Phase 1 would provide an analysis of the decennial Census and Palm Beach County data related to potential annexation areas. Furthermore, Phase 1 would include the following:

- Detailed maps and photos of the annexation areas
- Key Planning Data (population, zoning, future land use, size-acres)
- Property Appraisal Information
- Projected Ad Valorem per Village Millage Rate
- Summary Table of Taxable Value and Ad Valorem Tax per each potential annexation area

Phase 2 would present project revenue to be received and projected costs to serve each targeted area. This phase would provide detailed analysis of existing conditions and level of services as follows:

- Infrastructure (water, sewer, drainage, parks, and road conditions)
- Building Department and Code Enforcement
- Public Safety (Fire Rescue/Law Enforcement)
- Inventory of Revenue and Costs

The cost analysis would review the expected annual expenses or costs to the Village for providing Village services to the potential annexation areas; and the estimated annual review that could be expected. Also, meeting with Village Departments and service providers would be critical task within Phase 2. Meetings should be conducted amongst Village Departments such as:

- Police
- Fire Rescue
- Finance
- Public Works
- Code Enforcement
- Parks and Recreation
- Community Development

In addition, it would be important to meet with the following service agencies:

- Seacoast Utility Authority
- Palm Beach County Fire
- Palm Beach County Sheriff's Office
- Solid Waste Authority

Phase 3 would provide prioritization of potential annexation areas based on the findings of the previous phases, and the recommendations from the Village Council. The main goal is to present specific strategies to annex target areas. This effort might include community outreach, online surveys, brochure presenting benefits, social media and others.

### Political Challenges

Residents' resistance to change often impedes attempts at annexation. In many cases, residents of unincorporated areas are accustomed to receiving certain services at no cost and understandably oppose any measure that would increase taxes. From a municipality's perspective, however, annexation adds a financial and management burden on its existing operations and infrastructure. The use of local roads, parks, and other related amenities by residents of unincorporated areas without taxation burdens the municipal tax structure.



In general, unincorporated Palm Beach County residents are subject to lower taxes than municipal residents because they are taxed only by the County rather than by both the municipality and the County. Annexation into the Village of North Palm Beach would not only increase taxes for former County residents but sometimes subject them to stricter local regulations, ordinances, and codes.

Also, North Palm Beach's proximity to various unincorporated pockets creates overlaps in jurisdiction with neighboring municipalities. As indicated on the Annexation Map including Surrounding Municipalities of the Optional Map Series of this Comprehensive Plan, the Village competes with the City of Palm Beach Gardens and the Town of Juno Beach for annexation of certain unincorporated pocket areas.

The Village is also attempting to coordinate the de-annexation of the Ellison Wilson right-of-way and the "flag lot" with the City of Palm Beach Gardens. This de-annexation effort has been in process for several years and has been an ongoing struggle for both municipalities.

Furthermore, as mentioned in the Future Land Use and the Infrastructure Element of this Plan, the Village utilizes Seacoast Utility for its potable water services which imposes a surcharge on Village residents. Residents of unincorporated areas also pay a surtax for County fire/rescue and police. Because North Palm Beach provides those services in-house, the surtax would be replaced by the Village's tax structure.

Oftentimes, municipal residents oppose annexation citing drain on municipal resources and a general preference for a small-town lifestyle. Increased taxes and additional regulations are among the reasons residents of unincorporated areas are hesitant to join the Village. Although the elimination of enclaves and unincorporated pocket areas is encouraged by the State as well as the County, political issues often block attempts at annexation.

In March 2024, thousands of residents from unincorporated Palm Beach County near North Palm Beach and Palm Beach Gardens voted on whether to have either municipality annex their properties.

North Palm Beach proposed to annex four neighborhoods (182 dwellings) that are also in Palm Beach Gardens' annexation area, putting both municipalities in direct competition for the same neighborhoods. For an annexation to take effect, a municipality must receive approval from 50%-plus-one of the subject voters.

Table 2-2 indicates the three annexation zones in North Palm Beach which comprise a little over 200+ homes. The proposed annexation efforts sought to round out the Village's boundaries and provide more control over development and redevelopment in the area. However, residents of the subject annexation areas voted against joining the Village of North Palm Beach.

Table 2-2 - Annexation Voting Areas

Annexation Zone	Annexation Neighborhood	Size (Acres)
1	Portage Landings and Hidden Key residential developments	61 acres
2	Ellison Wilson Road	8.57 acres
3	Pirates Cove and six (6) adjacent parcels	17 acres





Although its most recent annexation attempt failed, the Village should continue its efforts toward annexation, and consider conducting a study to analyze property values, property taxes, population, and county zoning codes of the targeted unincorporated areas in order to craft a strategic plan for incremental annexation.



While squaring off North Palm Beach's boundaries and increasing the Village's taxbase would benefit the Village, a larger population would increase the demand for services such as:

- Solid Waste
- Potable Water
- Sanitary Sewer
- Parks and Recreation
- Police
- Fire Rescue
- Community Services
- Public Works

As a result, staffing levels in certain departments might need to be increased. For example, the Building Department/Zoning Department may need additional staff to process an increase in permit requests and additional code enforcement officers might be needed to enforce village ordinances on newly acquired property.



### E. FINAL REMARKS

To continue to grow, the Village of North Palm Beach must expand its boundaries to include unincorporated properties. It is critical that any annexation initiative take into consideration the best interest of both the Village and the owners of the property to be annexed.

North Palm Beach's approach to annexation will be more beneficial for everyone if annexation, like any growth, is accomplished according to a well-conceived strategic annexation plan. Without a plan, the annexation of any property can lead to inadequate or inefficient delivery of services.

Palm Beach County has a primary leadership role to support eliminating unincorporated areas and promoting annexation. In 2001, Broward County adopted a policy that encouraged unincorporated areas be annexed into municipalities to improve services and support local governments.

To date, Palm Beach County residents have opposed annexation into the Village. However, the Village should continue to implement specific annexation strategies and policies that will protect the current residents' quality of life while providing services, staffing, and budgeting to accommodate new residents. Strategies for efficient and effective annexation include the following:

- Developing a strategic plan for annexation that includes a feasibility study;
- eliminating enclaves and pocket areas;
- coordinating with adjacent municipalities and the County; and,
- continue dialogue with the County to emphasize support to reduce unincorporated areas.



## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Future Land Use Element - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Future Land Use Element proposed amendments. The requirements of the Element are stated in Florida Statute Sec.163-3177(6). CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Changes to the existing Future Land Use Element have been proposed based on meetings with staff, US Census data, and the University of Florida population projections.

The following changes have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Revise Vision Goal Statement to include “Provide for the sustainable development and redevelopment of suitable and compatible land uses to preserve and promote quality of life while protecting its natural resources and maximizing economic benefits.”
3. Amend Objective 1.1 – reword for clarification
4. Amend Policy 1.1.1- to remove references to Tables, Policies, Objectives and Figures
5. Amend Policy 1.1.2- to remove references to Tables and policies
6. Remove Previous Policy 1.A.3 – to create Table FLU-1, allowing an easier display of the Land Development Regulations
7. Amend Policy 1.1.6 – to remove references to Figures and include “unity of control” language
8. Create Policy 1.1.10 – to require compatibility with adjacent land uses
9. Amend Policy 1.3.2 – to remove reference to Palm Beach County ULDC
10. Remove Previous Policy 1.2.5 – no longer applicable
11. Amend Policy 1.4.2 through 1.4.3 – to include minor grammatical fix and remove outdated Statute or FAC Chapter
12. Amend Special Policy 5.1 through 5.19 – reformat numbering of special policies and remove figure and map references
13. Relocate 3.5.4 – to Special Policy 1.5.20

14. Amend Policy 1.6.1 – to include intergovernmental coordination with the TPA rather than MPO
15. Create Objective 1.8. and subsequent policies (Policy 1.8.1 through 1.8.5) – to include sustainable infill development and redevelopment, green development, and design guidelines
16. Create Objective 1.9 and subsequent policies (1.9.1 through 1.9.10) – to include urban forestry, tree plantings, and tree preservation
17. Remove 3.4, 3.5, 3.5.1, 3.5.2, 3.5.3, 3.5.4 – all maps are included in the Map Series (Optional and Required)

The following items have been provided in the Data and Analysis:

1. Review of demographics data per U.S. Census;
2. Analysis of existing and future land use patterns;
3. Assessment of current redevelopment trends and related land use challenges;
4. Considerations of green development and redevelopment strategies.

This Element's two (2) associated maps will be provided prior to the August meeting. They include the Future Land Use Map and the Planning Area Map. Pursuant Florida Statute, the Future Land Use map is the only required map associated with this element. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.

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## GOALS, OBJECTIVES, AND POLICIES

### 3.1 ——— INTRODUCTION

The Future Land Use element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Future Land Use element requirement and Chapter 9J-5.006 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis, and support documentation necessary to form the basis for Future Land Use goal, OBJECTIVES and policies is presented in Chapter 3 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.

### 3.2 ——— VILLAGE GOAL STATEMENT

Ensure that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped in a manner consistent with present residential neighborhoods and commercial areas.

Further, ensure that the Village remains primarily a residential community offering: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial development opportunities compatible with established location and intensity factors; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Village.

Various land use activities, consistent with these Village character guidelines, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

GOAL 1.0: Provide for the sustainable development and redevelopment of suitable and compatible land uses to preserve and promote quality of life while protecting its natural resources and maximizing economic benefits.

### 3.3 ——— OBJECTIVES AND POLICIES

OBJECTIVE 1-A1.1: Future growth and development shall be managed through the preparation and adoption of land development regulations which: (1) coordinate future development with the appropriate natural features (i.e. topography, soil conditions, flood prone areas and natural habitats) and the availability of facilities and services; (2) prevent uses inconsistent with the Village Future Land Use Goal Statement of and Future Land Use Map Series; (3) require the maintenance of the Village building stock; and (4) discourage the proliferation of urban sprawl; and (5) promote energy-efficient land use patterns accounting for existing and future power generation and transmission systems.

POLICY 1-A1.1: Maintain land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:



- a. Regulate the subdivision of land;
- b. Regulate the use and intensity of land development consistent with this element in a manner to ensure the compatibility of adjacent land uses consistent with the Future Land Use Map Series and provide for recreation and open space consistent with levels-of-service established in the Recreation And Open Space element by requiring all new developments to donate or provide SOA of the residential site for recreational purposes;
- c. Protect designated environmentally sensitive lands; ~~designated on Figures 3A and 3B of the Future Land Use Map Series;~~
- d. Regulate areas subject to seasonal and periodic flooding by requiring a minimum first floor elevation of 8.5 feet NGVD and a drainage system which meets adopted Level-of- Service Standards;
- e. Regulate signage;
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- g. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
- h. Provide that development orders and permits, consistent with ~~Policies 5.1 and 5.2 of the Capital Improvements Element~~, shall not be issued which result in a reduction of the levels of service for the affected public facilities below the Level-of-Service (LOS) Standards adopted in the Capital Improvements element (~~Ref: Table 11-1~~);
- i. Provide for the proper maintenance of building stock and property by continually updating and enforcing adopted building, housing and related codes;
- j. Designate an urban service area (~~Ref: OBJECTIVE 6, Capital Improvements element~~); and
- k. Regulate the development of sites containing historic sites, as per the Future Land Use Map Series, to assure their protection, preservation and/or sensitive reuse.

~~POLICY 1.A.21.2:~~ An official zoning map shall be adopted and maintained which assures that the location and extent of non-residential land uses is consistent with the Future Land Use Map Series. Planning Areas may include non-residential uses such as schools, public facilities, other public facilities, and recreational uses, etc., as indicated on the Future Land Use Map Series and/or as allowed as special exception uses in the Village Zoning Code.

~~POLICY 1.A.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below:~~

- ~~a. Conservation/Open Space - Maximum of one unit per upland acre;~~
- ~~b. Low density residential - fewer than 5.80 residential units per gross acre;~~
- ~~c. Medium density residential - 5.81 to 11.0 residential units per gross acre; and~~
- ~~d. High density residential - 11.1 to 24.0 residential units per gross acre.~~

POLICY: 1.A.31.3: The Village's Land Development Regulations shall conform to, and implement, the use, density and intensity standards as outlined on Table FLU-1 below:





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Table FLU-1

<u>FLU Designations</u>	<u>Uses Zoning Districts</u>	<u>Maximum Density and Intensity</u>
<b><u>Low Density Residential</u></b>	<u>R-1 - Single Family Dwelling District</u>	<u>Fewer than 5.80 residential units per gross acre</u>
<b><u>Medium Density Residential</u></b>	<u>R-2 - Multiple Family Dwelling District</u>	<u>5.81 to 11.0 residential units per gross acre</u>
<b><u>High Density Residential</u></b>	<u>R-3 - Apartment Dwelling District</u>	<u>11.1 to 24.0 residential units per gross acre.</u>
<b><u>Commercial</u></b>	<u>C-MU - US-1 Mixed-Mixed Use District</u> <u>C-S - Shopping Commercial District</u> <u>C-NB - Northlake BL. Commercial District</u> <u>C-3 - Regional Mixed-Use District</u> <u>C-T - Transitional Commercial District</u>	<u>See POLICY 1.1.4</u>
<b><u>Conservation</u></b>	<u>OS - Conservation &amp; Open Space District</u>	<u>Maximum of one unit per upland acre</u>
<b><u>Educational</u></b>	<u>P - Public District</u>	<u>FAR: A maximum of 0.15</u>
<b><u>Recreation/Open Space</u></b>	<u>P - Public District</u> <u>R-2 - Multiple Family Dwelling District</u>	<u>Maximum of one unit per upland acre</u> <u>FAR: A maximum of 0.05 (nonresidential)</u>
<b><u>Public Buildings &amp; Grounds</u></b>	<u>P - Public District</u>	<u>N/A</u>

## FUTURE LAND USE



## PEOPLE &amp; PLACES

<u>FLU Designations</u>	<u>Uses Zoning Districts</u>	<u>Maximum Density and Intensity</u>
<b><u>Other Public Facilities</u></b>	<u>R-2 – Multiple Family Dwelling District</u>	<u>N/A</u>
<b><u>Light Industrial/Business</u></b>	<u>I-1 – Light Industrial District</u>	<u>FAR: A maximum of 0.45.</u>
<b><u>Special Areas in Comp Plan.</u></b>		See SPECIAL POLICY 5.1 through 19:

In any event, specific entitled residential densities within the ranges listed above shall be subject to the application of the site development criteria (e.g. setbacks, height limitations and site dedications, etc.) promulgated in the Village Land Development Regulations.

POLICY 1-A.41.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for non-residential land use intensities as indicated below:

- a. Location shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map Series;
- b. Maximum of coverage ratio shall be governed by applicable land development regulations.
- c. Maximum building height shall be governed by applicable land development regulations and shall be consistent with the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016, and compatible with neighboring land uses; and
- d. Adequate off-street parking and loading facilities.
- e. Maximum Floor Area Ratios for non-residential land uses shall be established as follows:

~~4-~~Commercial, religious, and institutional/ land uses: A maximum of 0.70 for mixed-use development and 0.35 for all other non-residential land uses along U.S. Highway No. 1, north of the Parker Bridge; a maximum of 1.10 along U.S. Highway No. 1, from the Parker Bridge, south to Northlake Boulevard; a maximum of 0.70 along U.S. Highway No. 1, south of Northlake Boulevard; and a maximum of 0.70 along Northlake Boulevard and S.R. Alternate A-1-A. The following areas shall be exempt from this requirement to implement the 2016 Citizens' Master Plan:

- The Twin Village Mall site, and subject to the latest land development regulations of the C-3 zoning district, which have been was jointly developed by the Village and the Town of Lake Park.



- The C-MU zoning district along U.S. Highway No. 1, updated in accordance with the Citizens' Master Plan.
- Other key redevelopment sites that are explicitly identified in the Village's land development regulations to carry out the Citizens' Master Plan.

~~2. Educational Uses: A maximum of 0.15;~~

~~3. Recreation and Open Space Uses: A maximum of 0.05~~

~~4. Light Industrial/Business Uses: A maximum of 0.45.~~

POLICY 1.A.51.5: Land development regulations shall contain performance standards which address:

- a. Buffering and open space requirements;
- b. Landscaping requirements; and
- c. A requirement for the environmental assessment of development proposals, including eliminating exotic plant species.

POLICY 1.A.61.6: Land development regulations shall contain planned unit development provisions which allow design flexibility within projects under unity of title or unity of control as a means of preserving natural resources ~~delineated on Figures 3A and 3B~~ and protecting Conservation Use lands designated on the Future Land Use Map.

POLICY 1.A.71.7: Future development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

POLICY 1.A.81.8: Residential subdivisions shall be designated to include an efficient system of internal circulation, including the provision of collector streets to feed traffic to arterial roads and highways.

POLICY 1.A.91.9: In 2020, the Village revised its land development regulations and this Comprehensive Plan to implement the provisions and guiding principles of the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016.

POLICY 1.1.10: All proposed development shall be compatible with adjacent land uses and consisting with the property's land use designation and zoning district.

OBJECTIVE 1.B2: The Village desires to enhance certain aging commercial corridors that have a Commercial Future Land Use designation, into walkable and bikeable centers of vibrant activity. Current business uses along these corridors will be supplemented with new residential and mixed-use development, ~~as described in POLICY 1.B.4.~~

POLICY 1.B.12.1: The following use and intensity standards shall be used to promote land use efficiency in mixed-use infill and redevelopment activities, and determine maximum development potential on a given parcel of land:



Maximum development potential: Maximum commercial development potential is subject to the floor-area limitations established in POLICY 1-A.4.1.4, subject to the application of the Village's land development regulations.

2. Permitted uses: Permitted uses shall be specified in each zoning district that allows mixed-use development (~~see POLICY 1-B.4~~).

3. Residential density: Dwelling units in Commercial designations shall not exceed a density of 24 units per acre or as further limited by zoning district regulations. Developments that qualify for the workforce housing density bonus described in POLICY 1-B.2.1.2.2 may construct up to 12 additional units per acre).

4. Height limitations: The maximum height shall be limited to that allowed by the underlying commercial or mixed-use zoning district.

POLICY 1-B.2.2: Workforce housing density bonus: The maximum residential density of a mixed-use development shall be increased from 24 to 36 units per acre provided that either: (a) bonus units are constructed on-site; or (b) funding is provided to assist in ~~are a~~ a workforce housing program in another jurisdiction or an appropriate alternative, as determined by the Village of North Palm Beach. If alternative (a) is selected, 50% of the bonus units shall qualify for any of the four (4) eligible income group categories based on Average Median Income (AMI) set forth in the County's Workforce Housing Program income guidelines. No more than 50% of the workforce housing units shall be in the 120-140'/o category. If alternative (b) is selected, an amount equal to 5% of the cost of the vertical construction of the bonus units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Village of North Palm Beach.

POLICY 1-B.2.3: Assisted Living Facilities, as defined in Section 429.02(5) of the Florida Statutes and licensed by the Florida Agency for Health Care Administration may be permitted as mixed-use developments through the commercial planned unit development approval process, or the special exception process if authorized by the Village's land development regulations, subject to the following use and intensity standards: \*

1. A mixed-use Assisted Living Facility shall provide assistance with activities of daily living, as defined in Section 429.02(1) of the Florida Statutes and special care for persons with memory disorders, as regulated by Section 429.178 of the Florida Statutes.
2. Required uses: Each mixed-use Assisted Living Facility shall contain a residential component, together with a non-residential component consisting of administrative offices, central kitchen and communal dining facilities, and separate or shared spaces for the provision of medical, recreation, social, religious, and personal services.
3. Mix of required uses: The residential component shall comprise a minimum of 50% and the non-residential component shall comprise a maximum of 200 of the gross floor area of a mixed-use Assisted Living Facility.
4. Maximum floor area: Maximum mixed-use Assisted Living Facility development potential is subject to the floor-area limitations established in POLICY 1-A.4.1.4, subject to the application of the Village's land development regulations.



5. Maximum resident occupancy: The residential density of a mixed-use Assisted Living Facility may be increased by the Village Council to an equivalent of 24 units per acre. The maximum resident occupancy shall then be determined by multiplying the equivalent residential density by 1.97 residents per unit. Maximum resident occupancy shall be determined on a project-by-project basis based upon an assessment of site characteristics and the application of Village land development regulations.

6. Height limitations: The maximum height of a mixed-use Assisted Living Facility shall be determined by the application of POLICY ~~1-B.1.6:~~ 1.2.1

7. Waivers for reductions in minimum dwelling unit size and parking requirements may be requested during the commercial planned unit development or other authorized approval process.

POLICY ~~1-B.2.4:~~ Residential and mixed-use developments may be approved in areas with a Commercial Future Land Use designation in order to achieve a mixed-use development pattern. The Village may use any of the following mechanisms to achieve the desired pattern:

- The mixed-use provisions in the C-MU zoning district along US. Highway No. 1 between Yacht Club Drive and the Earman River, which are intended to evolve that district into a mixed-use development pattern that remains predominately commercial along US Highway No. 1.

The mixed-use provisions in the C-T zoning district in the southwest portion of the Village.

The commercial planned unit development process in other zoning districts.

OBJECTIVE ~~21.3:~~ Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character as prescribed in the Future Land Use Element Goal ~~Statement~~ and the Village Character Statement (~~Ref. Chapter 2.0:~~

POLICY ~~2-1.3.1:~~ The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads to not exceed pre-development conditions and preserve existing natural drainage features, as per Chapters 40E-4, 40E-40 and/or 40E-41, Florida Administrative Code.

POLICY ~~2-21.3.2:~~ The Village land development regulations shall regulate business activities which have the potential to contaminate land and water resources by requiring said businesses to notify the Palm Beach County Department of Environmental Resources Management regarding the storage, use and/or disposal of potentially hazardous or toxic substances. This requirement shall be implemented by the Village through the Palm Beach County Wellfield Protection Ordinance (~~Ref. Section 9.3, Palm Beach County Unified Land Development Code:~~

POLICY ~~2-31.3.3:~~ The Village shall encourage, through its participation on the Seacoast Utility Authority Governing Board, protection of potable water wellfields by regulatory



authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utility Authority systems.

~~POLICY 2.4~~1.3.4: The clearing of any wetlands vegetation or land assigned a Conservation Land Use Category on the Future Land Use Map Series shall not be approved by the Village until such time that appropriate permits have been procured, by the developer, from the Palm Beach County Environmental Resources Management or Health Departments and the Florida Department of Environmental Protection.

~~POLICY 2.5: At the time of each required Evaluation and Appraisal Report and Comprehensive Plan update, the Village shall consider the need for the identification, designation and protection of additional historically significant properties under the provisions of the Standard Housing Code.~~

~~POLICY 2.6~~1.3.5: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall update the Water Supply Facilities Work Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

OBJECTIVE 3.1.4: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet Level of Service (LOS) standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easement, etc., be conveyed to the proper authority prior to the issuance of building permits.

POLICY ~~3.1.4.1~~: The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

~~POLICY 3.2~~1.4.2: Public facilities and utilities shall be located to: (1) ~~M~~maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

~~POLICY 3.3~~1.4.3: Remaining properties currently not utilizing central water and wastewater systems shall be governed by the provisions of:

- (1) Chapter 381.~~272~~, Florida Statutes;
- ~~(2) Chapter 10D-6~~, Florida Administrative Code; and
- (3) Palm Beach County Environmental Control Rule - 1. These codes regulate the use and installation of individual sewage disposal systems.

~~POLICY 3.4~~1.4.4: The Village shall update its population projections at the time of the approval of a Comprehensive Plan amendment or development order permitting an increase in residential units.

OBJECTIVE 1.5: Special land use policies shall be developed by North Palm Beach when necessary to address site-specific issues related to implementing the ~~Village Goal Statement~~ Future Land Use Goal. Refer to the Future Land Use Map ~~Atlas~~ for parcel locations which are the subject of specific special policies.

SPECIAL POLICY 1.5.1: Historic properties with an assigned Florida Master Site File reference number shall be identified on Planning Area maps located in the Future Land Use Map Atlas.





SPECIAL POLICY 1.5.2: Utilize the mixed-use provisions of the Village's Commercial Planned Unit Development (CPUD) Ordinance as a means of developing the property delineated as "SPECIAL POLICY 1.5.2 on ~~Map 2~~ of the Future Land Use Map Atlas in a transition mode from Commercial (i.e. compatible to the C-B Zoning District) to Residential (i.e. compatible to the R2 Zoning District) running from U.S. Highway No. 1 east to Lake Worth. Maximum gross density shall not exceed 10-11 DU/AC. Non- residential development pods shall comply with the Floor-Area-Ratio standards listed in POLICY 1.1.4 of the Future Land Use element. Development of the property shall be subject to the Village Council approval of site plan and PUD applications. The following uses shall be excluded from this development: (1) Golf club and its accessory uses such as restaurant, bar, driving range and equipment store; (2) bowling alley; (3) filling stations; (4) dry cleaning plants; (5) mobile home park; and (6) adult entertainment establishment.

SPECIAL POLICY 1.5.3: As a means of preserving native vegetative species in Planning Area 6A, encourage the use of the Planned Unit Development by allowing the clustering of residential units in defined buildable areas (i.e. all areas in Planning Area 6A are as "buildable", with the exception of those delineated on ~~Figure 3-3~~ as conservation.

SPECIAL POLICY 1.5.4: Require alt new developments in Planning Areas 1 and 6A to perform an environmental assessment to define potential impacts upon the viability of vegetative species and/or habitats, ~~delineated on Figure 3~~. The impact assessment shall include necessary techniques and/or controls to maintain species and/or habitats in their current condition or mitigate potential impacts.

SPECIAL POLICY 1.5.5: (Reserved).

SPECIAL POLICY 1.5.6: As a means of enhancing the commercial character of the area along Northlake Boulevard through renovation and/or redevelopment, maintain a waiver process which may allows proposed projects to depart from the strict interpretations of the Zoning Code if, after review by the Village, it is found that said projects are in compliance with the North Palm Beach Comprehensive Plan and meet standards in the Zoning Code.

SPECIAL POLICY 1.5.7: The Village shall review proposed Future Land Use Map Series amendments to determine whether or not they discourage the proliferation of Urban Sprawl based upon the application of standards contained in Chapter 9J-5, F.A.C. (~~No Future Land Use Map Atlas reference.~~)

SPECIAL POLICY 1.5.8: Residential development on the property delineated as "SPECIAL POLICY 1.5.8" on ~~Map 6A~~ of the Future Land Use Map Atlas shall be limited to a maximum of 98 residential units.

SPECIAL POLICY 1.5.9: Residential development on the property delineated as "SPECIAL POLICY 1.5.9" on ~~Map 6A~~ of the Future Land Use Map Atlas shall be limited to a maximum of 232 residential units.

SPECIAL POLICY 1.5.10: Residential development on the property delineated as "SPECIAL POLICY 1.5.10" on ~~Map 6A~~ of the Future Land Use Map Atlas shall be limited to a maximum of 184 residential units.



SPECIAL POLICY 1.5.11: Residential development on the property delineated as "SPECIAL POLICY 1.5.11" on ~~Map 6A~~ of the Future Land Use Map Atlas shall be limited to a maximum of 108 residential units.

SPECIAL POLICY 1.5.12: Residential development on the property delineated as "SPECIAL POLICY 1.5.12" on ~~Map 2~~ of the Future Land Use Map Atlas shall be limited to the existing 197 residential units.

SPECIAL POLICY 1.5.13: Residential development on the property delineated as "SPECIAL POLICY 1.5.13" on ~~Map 7~~ of the Future Land Use Map Atlas shall be limited to the existing 48 residential units.

SPECIAL POLICY 1.5.14: Residential development on Planning Area 1 shall be clustered in the least environmentally sensitive portion of the parcel which is the subject of an application for a development order. (~~No Future Land Use Map Atlas reference.~~)

SPECIAL POLICY 1.5.15: Year-round, permanent resident residential development within the area defined by the current extent of John D. MacArthur Beach State Park shall be limited to that provided for Park personnel. (~~No Future Land Use Map Atlas reference.~~)

SPECIAL POLICY 1.5.16: The 0.43-acre lot located at the southwest corner of Prosperity Farms Road and Honey Road (~~Map 5 of the Future Land Use Map Atlas~~) shall be assigned a Commercial Future Land Use Map designation in order to support its current use. The current use may be maintained consistent with the provisions of Sections 45- 63 (non-conforming uses) and 45-64 (non-conforming structures) of the Village Code; however, any future change in use shall be consistent with those uses permitted in the C-T transitional Commercial District.

SPECIAL POLICY 1.5.17: Non-residential land uses within Protection Zone 4 of the Richard Road wellfield (~~Ref: Map 5, 6B, and 7 of the Future Land Use Map Atlas~~) which store, handle, use or produce any regulated substance are prohibited, unless they qualify as a general exemption or receive an operating permit from Palm Beach County ERM, pursuant to Section 9.3 of the Palm Beach County Land Development Code.

SPECIAL POLICY 1.5.18: Residential development on the property delineated as "SPECIAL POLICY 1.5.18" on ~~Map 3B~~ of the Future Land Use Map Atlas shall be limited to a maximum of 16 residential units.

SPECIAL POLICY 1.5.19: Public School development on the property delineated as SPECIAL POLICY 1.5.19 on ~~Map 4B~~ of the Future Land Use Map Atlas shall be limited to a maximum 0.35 Floor-Area-Ratio.

SPECIAL POLICY 1.5.20: The Northlake Boulevard Overlay Zone is illustrated on ~~Maps 3C and 5~~ in the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor.

OBJECTIVE ~~4~~1.6: The Village shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

POLICY ~~4~~1.6.1: Requests for development orders, permits or project proposals shall be coordinated by the Village, as appropriate, with adjacent municipalities by participating in IPARC, ~~Metropolitan Planning Organization~~ and through intergovernmental coordination with



the Transportation Planning Agency, Palm Beach County, School District of Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District and state and federal agencies.

POLICY ~~4:21.6.2~~: All future high density residential development, with the following exceptions, shall be directed to areas west of U.S. Highway No. 1 as a means of coordinating coastal area population densities with the County Hurricane Evacuation Plan:

1. Properties located east of U.S. Highway No. 1 that are currently assigned a High-Density Residential future land use designation;
2. Properties that have frontage on and access to the east side of U.S. Highway No. 1, provided a determination is made by the Village, based upon a professionally competent study, that the hurricane evacuation provisions of F.S. 163.3178(9)(a) are complied with.

POLICY ~~4:31.6.3~~: Although there are currently no resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, in effect within North Palm Beach, the Village shall participate in the preparation and implementation of said plans should they become necessary.

POLICY ~~4:41.6.4~~: In the event of a proposed future annexation of sufficient size to site a school, or co-locate a school with public facilities (e.g. parks, libraries, and community centers), the Village shall coordinate with the Palm Beach County School Board to determine the need for an additional school site in the area. If it is determined that there is a need, and that a school site can be accommodated, the proposed annexation shall provide for the school site.

POLICY ~~4:51.6.5~~: The Village shall promote mixed-use development along its major transportation corridors and cooperate with Palm Beach County to develop new and improved forms of transit as a means of reducing greenhouse gas emissions resulting from traffic congestion.

POLICY ~~4:61.6.6~~: During the review of any development or redevelopment proposal, the Village shall determine the feasibility of cross-access with neighboring parcels as a means to promote more efficient travel.

POLICY ~~4:71.6.7~~: The Village shall educate the public regarding the placement and maintenance of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

OBJECTIVE ~~61.7~~: The Village shall encourage infill development and redevelopment along the Northlake Boulevard and U.S. Highway No.1 corridors.

POLICY ~~6:1.7.1~~: Development and redevelopment activities in the Northlake Boulevard Overlay Zone, ~~as illustrated on Figure 3-8~~, shall conform with the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor as well as the requirements of the Village's Comprehensive Plan and underlying zoning districts.

POLICY ~~6:21.7.2~~: Mixed-use development and redevelopment is encouraged along the U.S. Highway No.1 corridor by the Village through the provisions of the C-MU and C-T and may



also be permitted through the commercial planned unit development approval process, consistent with the density and intensity criteria stated in OBJECTIVE 1-B1.2.

POLICY 1.7.3: Development and redevelopment activities shall be transit-ready by maintaining access to Palm Tran, pedestrian accessibility by sidewalks and bikeways, and connectivity with neighboring residential and commercial areas.

OBJECTIVE 1.8: To encourage sustainable infill development and redevelopment by protecting the quality of life, character, and identity of the Village.

POLICY 1.8.1: Infill and Redevelopment opportunities shall be maximized to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

POLICY 1.8.2: Redevelopment opportunities shall be maximized through use of mixed land use designations that permit a flexible mix of multi- family residential and compatible non-residential uses.

POLICY 1.8.3: Redevelopment with commercial or office uses in locations that are presently devoted to residential uses but would be more suitable for commercial or office uses, shall be encouraged through use of mixed land use designations

POLICY 1.8.4: Design guidelines for infill and redevelopment shall be considered by the Village to protect the Village identity and character.

POLICY 1.8.5: Green development and redevelopment practices shall be encouraged by the Village to strengthen resiliency and protect the environment.

OBJECTIVE 1.9: The Village shall encourage the protection and enhancements of its tree population for the purpose of maintaining the natural environment and its character.

POLICY 1.9.1: The Village shall consider the creation of an Urban Forestry Plan.

POLICY 1.9.2: Appropriate locations and tree species shall be chosen for planting in right of way areas. Guidelines such as those provided by the Florida Division of Forestry and National Arborist Association shall be used to determine appropriate locations. At minimum, locations for tree plantings and the type of tree species planted shall consider the impacts on traffic, intersection visibility, soil type, power lines, adjacent trees and the preference of adjacent property owners.

POLICY 1.9.3: The Village shall consider programs that utilize xeriscape principles in conjunction with native plants and trees in public rights-of-way and other public lands, whenever practical, thereby conserving water, improving habitat for urban wildlife, conserving Central Florida flora, and improving the Village's aesthetic appeal and environmental quality.

POLICY 1.9.4: Consider street trees as infrastructure to preserve and protect them as community assets.

POLICY 1.9.5: Encourage additional planting of trees to strengthen the character and aesthetic of its residential neighborhoods and commercial areas.

POLICY 1.9.6: The Village shall encourage the public to plant and maintain species native to this region through a public education program identifying soil types and native plants suitable to each.



POLICY 1.9.7: The Village shall encourage the protection of existing trees by creating mitigation provisions in its land development regulations for its residential and commercial land use districts.

POLICY 1.9.8: All development and major renovations shall be encouraged to provide shade trees along sidewalks to encourage pedestrian activity and create scenic corridors in neighborhoods and commercial districts.

POLICY 1.9.9: Consider providing incentives to developers to preserve trees and natural resources and to encourage additional tree plantings and green areas.

POLICY 1.9.10: Continue to promote and enhance the Village's Tree and Landscape Regulations as a key element in retention and provision of private plant materials to support sustainable development principles of tree preservation, and minimal impact to the existing site resources.

### 3.4. FUTURE LAND USE CLASSIFICATION SYSTEM

The land use Classification System presented on Table 3-1 is adopted as the "Future Land Use Classification System" of the Village of North Palm Beach. Subject to the land use compatibility and application review provisions of Section 163.3208, Florida Statutes, and electric distribution substations are permitted in all land use categories listed in Table 3-1 except Conservation/ Open Space.

### 3.5 FUTURE LAND USE MAP SERIES

#### 3.5.1 Future Land Use Maps

Village of North Palm Beach Planning Areas are delineated on Figure 3-1, while 2020 Future Land Use Plan is displayed on Figure 3-2. Recreation/ Open Space areas are identified on Figure 3-2; however, due to their character and Village- wide appeal, the delineation of specific service areas is not appropriate. Each facility is deemed to serve the Village as a whole.

#### 3.5.2 Future Land Use Map Atlas

For the purposes of identifying properties subject to the conditions of a special policy described in Objective 5 and tracking Future Land Use Map amendment and annexation activities, the Village of North Palm Beach Future Land Use Map Atlas, on file with the Village Clerk, is hereby incorporated by reference.

Designated historic districts or significant properties meriting protection within the Village, along with appropriate Florida Master File references are located, as appropriate, on Maps 1- 7 of the Future Land Use Map Atlas.

#### 3.5.3 Natural Resource Maps

The following natural resources data are exhibited on Figures 3-3 through 3-7:

1. Natural Habitat, Wetlands, Coastal Vegetation and Beaches ( Ref: Figure 3-3 and Tables 3- 2 and 3-3);



2. ~~Surface Water Features ( Ref: Figure 3-4);~~

3. ~~Generalized Soils Map (Ref: Figure 3-5 and Table 3-4);~~

4. ~~Flood Zones ( Ref: Figure 3-6 and Table 3-5); and~~

5. ~~The Coastal High Hazard Area ( Ref: Figure 3-7), defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes ( SLOSH) computerized storm surge model.~~

~~There are no existing or planned potable water wells in the Village of North Palm Beach, nor are there any minerals of determined value. A portion of the Village, within Planning Area 5, is located within Protection Zone 4 of the Richard Road wellfield. The extent of Protection Zone 4 within Planning Area 5 is indicated on Maps 5, 6B and 7 of the Future Land Use Map Atlas.~~

#### 3.5.4 Northlake Boulevard Overlay Zone Map

~~The Northlake Boulevard Overlay Zone is illustrated on Maps 3C and 5 in the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor.~~





## DATA & ANALYSIS

### A. INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives, and Policies) of the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) for the Village of North Palm Beach pursuant to Section 163.3177(6), Florida Statutes. This data and analysis section provides the framework for evaluation of key land use issues, challenges, and recommendations for the policies presented in the Policy Document.

The Future Land Use Element is the pivotal element of the Village's Comprehensive Plan. It recognizes the intrinsic value of the Village as a residential community and emphasizes the Village's support for its business partners. The FLUE sets goals and strategies that guide the type, distribution, and density of development and redevelopment.

The purpose of the Land Use Element is to review existing land use patterns, analyze trends and challenges, and recommend long range policies. This is accomplished by designating appropriate locations for future land uses and establishing a policy framework for managing future growth and redevelopment. These policies focus not only on the location, density, and intensity of land uses, but also on character. This Element of the Plan and the Future Land Use Map have been revised based upon the following:

1. Review of demographics data per U.S. Census;
2. Analysis of existing and future land use patterns;
3. Assessment of current redevelopment trends and related land use challenges;
4. Considerations of green development and redevelopment strategies.

The Land Use Element is the critical mechanism for integrating the policies and strategies of the other elements of the Comprehensive Plan into a coherent and consistent set of land use goals, objectives, and policies. As such, the element must be consistent with all other elements of the Comprehensive Plan and incorporate the concepts and principles of these elements in its land use policies in a manner that *minimizes impacts on natural and historic resources, provides and maintains public services and facilities at adequate levels of service, enhances community character, and protect the quality of life of the Village's residents, and support businesses.*



## PEOPLE & PLACES

Long range sustainable community planning recognizes the interrelationship between land use, housing, and transportation. The Future Land Use Element provides an analysis of current and future data and proposes policies that will support a sustainable community by encouraging mixed uses, walkability, and green development and redevelopment practices that result in a balanced and inclusive community.

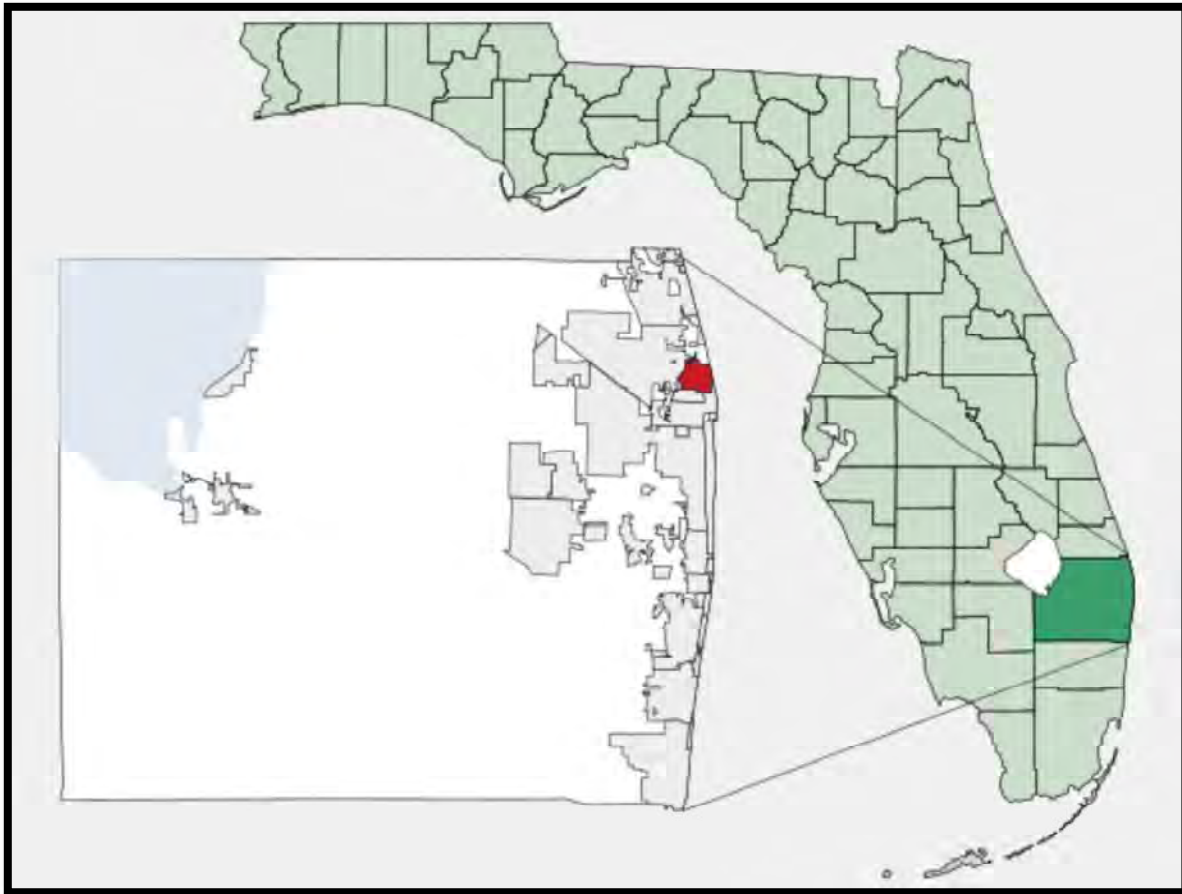


## PEOPLE & PLACES

### B. EXISTING CONDITIONS

The Village of North Palm Beach is one of 39 incorporated municipalities within Palm Beach County. The Village consists of approximately 3.27 square miles (4,479 acres) extending approximately four miles east to west and three miles north to south. The Village includes a portion of the oceanfront to the east which is disconnected from the rest of North Palm Beach.

North Palm Beach is situated south of Juno Beach, north of Lake Park, and east of Palm Beach Gardens. There are several major arterial roadways transecting the Village from north to south and east to west. The most significant are US Highway 1, Alternate A1A, Northlake Boulevard, and Prosperity Farms Road.





## PEOPLE &amp; PLACES

**Population and Socio-Economic Analysis**

The Village of North Palm Beach experienced its greatest growth between 1960 and 1970, during which its resident population increased from 2,684 to 9,035. Since then, population growth has fluctuated. Table 1-1 below shows US Census data from 1990, 2000, 2010 and 2020.

**Table 1-1. Historic Population Trends**

	Historic Population Trends		
	Village of North Palm Beach		
Year	Population Estimate	Total Change	Percent Change
1960	2,684	(x)	(x)
1970	9,035	6,351	236.6%
1980	11,344	2,309	25.5%
1990	11,343	-1	0.0%
2000	12,064	721	6.3%
2010	12,015	-49	0.4%
2020	13,162	1,147	9.5%

(X) The estimate or margin of error is not applicable or not available

Source: U.S. Census Bureau; 2020, 2010, 2000, 1990, & 1980 Decennial Censuses

**Population Projections**

The COVID-19 pandemic has changed everyday life in numerous ways. Lifestyle changes, particularly shifts in work-life balance, have gotten much greater emphasis since the pandemic started. One of the most significant changes affecting work-life balance has been the decision of some employers to let their employees work from remote locations. Another noteworthy change is that, since the start of the pandemic, over 30 million people have changed jobs for better opportunities or have left the labor force altogether. This economic trend is often referred to as the "Great Resignation." In addition, fewer people live in densely populated cities and have sought out places which better suit their work-life balance or meet their retirement needs.

These changes might have affected the permanent population of the Village. According to the Florida Housing Data Clearinghouse estimates, the permanent population of the Village will increase to 13,866 by the year 2050 as indicated in Table 1-2.

**Table 1-2. Population Projection**

North Palm Beach	2010	2020	2030	2040	2050
Population/Population Projection	12,015	13,162	13,676	13,900	13,886

Sources: Shimberg Center of Housing Studies, University of Florida.



Like most areas in Florida, the Village's population increases during the Winter season, from November through April. This increase assumes full occupancy of all residential and transient lodging units, but does not include day tourists, shoppers, or employees in the Village.

Table 1-3. projects the Village's permanent and seasonal populations through the year 2050. The seasonal population was calculated based on US Census Data of vacant seasonal units and number of persons per household for 2010 and 2020 (2010: 1,014 vacant seasonal units x 1.27 PPH) (2020: 810 vacant seasonal units x 1.20 PPH). The seasonal population projection was estimated based on population change ratio.

**Table. 1-3 Resident and Seasonal Population (2010-2050)**

Year	2010	2020	2030	2040	2050
<b>Permanent Population</b>	12,015	13,162	13,676	13,900	13,886
<b>Seasonal</b>	1,288	972	1011	1052	1095
<b>Total</b>	<b>13,298</b>	<b>14,139</b>	<b>14,687</b>	<b>14,952</b>	<b>14,981</b>

According to the U.S. 2020 Census there were an estimated 13,162 people, including 2,775 families, residing in 6,232 households in the Village of North Palm Beach. The racial makeup of the Village at that time was 82.22% White, 2.25% African American, 0.08% Native American, 1.89% Asian, 0.08% Pacific Islander, and 0.33% other races. Hispanics or Latinos of any race represented 9.41% of the population.

Table 1-4 presents the number of households and persons per household according to the American Community Survey (ACS) from the U.S. Census Bureau. A household is defined as the person or persons occupying a dwelling unit. As the average household size decreases, the number of households or required dwelling units increases relative to the population.

Of the 6,232 households in 2020, 13.7% included children under the age of 18, 44.5% were married couples living together, 27.9% were female householders with no husband present, and 4.7% were non-family households. Approximately fifty-two percent (52.0%) of the households included one or more persons who were 65 years of age or older. The average household size was 2.09 people. These statistics remained comparable between 2010 and 2020, except for a significant increase in male householder with no wife present and female householder with no husband present, and a decrease in non-family households and householders living alone.

As shown in table 1-5, in 2020, the Village's population was composed of 10.09% of people under 15 years old, 3.41% from 15 to 19, 4.37% from 20 to 24, 9.42% from 25 to 34, and 32.60% who were 65 years of age or older. The median age was 55.5 years. The population was 51.50% female and 48.50% male. These statistics remained comparable between 2010 and 2020.



## PEOPLE &amp; PLACES

Table 1-4. Households by Type

Households by type	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Households	6,025	100.0%	6,232	100.0%
Family households (families)	3,186	52.9%	2,775	44.5%
With own Children under 18 years	1,145	19.0%	(x)	(x)
Male householder, no wife present, family	77	1.3%	1,428	22.9%
With own Children under 18 years	50	0.8%	(x)	(x)
Female householder, no husband present, family	482	8.0%	1,739	27.9%
With own Children under 18 years	269	4.5%	(x)	(x)
Nonfamily Households	2,839	47.1%	290	4.7%
Householder living alone	2,394	39.7%	1,222	19.6%
Households with one or more people 65 years and over	2,659	44.1%	3,240	52.0%
Households with one or more people under 18	1,171	19.4%	855	13.7%
Average Household Size	2.02	(x)	2.09	(x)
Average Family Size	2.69	(x)	2.84	(x)

(X) The estimate or margin of error is not applicable or not available

Source: 2020 &amp; 2010 American Community Survey





## PEOPLE & PLACES

**Table 1-5. Population by Age**

Population by Age	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
<b>Total Population</b>	12,015	100.00%	13,162	100.00%
<b>Male</b>	5,881	48.95%	6,381	48.50%
<b>Female</b>	6,134	51.05%	6,781	51.50%
<b>Under 5 years</b>	401	3.33%	451	3.43%
<b>5 to 9</b>	420	3.50%	430	3.27%
<b>10 to 14</b>	539	4.50%	447	3.39%
<b>15 to 19</b>	507	4.21%	450	3.41%
<b>20 to 24</b>	430	3.58%	575	4.37%
<b>25 to 34</b>	1,088	9.05%	1,240	9.42%
<b>35 to 44</b>	1,280	10.65%	1,305	9.91%
<b>45 to 54</b>	1,974	16.43%	1,568	11.91%
<b>55 to 59</b>	961	8.00%	1,184	9.00%
<b>60 to 64</b>	895	7.45%	1,224	9.29%
<b>65 to 74</b>	1,578	13.13%	2,158	16.40%
<b>75 to 84</b>	1,392	11.59%	1,523	11.59%
<b>85 years and over</b>	550	4.58%	607	4.61%
<b>Median age (Years)</b>	51.8	(x)	55.5	(x)
(X) The estimate or margin of error is not applicable or not available				

Source: U.S. Census Bureau, 2010 & 2020 Census

Tables 1-6 and 1-7 present the racial characteristics of the Village's population in 2010 and 2020 according to the American the Community Survey (ACS) from the U.S. Census Bureau. At 84.98%, the largest portion of the population in 2020 was White; however, this population decreased between 2010 and 2020. The second largest race was Two or More Races at 8.46%. Black and African Americans represented 2.76%. of the population at that time. The Village's Asian population increased from 1.67% to 1.89%. The Village's Hispanic or Latino population also increased between 2010 and 2020 from 6.87% to 9.41%.



## PEOPLE &amp; PLACES

**Table 1-6. Population by Race**

Population by Race	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
<b>Total Population</b>	12,015	100.00%	13,162	100.00%
<b>White</b>	11,215	93.34%	11,185	84.98%
<b>Black or African American</b>	320	2.66%	363	2.76%
<b>American Indian and Alaska Native</b>	10	0.09%	18	0.14%
<b>Asian</b>	204	1.70%	251	1.90%
<b>Native Hawaiian and Other Pacific Islander</b>	1	0.01%	12	0.09%
<b>Some Other Race</b>	108	0.90%	220	1.67%
<b>Two or More Races</b>	157	1.30%	1,113	8.46%

Source: U.S. Census Bureau, 2010 &amp; 2020 Census

**Table 1-7. Hispanic or Latino Origin by Race**

Hispanic or Latino Origin by Race	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
<b>Total Population</b>	12,015	100.00%	13,162	100.00%
<b>White alone</b>	10,546	87.77%	10,822	82.22%
<b>Black or African American alone</b>	303	2.52%	336	2.55%
<b>Hispanic or Latino (of any race)</b>	826	6.87%	1,239	9.41%
<b>American Indian and Alaska Native alone</b>	8	0.06%	11	0.08%
<b>Native Hawaiian and Other Pacific Islander alone</b>	0	0.00%	12	0.08%
<b>Asian alone</b>	201	1.67%	250	1.89%
<b>Some other race alone</b>	13	0.11%	43	0.33%

Source: U.S. Census Bureau, 2010 &amp; 2020 Census

Table 1-8 indicates the education attainment level of North Palm's population according to the American Community Survey (ACS) from the U.S. Census Bureau. Achievement levels recorded are the highest level (years completed) reached by an individual. Achievement levels are broken down into various categories. The college level groups are further broken down to show those that had Some college (no degree), an Associate's degree, a Bachelor's degree, and a Graduate or professional degree.

According to Table 1-8, 93.2% of the population had a High School diploma or higher educational level in 2010, increasing to 96.9 % in 2020. The number of individuals with a Graduate or professional degree increased from 13.5% in 2010 to 16.5 % in 2020.



**Table 1-8. Educational Attainment**

Educational Attainment	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
<b>Population 25 years and over</b>	9,768	(x)	10,726	(x)
<b>Less than 9th grade</b>	130	1.3%	99	0.9%
<b>9th to 12th grade, no diploma</b>	537	5.5%	231	2.2%
<b>High School Graduate (includes Equivalency)</b>	2,690	27.5%	2,742	25.6%
<b>Some college, no degree</b>	1,791	18.3%	1,791	16.7%
<b>Associate's degree</b>	895	9.2%	981	9.1%
<b>Bachelor's degree</b>	2,409	24.7%	3,116	29.1%
<b>Graduate or professional degree</b>	1,316	13.5%	1,766	16.5%
<b>Percent high school graduate or higher</b>	(x)	93.2%	10,396	96.9%
<b>Percent bachelor's degree or higher</b>	(x)	38.1%	4,882	45.5%

(X) The estimate or margin of error is not applicable or not available

Source: 2010 & 2020 American Community Survey

Tables 1-9 and 1-10 provide employment and occupation data according to the American Community Survey (ACS) from the U.S. Census Bureau. Between 2010 and 2020, the Village's labor force decreased slightly from 58.6% to 53.1%. The Village labor force unemployment rate in 2010 was 2.8%, decreasing to 0.9% in 2020.

In 2010, 15.5% of the labor force was engaged in Management, business, science, and arts occupations, increasing to 52.5% in 2020. Service occupations increased from 10.8% to 15.8%, while Natural resources, construction, and maintenance occupations experienced a decrease from 11.1% to 5.4%. Sales and office occupations saw a decrease from 26.9% to 21.4%. Production, transportation, and material moving occupations decreased from 5.7% to 4.9%.



**Table 1-9. Employment Status**

Employment Status	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Population 16 years and over	10,560	(x)	11,684	(x)
In labor force	6,193	58.6%	6,204	53.1%
Civilian labor force	6,193	58.6%	6,204	53.1%
Employed	5,893	55.8%	6,097	52.5%
Unemployed	300	2.8%	107	0.9%
Armed forces	0	0.0%	0	0.0%
Not in labor force	4,367	41.4%	5,480	46.9%
(X) The estimate or margin of error is not applicable or not available				

Source: 2010 &amp; 2020 American Community Survey

**Table 1-10. Occupation**

Occupation	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	5,893	(x)	6,097	(x)
Management, business, science, and arts occupations	2,684	15.5%	3,198	52.5%
Service occupations	636	10.8%	965	15.8%
Sales and office occupations	1,586	26.9%	1,306	21.4%
Natural resources, construction, and maintenance occupations	653	11.1%	332	5.4%
Production, transportation, and material moving occupations	334	5.7%	296	4.9%
(X) The estimate or margin of error is not applicable or not available				

Source: 2010 &amp; 2020 American Community Survey



## PEOPLE & PLACES

Table 1-11 lists the top employers in Palm Beach County according to the Palm Beach County Financial Report.

**Table 1-11. Palm Beach County Principal Employers (2020)**

Palm Beach County Principal Employers (2020)		
Number	Employer	Number of Employees
1	Palm Beach County School District	22,049
2	Palm Beach County Government	11,652
3	Tenet Healthcare Group	6,505
4	NextEra Energy (Florida Power & Light)	4,807
5	Florida Atlantic University	2,898
6	Hospital Corporation of America (HCA) (1)	2,806
7	Boca Raton Regional Hospital	2,800
8	Veterans' Health Administration	2,700
9	The Breakers	2,300
10	Bethesda Hospital East/West (2)	2,282

Source: Palm Beach County Financial Report

Table 1-12 shows income data according to the American Community Survey (ACS) from the U.S. Census Bureau. The median household income in North Palm Beach increased from \$60,408 to \$71,830 between 2010 and 2020, possibly due to the economic expansion that followed the great recession. The mean household income increased significantly from \$97,441 to \$109,141 during this time.

Between 2006 and 2010, 18.9% of total households in the Village of North Palm Beach earned an income between \$50,000 and \$74,999. By 2020 that figure had increased to 19.4%. In 2020 the highest percentage of residents within the Village made between \$50,000 and \$74,999. Between 2006 and 2010, 8.8% of the population of the Village earned more than \$200,000, which increased to 10.6% during the 2016-2020 period.

**Table 1-12. Income & Benefit**

Income & Benefit	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
<b>Total Households</b>	6,025	(x)	6,232	(x)
<b>less than \$10,000</b>	255	4.2%	211	3.4%
<b>\$10,000 to \$14,999</b>	231	3.8%	61	1.0%
<b>\$15,000 to \$24,999</b>	455	7.6%	403	6.5%
<b>\$25,000 to \$34,999</b>	588	9.8%	455	7.3%
<b>\$35,000 to \$49,999</b>	894	14.8%	901	14.5%
<b>\$50,000 to \$74,999</b>	1,138	18.9%	1,209	19.4%
<b>\$75,000 to \$99,999</b>	881	14.6%	706	11.3%
<b>\$100,000 to \$149,999</b>	703	11.7%	1,036	16.6%
<b>\$150,000 to \$199,999</b>	350	5.8%	587	9.4%
<b>\$200,000 or more</b>	530	8.8%	663	10.6%
<b>Median household income (dollars)</b>	60,408	(x)	71,830	(x)
<b>Mean household income (dollars)</b>	97,441	(x)	109,141	(x)

Source: 2010 & 2020 American Community Survey



Table 1-13 presents the percentage of people and families whose income in the past calendar year was below the poverty level. Poverty level is a measure of income level issued annually by the Department of Health and Human Services. Federal poverty levels are used to determine eligibility for certain programs and benefits... As experienced elsewhere, the economic downturn and subsequent increase of unemployment during the great recession impacted income and raised the number of families and people earning less than the poverty level in the Village of North Palm Beach. However, some of those percentages have decreased as a result of the economic expansion that followed. Some residents of the Village still suffer from a higher poverty level, specifically families with a female householder and no husband present with children under 18 and children under 5. This can be attributed to the negative impact of the Covid-19 Pandemic.

The number of families and people below the poverty level in the Village decreased from 2010 to 2020. All families decreased from 4.0% to 3.4%; all people below the poverty level decreased from 6.4% to 4.9%. More families with female householders (no husband present) were under the poverty level in comparison with married couple families. The number of families in the Village with female householders (no husband present) increased from 2.5% to 6.7% during this time.

**Table 1-13. Poverty Level**

Poverty Level	Village of North Palm Beach	
	2010	2020
	Percent	Percent
All families	4.0%	3.4%
With related children under 18 years	5.5%	4.0%
With related children of householder under 5 years	5.6%	10.4%
Married couple families	4.0%	2.5%
With related children under 18 years	4.9%	1.6%
With related children of householder under 5 years	0.0%	6.4%
Families with female householder, no husband present	2.5%	6.7%
With related children under 18 years	4.2%	13.6%
With related children of householder under 5 years	0.0%	50.0%
All people	6.4%	4.9%
Under 18 years	6.7%	3.0%
18 to 64 years	7.7%	5.5%
65 years and over	3.7%	4.7%

Source: 2010 & 2020 American Community Survey





## PEOPLE & PLACES

### Land Use

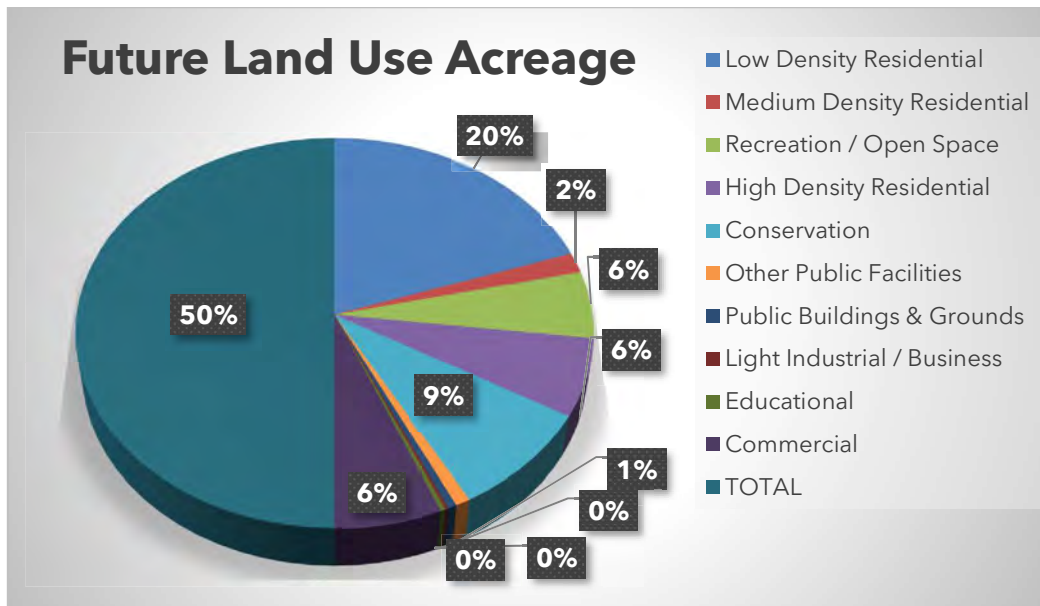
With only 27 acres of land vacant, North Palm Beach has reached a built-out status. As a result, the Village is limited to infill and redevelopment. Table 1-14 identifies the Future Land Use designations within the Village as of 2023. Although the total acreage in the Village of North Palm Beach consists of 4,479 acres, the future land use acreage total does not account for roads or waterbodies.

**Table 1-14. Future Land Use Acreage**

Future Land Use Designation	Acreage	Percentages
Low Density Residential	684.68	39.38%
Medium Density Residential	58.06	3.34%
Recreation / Open Space	193.61	11.14%
High Density Residential	224.65	12.92%
Conservation	301.59	17.35%
Other Public Facilities	29.44	1.69%
Public Buildings & Grounds	17.36	1.00%
Light Industrial / Business	6.49	0.37%
Educational	9.92	0.57%
Commercial	212.80	12.24%
TOTAL	1738.60	100.00%

Sources: Future Land Use Map, Village of North Palm Beach (2023).

**Figure 1-1. Future Land Use Acreage Chart**



## PEOPLE & PLACES

Based on Table 1-14, residential uses as a whole occupy approximately 967.39 acres, which represents 55.64% of the Village's land use. Among the three residential future land use categories, there is an approximate 70/30 split between low-density residential and medium- and high-density residential.

The Village comprises the following Future Land Use Designations:

- Low-Density Residential - fewer than 5.80 residential units per gross acre
- Medium-Density Residential - 5.81 to 11.0 residential units per gross acre
- High-Density Residential - 11.1 to 24.0 residential units per gross acre.
- Commercial
- Conservation - Maximum of one unit per upland acre
- Recreation/Open Space - Maximum of one unit per upland acre
- Educational
- Public Buildings/Grounds
- Other Public Facilities
- Light Industrial/Business

A description of each Future Land Use designation follows.

### Low-Density Residential Uses

Single-family residential properties in North Palm Beach are designated as Low-Density Residential land use. Occupying about 684.68 acres or about 39.38% of the total land area, Low-Density Residential is the Village's predominant land use. (Table 1-14).



## Medium-Density Residential Uses

The Medium-Density Residential designation is assigned to two-family and multi-family properties. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Medium-Density Residential use comprises about 58.06 acres or 3.34% of the total land area within the Village.



## High-Density Residential Uses

The High-Density Residential designation is assigned to multi-family properties. Within this Future Land Use category, multi-family developments are permitted at higher densities than in other residential categories. High-Density Residential Use accounts for 224.65 acres or 12.92% of the Village's land area.





## PEOPLE & PLACES

### Commercial Uses

Commercial land use represents approximately 212.80 acres or about 12.24% of the Village. The commercial component consists primarily of retail sales but also includes wholesale trade, offices, restaurants, service outlets, and automobile service facilities.



### Light Industrial/Business

The Light Industrial/Business use represents 6.49 acres, or 0.37% of the Village. This land use consists of commercial and light industrial uses such as landscaping establishments, auto service stations, commercial greenhouses, etc.



### Recreation & Open Space

Recreational use occupies approximately 186.91 acres or 10.75% of the Village. This land use designation includes the North Palm Beach Country Club. The Recreation and Open Space Element provides more details on the Village's Parks and Conservation areas.



## PEOPLE & PLACES

### Conservation

The Conservation use occupies approximately 301.59 acres or 17.35% of the Village. This use consists of John D. MacArthur Park, which includes wetland areas, a boardwalk, and beach access.



### Educational Use

Educational future land use designation occupies approximately 9.92 acres or 0.57% of the Village. This designation consists of The Conservatory School at North Palm Beach. However, there are other educational uses, such as the Benjamin School, which are not located within the Educational Future Land Use Designation.



# FUTURE LAND USE





## PEOPLE & PLACES

### Public Buildings/Grounds

The Public Buildings/Grounds use represents approximately 17.36 acres or 1.00% of the Village's land area. Key sites within this designation include the Anchorage Park Marina, North Palm Beach Fire Station, the Village Hall, and the Library.



### Other Public Facilities

The Other Public Facilities land use category accounts for 29.44 acres or 1.69% of the Village. This designation includes religious institutions such as the First Presbyterian Church, Faith Lutheran Church, Lighthouse Baptist Church, and public service buildings, such as the Village's Public Works Department.



### Vacant Land

There are approximately 27 acres of Vacant land in small parcels throughout the Village with various Future Land Use designations. At this writing, the Village provides the level of service needed to accommodate development of these vacant properties. However, the Village's land development process ensures that required levels of service will be maintained.





## **Traffic Circulation**

As noted in the Transportation Element, the Village of North Palm Beach is transected by a variety of federal, state, and county highways. These roadways accommodate the majority of traffic demand within the Village. Collector and local roadways are used primarily by local residents and are owned and maintained by the Village of North Palm Beach. The Village's local roadway system provides a smooth and efficient traffic circulation system that functions well at the present time. The level of service for traffic circulation is further discussed in the Transportation Element of this Comprehensive Plan.

## **Sanitary Sewer**

The Village's wastewater and sanitary sewer systems are provided and maintained by the Seacoast Utility Authority in conjunction with public works staff.

## **Solid Waste**

The Village Solid Waste Division is responsible for the collection and disposal of residential and commercial garbage, trash, bulk items, vegetation, and recycling within the Village. Although waste collection is provided in-house, the Village utilizes the Solid Waste Authority (SWA) landfill for disposal.

## **Drainage**

The Village of North Palm Beach's drainage system consists of canals and lakes that discharge into the Intracoastal Waterway. The drainage system is managed by the South Florida Water Management District, the Northern Palm Beach County Improvement District, and the Village's Public Works Department. The drainage system adequately serves the existing community and committed development.

## **Potable Water and Natural Ground Aquifer Recharge**

The Village's water service is provided by Seacoast Utility Authority. The Authority provides potable water to approximately 92,000 people (45,000 accounts) within 65 Square miles including North Palm Beach. The Village and Seacoast Utility Authority work in conjunction with South Florida Water Management District for natural ground aquifer recharge. Potable water and natural ground aquifer recharge are discussed further in the Infrastructure Element of this plan.

## **NATURAL RESOURCES**

Natural features and resources impact development patterns. A more detailed analysis of the features and resources pertinent to growth and development is provided in the Conversation, Coastal Management, and the Parks and Open Space elements of this plan.

## **Physiography, Minerals, Soils, and Wetlands**

North Palm Beach's topography is relatively flat with various minerals and soils. A variety of federal and state actions have been taken to protect and maintain wetlands and environmentally sensitive areas within the Village. John D. MacArthur State Park contains most of the Village's wetlands.



**Wellfields**

Seacoast Utility Authority is responsible for the development of a comprehensive future wellfield study. There are no future sites proposed in the Village at this time.

**Lakes, Beaches, and Shores**

All the beachfront property within the Village of North Palm Beach is designated as conservation or open space use. John D. MacArthur Beach State Park, the Lake Worth Lagoon, the Atlantic Ocean, and various interior canals are designated as the Village's Conservation or Open Space uses.

**C. TRENDS AND CHALLENGES**

The Village of North Palm Beach is evolving and has experienced redevelopment in recent years due to the increasing demand in the real estate market. This has triggered planning challenges such as protecting the character, zoning regulations and architectural design. The Village strives to maintain and enhance North Palm's small village way of life, urban character, and scenic charm. The Master Plan prepared by Treasure Coast Regional Planning Council in 2016 addresses these considerations (see next page).

With little vacant land and aging housing stock, the Village of North Palm Beach is accommodating growth through infill and redevelopment which consists of new larger residential homes and taller condominium buildings. While the Village of North Palm Beach is open to infill and redevelopment, it also embraces a vision that protects the existing small-village character and identity. The Village continues to work closely with developers to maintain the quality of life that the residents have come to expect.

The Village's existing aging condominium buildings are prime targets for buyouts and redevelopment. The impetus behind this trend is twofold: the imperative for costly repairs mandated by state regulations in 2022, and escalating construction and insurance costs. The Condominium associations of aging properties face expensive repairs mandated by state regulations passed after the collapse of South Florida Champlain Towers in 2021. These mandates further exacerbated Florida's insurance crisis, which has resulted in fast-rising premiums, decreased coverage amounts, and insolvency among some insurers. Others are leaving the state altogether.

The Village should consider creating design guidelines for redevelopment and infill that will assist developers in maintaining the overall aesthetics, environment, and redevelopment of the Village. The guidelines might include massing, articulation, height, colors, and other building design elements. The guidelines should provide criteria, requirements, and recommendations for infill and development including (a) Building Design (b) Site Planning (c) Landscaping (d) Public Streetscape.

**Flood Prone Areas**

The Village fully subscribes to FEMA's flood risk program, while there are few flood-prone areas in the Village, any development or redevelopment within these areas would have to comply with FEMA's flood risk program standards and its flood insurance rate maps. Additional analysis is presented in the Coastal Management Element of the Plan.



## **Annexation**

The Village continues to support strategic annexation in order to eliminate pocket areas and enclaves. The Village has an Annexation Plan that targets some unincorporated areas between Alternate A1A and Northlake Boulevard, parcels east of PGA Boulevard and north of Jack Nicklaus Drive, and a development south of PGA between US Highway 1 and Prosperity Farms Road. These areas are also targeted for annexation by the City of Palm Beach Gardens.

The Village's Comprehensive Plan includes an (optional) Annexation Element, which identifies the Village's Future Annexation Areas and contains goals, objectives, and policies related to future annexation. Please see the Annexation Element of this document for more specific information.

## **2016 Village of North Palm Beach Citizen's Master Plan**

In August of 2015, the Village of North Palm Beach, in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), contracted with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and economic vitality of the Village. In its FY 2016 Council Goals and Objectives, the Village articulated Goal 5 which states, "Develop a master plan for economic development in our business districts and community development in our neighborhoods." Specifics of this Goal include holding a public charrette, review of the Village Comprehensive Plan and Land Development Regulations, preparation of a market study and economic strategies, develop a master plan with specific recommendations and renderings, and complete the plan by FY 2016.

In early 2016, TCRPC conducted a significant public involvement process, including a week-long economic development and urban design charrette to assist the Village in accomplishing its goals. From Saturday, January 30, 2016, through Friday, February 5, 2016, the TCRPC team worked with over 150 citizens, elected officials, business owners, and staff in forging a strategy for redevelopment and economic growth in the Village of North Palm Beach. Working together, the team and the public created a master plan that represents the aspirations for the village's waterfront, commercial corridors, and neighborhoods.

The subject Master Plan included the following key recommendations:

### **1. Redefine US 1**

- a. Calm the corridor by pursuing a Lane Elimination to reduce the roadway from six to four lanes
- b. Beautify the corridor by repurposing asphalt into a new streetscape design
- c. Balance mobility by designing the roadway for a superior pedestrian and bicycle environment

### **2. Create a Form-Based Code and Design Guidelines**

- a. Ensure private redevelopment complements public investments and contributes to realizing the vision
- b. Respond to market forces
- c. Establish predictability in the built environment and the approval process
- d. Maximize the waterfront
- e. Provide incentives for desired patterns and forms of development

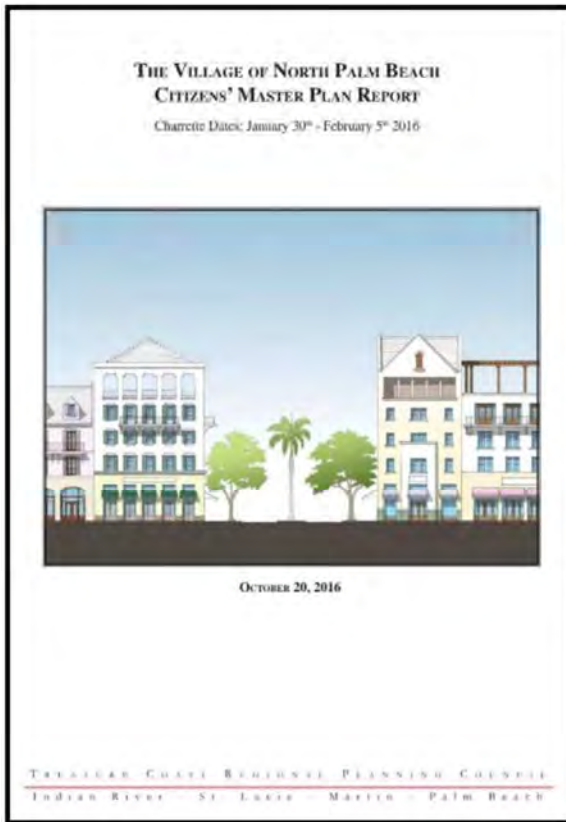


### 3. Improve Prosperity Farms Road

- a. Create a signature design feature on the bridge
- b. Upgrade street furniture, especially bus stops
- c. install pedestrian-scaled lighting
- d. Ensure infill development is consistent with the surrounding neighborhood
- e. Adopt programs to improve distressed areas

### 4. Prioritize Targeted Redevelopment Areas

- a. Northlake Promenade Shoppes (Twin City Mall) site
- b. Village Center(s) along US 1 corridor
- c. Camelot Inn/ Marina Area
- d. Crystal Tree Plaza
- e. Potential Southwest Annexation Area
- f. Northlake Boulevard / Earman River Area.



## **Commercial Trends**

As mentioned, the Village along with other areas in Palm Beach County are experiencing redevelopment. Although, many may believe that the primary redevelopment opportunities and efforts for the Village are solely residential, that is not necessarily the case. In efforts to prepare the Village for future development, the Village enlisted assistance from the Treasure Coast Regional Planning Council.

In 2016, the Treasure Coast Regional Planning Council hosted various charrettes and created a Citizen Master Plan. The plan identified that the Village has various commercial buildings that are unlikely to be developed such as 701 US Highway 1, which was fully leased at the time of the report. In addition, the bank located at 667 US Highway 1 was fully leased and utilized all the surface parking areas. Based on this analysis, there was little opportunity for retrofitting those subject properties.

However, during the charrette process, it was also noted that there is potential for redevelopment of Twin City Mall, which currently includes Northlake Promenade Shoppes. Although this is not the only property that may benefit from redevelopment, it is unique in the fact that it is located in two municipalities, North Palm Beach and the Town of Lake Park. The design of the subject property would need to embody the maritime character of North Palm Beach while including the identity of Town of Lake Park.

Beginning in 2020, the world was impacted by the Covid-19 Pandemic. Commercial businesses were required to pivot from on-site, in-person interaction to contactless online sales and services. The pandemic also interrupted the flow of supply chains for most commercial operations, resulting in higher prices for goods and services. Although the resulting increase in inflation seems to have slowed of late, economists do not predict a return to pre-pandemic prices. Nonetheless, the public has become accustomed to online shopping and remote work schedules.

Along with redevelopment of certain properties within the Village, the emphasis of online shopping has affected commercial businesses within North Palm Beach. Previously, consumers were required to physically visit their brick-and-mortar retailer or commercial business to purchase goods or request services. However, with the introduction of online shopping, consumers no longer have to travel to another location. As a result, retailers have reduced their inventory and downsized or eliminated their storefronts in favor of an online presence.

Repurposing and adaption of commercial plazas are current trends being considered by local governments across Florida. The mixed-use approach is highly recommended to attract residents, foster commercial uses, and support vibrant corridors.

## **Smart Growth**

As a municipality that embraces a small-town character, the Village acknowledges that redevelopment is necessary for continued viability. As residential buildings, aging multi-family developments, and underutilized commercial buildings/plazas are repurposed or redeveloped, the Village supports "Smart Growth" principles. These principles provide an overall approach to development that will preserve the Village's natural resources and small-





town character. While the Village currently lacks a Mixed-Use Future Land Use designation, the Village's current CMU Zoning District promotes such a mixture of land uses.

Key principles of smart growth include the following:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions.

### **Green Development and Redevelopment**

*Because the Village has limited vacant land resulting in an increase in redevelopment of existing sites, careful consideration regarding land use and the built environment is vital to the Village's sustainability. The subject Comprehensive Plan covers a 20-year planning period. The Village recommends policies which encourage Green Development and Redevelopment and their resulting benefits to the community.*

In 2016, the Village of North Palm Beach adopted a resolution that approved an Interlocal Agreement between the Towns of Mangonia Park and Lantana and other municipalities and counties. Per the resolution, Property Assessed Clean Energy ("PACE") program would provide funding for energy efficiency, renewable energy, and wind resistance upgrades to commercial and residential property in North Palm Beach. The Village has the opportunity to utilize various green development and redevelopment strategies.

Green Development and Redevelopment promote site planning, infrastructure, and building design considerations that aim to support economic and financial assets while protecting quality of life issues and the resources and environmental elements on which a community's well-being depends.

Florida Green Building Coalition (FGBC), Green Globes, Leadership in Energy and Environmental Design (LEED) and other similar organizations offer standards and practices that promote Green Development. The FGBC web site indicates that it *"is dedicated to improving Florida's built environment through verified green certification standards for homes, land developments, commercial buildings, high rises, and municipal and county governments. These Standards are developed scientifically with state-specific criteria. They address Florida's hot-humid environment, distinctive topography, unique geology, resiliency, and natural disasters."*







Many states (including Florida) offer incentives and programs for Green Design redevelopment to residents, businesses, governments, non-profits, schools, institutions, etc. The funds can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed

products which will conserve electricity over the lifetime of the product.

The following elements are part of green design principles:

- Promote use of living green walls and live vegetation on the façade of a building
- Rooftop green spaces (gardens, open spaces, etc.)
  - Native and Florida-friendly Vegetation
  - Provide industry requirements for membranes, root barriers, drainage systems, filter fabrics, etc.
  - Integrate solar panels into green roof design
- Alternative building materials
- Green building certifications
- Installation of Solar Panels

Green roofs can help absorb rainfall and reduce stormwater runoff. In addition, they create habitats for biodiversity, create aesthetically pleasing roofs, transform rooftops into useable amenities such as parks, vegetable gardens, or other recreational spaces. Green roofs are historically cooler than conventional rooftops; they can reduce a building's indoor temperature and lower the urban heat island effect.

Shade from vegetation removes heat from the air, which reduces temperatures on roof surfaces. On hot summer days, the surface temperature of a vegetated rooftop can be cooler than the air temperature, whereas the surface of a traditional rooftop can be up to 90°F (50°C) warmer [Environmental Protection Agency].

Green roofs prohibit the majority of ultraviolet radiation from penetrating the rooftop which equates to air conditioning savings and longer roof replacement periods. They also provide a habitat for butterflies and birds while filtering the rooftop water and creating less strain on storm water systems. Vegetated roofs use and filter the excess water while traditional roofs typically acquire pollutants and contribute to nonpoint source pollution which ultimately goes into the Atlantic Ocean.

Green roofs can be used to mitigate storm water runoff requirements while providing an aesthetically pleasing built environment. Basic green roof systems can be installed with little or no additional engineered structural support. An intensive green roof adds about 80-150 extra pounds per square foot; extensive green roofs add about 12-50 pounds per square foot.



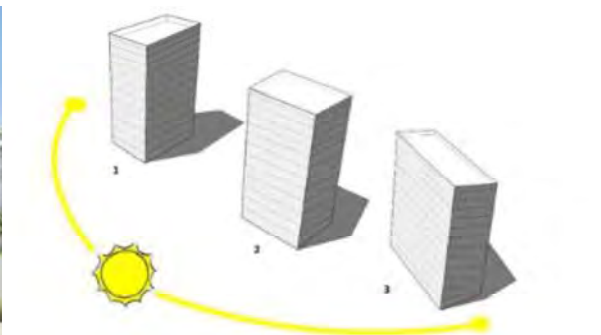
## PEOPLE & PLACES

Green roofs have been successful at several locations throughout Florida. The photos below (on the next page) include projects in Jacksonville (Breaking Ground Contracting Green Roof & Rooftop Garden); Orlando (Orlando Health MD Anderson Cancer Center Labyrinth Vegetated Roof Garden); Clermont (Honda Headquarters); and Miami (FIU College of Nursing & Health Sciences, Modesto A. Maidique Campus).



### Building Orientation

Building orientation is the practice of facing a building to maximize certain aspects of its surroundings, such as street appeal, to capture a scenic view, for energy efficiency, for drainage considerations, etc. Along with massing, building orientation is a crucial consideration in the design phase. It should be decided concurrently with massing early in the design process, as neither can be truly optimized without the other. Successful building orientation can also minimize other site conditions, such as rainwater harvesting driven by prevailing winds.



Decisions about building orientation begin early in the design phase and involve all project team members. It helps to have input from experienced passive solar design architects and builders and to consider site conditions such as temperature, solar access, and wind to evaluate design opportunities. Building orientation impacts daylighting, which also relates to building geometry, window selection, interior layout, HVAC sizing, and electrical lighting design. Utilizing computer simulation software and energy modeling tools help to assess how building orientation and passive design considerations affect overall building performance.

Building orientation is usually intended to maximize solar gain during the cooler months, and to minimize solar gain in the warmer months. The sun is lower in the sky in winter than in summer, allowing designers to plan and construct buildings that capture (free) heat in winter and repel heat in summer. Best orientation can increase the energy efficiency of a building, making it more comfortable to live in and less expensive to maintain.

Buildings that are oriented east-west rather than north-south harness daylight and control glare along the long faces of the building, minimizing glare from the rising or setting sun.

### Passive and Active Solar Strategies

Passive solar strategies use building components to collect, store, distribute, and control solar heat gains. Such strategies include implementing large, south-facing windows, sourcing building materials that absorb and slowly release heat, manipulating building form to influence ventilation, and minimizing unwanted heat gain through proper window selection and glazing. Shading devices such as roof overhangs or landscaping also reduce solar load.

Active solar strategies capture and store the sun's energy through mechanical or electrical means. Solar photovoltaic systems generate and store electricity, while solar thermal systems heat liquid directly and transfer thermal energy for heating water or air. Solar-ready buildings have south-facing roofs that are not shaded by nearby trees, structures, or buildings.

Buildings oriented for passive and active solar result in multiple benefits:

- Utilize solar, a renewable energy source, reducing greenhouse gas emissions and slowing fossil fuel depletion.
- Connect occupants to the natural environment by responding to changing weather conditions and providing window views.
- Provide daylighting, which decreases electrical lighting requirements and increases occupant satisfaction and productivity.
- Employ thermal massing, which reduces temperature swings and produces a higher degree of temperature stability and thermal comfort.
- Reduce heating and cooling costs through natural heating/cooling and ventilation.
- Lower operation and maintenance costs by requiring fewer moving parts and opportunities for mechanical failure.

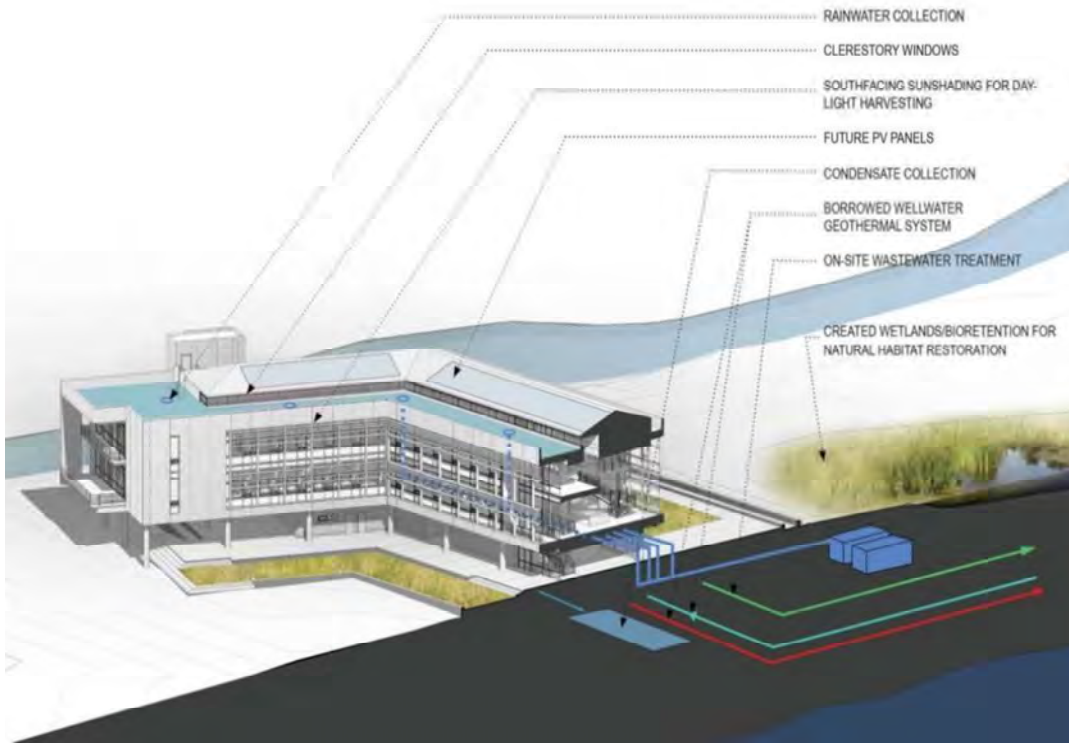
Considering life-cycle costs and annual energy and maintenance savings, buildings designed to maximize solar access are often less expensive than conventional buildings. Passive solar features, such as south-facing windows, thermal mass, and roof overhangs, can theoretically pay for themselves by reducing mechanical heating and cooling loads, unit size, installation, operation, and maintenance costs. Compared to passive solar systems, active solar systems often have a higher initial cost and longer payback period depending on the size and the type of technology but may be offset with currently available federal and state tax credits.





### Building Resiliency

Building orientation for passive and active solar design enhances a building's resiliency by maintaining livable conditions in the event of power interruption and loss of heating fuel. Daylight-optimized buildings provide interior light, and highly insulated buildings with natural ventilation maintain thermal comfort for building occupants. Photovoltaic systems with battery storage and islanding inverters provide emergency "power islands" during storm or other grid outages.



Florida Department of Environmental Protection's (DEP) Green Stormwater Infrastructure manual encourages the integration of stormwater practices and policies into the development process. A site's landscaping and open spaced areas can be used to retain and treat stormwater on-site rather than transferring potentially polluted stormwater off-site.



### **Urban Forestry and Landscaping**

Trees are a vital component of the infrastructure in our community and provide many environmental and economic benefits. These benefits include cleaner air, soil and water conservation, climate moderation, energy conservation, human health and longevity, increased property values, traffic calming, and enhanced biodiversity.

Urban forestry is the care and management of tree populations in urban settings for the purpose of improving the urban environment. Because the tree canopy consists of living organisms that grow, change, and respond to environmental factors, this valuable natural resource requires management to thrive.



## PEOPLE & PLACES

Urban forestry emphasizes the role of trees as a critical part of the urban infrastructure. Urban foresters plant and maintain trees, support appropriate tree and forest preservation, conduct research, and promote the many benefits trees provide. Employing urban forestry policies will bring environmental and economic benefits to the Village of North Palm Beach by reducing the need for air conditioning, absorbing sunlight, reducing ultraviolet light, cooling the air, and reducing wind speed -- in short, it will improve the Village's microclimate and air quality.



Another economic benefit associated with urban forestry is increased land, property, and rental value. Well-maintained trees and landscaped business districts have been shown to encourage consumer purchases and attract increased residential, commercial, and public investments. Numerous studies have shown that there is a direct relationship between home value, public health, and street trees. In her article "City Trees and Property Values," Kathleen L. Wolf indicates that home prices increase by 6 to 9 percent when there is good tree cover in a neighborhood, and a 10 to 15 percent increase when there are mature trees in a high-income neighborhood.

Urban forests improve air quality, absorb rainwater, improve biodiversity, and potentially allow recycling of 20% of waste which is wood based. Many cities today have issues with stormwater management systems that can no longer hold the volume of stormwater water generated by today's climate conditions. One sustainable solution to this problem is putting grates underneath street trees to hold water. Trees and their soils work to filter runoff pollution and soil contaminants by absorbing them and processing them into less harmful substances. They also collect water in their limbs which release the water back into the atmosphere over time. This makes trees a viable and important solution to stormwater runoff and urban heating issues.

Urban forestry can be subject to NIMBY (not in my backyard) arguments because some people occasionally experience trees as a nuisance or as a cause for disputes between neighbors. Citizen complaints frequently include concerns about too much shade, leaf litter, low hanging and falling branches, undesirable seeds, pods or fruits, and bird droppings. Many of these objections can be overcome by educational programs that promote the careful selection, placement, and routine maintenance of trees. The benefits of trees in our communities far outweigh any real or perceived inconveniences.

Another area of concern is the damage to homes and buildings that can result from tree roots or falling trees. Cases of damage to building foundations from invasive roots are typically the result of improper siting of trees and buildings relative to each other. The young sapling planted by the front door today will become the giant oak of tomorrow with roots that might damage walkways and foundations. Proper education about site and species selection is critical.



## PEOPLE & PLACES

Falling trees often result from unstable root systems and/or severe storms. It is important to understand regional soil types and the routine maintenance practices necessary to promote healthy root systems and to reduce the other circumstances that might cause a tree to fall (disease, rotten wood, a too-heavy crown, etc.) Nonetheless, the damage from trees remains low in proportion to the number of trees and the many direct and indirect benefits they provide.

The following should be considered when formulating codes and standards for Urban Forestry:

- Include clear and concise definitions of key terms
- Include risk assessment evaluation requirements
- Define minimum landscape standards and mitigation requirements
- Specify what type of trees are required in certain locations
- Provide incentives or penalties to developers, landscape architects, etc.
- Provide educational opportunities for the community

A number of cities in South Florida support Urban Forestry and qualify as *Tree City USA* communities. Boca Raton, Boynton Beach, Delray Beach, Palm Beach Gardens, Royal Palm Beach, and Lantana have been designated as Tree Cities in the state of Florida.

The sustainability and long-term quality of our community will benefit by including urban forestry policies and code language in the Village's Comprehensive Plan and Land Development Regulations.





## FINAL REMARKS

The Village of North Palm Beach Comprehensive Plan outlines the future development and growth of one of Florida's vibrant coastal communities. Rooted in the village's unique heritage, rich history, and culture, this comprehensive plan seeks to create a sustainable and resilient village that enhances the quality of life for its residents and visitors alike.

The Village's Comprehensive Plan embrace the **sustainable community** concept: *An urban area with a long-term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed-use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.* The Village's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.



As a village with a strong economic foundation built on tourism, trade, and diverse industries, the Comprehensive Plan seeks to strike a delicate balance between preserving the village's natural beauty, fostering responsible growth, and promoting economic prosperity. The Comprehensive Plan aims to create a sustainable environment, addressing challenges posed by climate change, sea-level rise, and protecting the village's unique ecosystems. It envisions a village with well-connected transportation networks, encouraging alternative modes of travel and reducing congestion to improve mobility and accessibility.

Preserving North Palm's cultural heritage and historical landmarks are integral components of the Plan. Emphasizing the importance of smart urban design, the plan seeks to revitalize neighborhoods, promote affordable housing, and enhance public spaces to foster a sense of community and pride. Safety and resilience are of paramount concern in the Comprehensive Plan, with strategies in place to mitigate potential natural hazards, enhance emergency response systems, and safeguard the well-being of residents and visitors.

The Village's Comprehensive Plan is a forward-thinking document that envisions a Village that celebrates its past, embraces the present, and looks ahead to a sustainable, vibrant, and inclusive future. As the village continues to evolve and face new challenges, this plan serves as a guiding compass, shaping policies, and decision-making to ensure North Palm Beach continues to thrive as a cherished destination and a place its residents are proud to call home.



## PEOPLE & PLACES

The following table includes the major goals of the Village's proposed Comprehensive Plan:

- Protect quality of life of residents and support business community
- Embrace community participation and dialogue
- Preserve community identity and historic character
- Protect its natural and built environment, encourage urban forestry
- Adopt sea level rise policies and regulations
- Provide walkable, mixed-use developments and support multi-modal transportation network
- Promote sustainable practices (drainage, green, buildings and site plans, etc.)

In summary, the Village should continue to implement specific strategies and policies that protect residents' quality of life and support the business community by encouraging and promoting sustainable, compact development patterns, and fostering the "live, work, play, learn" concept. Such strategies should include:

- Plan for infill and redevelopment of existing single-family dwellings that are being demolished and replaced by newer homes;
- Consider creating design guidelines for redevelopment and infill areas to protect the character of the Village;
- Promote walkable and connected neighborhoods that provide for a mix of uses at urban densities and intensities that support a range of housing choices and encourage a multi-modal transportation system;
- Improve non-auto-dependent connectivity between residential, shopping, entertainment, and employment areas by providing interconnected sidewalks, bike lanes/paths, and expanded regional transit service;
- Build a more resilient, adaptive community to address environmental impacts from sea level rise;
- Support green development and redevelopment policies and consider amending the Village's LDRs to be consistent with green initiatives supported by the Comprehensive Plan;
- Direct future economic growth and associated development to areas of the Village in a manner that does not have an adverse impact on natural resources and protect ecosystems;
- Encourage infill and mixed-use development
- Assess the capacity of existing infrastructure to support higher density and intensity uses along corridors;
- Promote Florida Friendly landscaping to support water conservation; and,
- Consider preparing an Urban Forestry Master Plan including available grants.



## Memo

To: Planning, Zoning and Adjustment Board (PZAB)

Thru: Caryn Gardner-Young, Community Development Director

From: Chen Moore and Associates (CMA)

Date: July 2, 2024

Re: Housing Element - EAR to the Comprehensive Plan

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Chen Moore and Associates (CMA) was contracted by the Village of North Palm Beach (Village) to prepare the Evaluation and Appraisal Review (EAR) based Comprehensive Plan amendment of the following Elements: Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure.

Please note, the subject memorandum focuses on the Housing Element proposed amendments. The requirements of the Element are stated in Florida Statute Sec.163-3177(f)(1). CMA updated the policy document (Goals, Objectives and Policies, GOPs) and the Data & Analysis document.

Amendments to the existing Housing Element have been proposed based on meetings with staff, US Census data, and the University of Florida population projections.

The following amendments have been proposed to the GOPs:

1. Remove Introduction from the GOPs
2. Revise Vision Goal Statement to “To achieve a diverse supply of housing stock for homeowners and renters while assuring that all current and future citizens have safe, decent, sanitary, and sustainable housing and living conditions without jeopardizing the residential character of the Village and individual Planning Areas.”
3. Amend Objective 1.1 – reword for clarification
4. Amend Policy 1.1.1- to remove references to Tables, Policies, Objectives and Figures
5. Amend Policy 1.1.2 – to include Community Development Director as housing official, clarify the Standard Housing Code references
6. Create Policy 1.1.3 to include the elimination of blight
7. Create Policy 1.1.4 – to provide adequate buffering between incompatible nonresidential uses
8. Create Policy 1.1.5 - to promote design of complete and well-structured neighborhoods
9. Create Policy 1.1.6 – to require new developments to respond to existing physical characteristics
10. Create Policy 1.1.7 – to protect the character and integrity of neighborhoods
11. Create Policy 1.1.8 – to consider preparing neighborhood plans
12. Amend Objective 1.2 – to further clarify the previous policy
13. Create Policy 1.2.4 – to encourage preservation of the historic character of older neighborhoods

14. Create Policy 1.2.5 – to encourage structural and aesthetic improvements of existing homes
15. Create Policy 1.2.6 – to include the evaluation of multi-family developments for safety
16. Amend Policy 1.3.1 – to remove the annual native plant materials at reduced cost
17. Amend Policy 1.3.3 – for clarification
18. Amend Policy 1.3.6 – to remove land development regulations
19. Amend Policy 1.3.7 – to remove mobile homes from single family/multi-family
20. Amend Policy 1.3.11 – to clarify the regional efforts with IPARC
21. Create Policy 1.3.15 – to consider coordination with housing agencies
22. Create Policy 1.3.16 – to allow variety of housing types
23. Amend Policy 1.4.2 – to update from Building Official to Community Development Director, include community residential home facilities and remove reference to Policy 4.1
24. Remove Previous Policy 4.3 – definition is not reflected in the Village Land Development Regulations
25. Amend Objective 1.5 – to remove the need to formulate alternative housing implementation programs during Comprehensive Plan update
26. Remove Previous Policy 5.1
27. Amend Policy 1.5.1 – to encourage innovative housing alternatives and remove reference to Policy 3.4
28. Amend Policy 1.6.3 – to include F.S Chapter for solar panels

The following items have been provided in the Data and Analysis:

1. Analysis of the Village's housing inventory and its characteristics based on information provided by the U.S. Census Bureau, the University of Florida's Shimberg Center, and the Village's own statistics, as appropriate;
2. Assessment of current built-out status and redevelopment trends as they relate to housing supply;
3. Analysis of the extent of housing need for anticipated populations and the replacement and maintenance of existing housing units;
4. Consideration of green housing strategies;
5. Analysis of the current challenges and trends related to housing.

There are no required or optional maps associated with the Housing Element. The Goals, Objectives, & Policies will be provided to the State of Florida Department of Commerce along with the Data & Analysis.

# PEOPLE & PLACES

## GOALS, OBJECTIVES, AND POLICIES

### 5.0 — HOUSING

#### 5.1 — INTRODUCTION

The Housing element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6)(f), Florida Statutes, establishes the HOUSING element requirement and Chapter 9J-5.010 Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for Housing Goal, Objectives and Policies is presented in Chapter 5 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR-Based Amendment Support Documentation dated 2009.

#### 5.2 — VILLAGE GOAL STATEMENT

GOAL 1.0: Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the FUTURE LAND USE Maps Series; and (2) the current residential character of the Village and individual Planning Areas. Further, ensure that character of new housing stock remains consistent with that currently in evidence while accommodating the needs of projected population levels. To achieve a diverse supply of housing stock for homeowners and renters while assuring that all current and future citizens have safe, decent, sanitary, and sustainable housing and living conditions without jeopardizing the residential character of the Village and individual Planning Areas.

#### 5.3 — OBJECTIVES AND POLICIES

OBJECTIVE 1.1: Conserve existing standard condition housing stock and residential neighborhoods by assuring that substandard housing conditions are prevented.

POLICY 1.1.1: Adopt, and maintain, minimum housing regulations that shall contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan and which, at a minimum:

- a. Require all new development or redevelopment to be served by central sanitary sewer, and water supply within the urban service area, and heating and cooking and garbage disposal facilities throughout the Village;
- b. Establish minimum requirements for light and ventilation;
- c. Establish minimum requirements for electrical systems;
- d. Establish general requirements for the exterior and interior of structures; and
- e. Establish minimum dwelling space and sanitary requirements.

POLICY 1.1.2: Adopt, and maintain, administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:





- a. Designate the Community Development Director as the ~~a~~ Village housing official;
- b. Establish the following definitions of housing condition:
  - o Standard Condition - A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 408S 1997 Edition.~~ Article I. - Property Maintenance Standards of the Village Code.
  - o Substandard Condition - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 1997 edition,~~ Article I. - Property Maintenance Standards of the Village Code, as determined by the ~~Housing Official~~ Community Development Director, where the costs of rehabilitation, renovation or code compliance are valued at less than 50% of the total value of the structure.
  - o In Need of Replacement - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 1997 Edition,~~ Article I. - Property Maintenance Standards of the Village Code, as determined by the ~~Housing Official~~ Community Development Director, where costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.
- c. Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary.

POLICY 1.1.3: Promote the elimination of blighting influences in residential areas and the improvement of substandard housing conditions.

POLICY 1.1.4: Residential areas shall be adequately buffered from incompatible nonresidential uses and provide sensitive transitions between neighborhoods to eliminate any adverse effects to residents.

POLICY 1.1.5: Continue to promote the design of complete and well-structured neighborhoods whose physical layout and land-use-mix promote walking, biking, and transit; reduce vehicle trips; foster community pride; enhance neighborhood identity; and ensure public safety and resiliency.

POLICY 1.1.6: Require new development, both private and public, to respect and respond to existing physical characteristics – buildings, streetscapes, open spaces, etc. – that contribute to the overall character and livability of the neighborhood.

POLICY 1.1.7: Protect the character and integrity residential neighborhoods.

POLICY 1.1.8: Consider preparing neighborhood plans aiming to enhance the quality of life of residents by improving walkability, lighting, landscaping, signage, infrastructure and other elements that contribute to the character and identity of the Village.

~~OBJECTIVE 1.2: Code enforcement activities shall be maintained through annual windshield inspections by the Public Services Department, oriented to conserving 100% of the current "Standard Condition" housing stock. However, if the identification of residential structures in need of rehabilitation or demolition as a result of an unforeseen disaster (e.g. fire, hurricane, etc.) is necessary, the definitions of "Standard", "Substandard" and "In Need of Repair" (Ref: POLICY 1.2) shall be used as the basis for defining~~



~~rehabilitation or demolition needs. Further, the designation of historical housing shall be used as a method to conserve housing stock. To identify residential structures that need rehabilitation and demolition while maintaining the integrity of existing residential neighborhoods, designating historical housing structures and promoting their preservation.~~

POLICY 1.2.1: Assist any efforts on the part of Village residents to upgrade neighborhood housing conditions by providing Code Enforcement assistance.

POLICY 1.2.2: Review and amend, when necessary, the Village ~~Housing Code~~ Property Maintenance Standards to incorporate updated criteria oriented to: (1) conserving existing housing stock; and (2) establishing principles to guide rehabilitation and demolition activities.

POLICY 1.2.3: At the time of each required Comprehensive Plan update, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration. ~~under the provisions and criteria cited in the Standard Housing Code.~~

POLICY 1.2.4: ~~The Village shall encourage and promote the preservation of the historic character of older neighborhoods and the preservation of individual historic structures.~~

POLICY 1.2.5: ~~The Village encourages the structural and aesthetic improvement of existing homes in need of enhancements.~~

POLICY 1.2.6: ~~Multi-family developments shall evaluate the safety and structural integrity of the buildings.~~

OBJECTIVE 1.3: Adequate and affordable housing, consistent with the current character of the Village, shall be provided for the existing population and anticipated population growth, including housing to accommodate any defined specialized needs of low and moderate income, workforce (as annually defined by Palm Beach County), elderly or handicapped or displaced residents. ~~Also, provisions shall be made for foster care housing and mobile homes.~~

POLICY 1.3.1: Support residential beautification which is in conformance with the Village Appearance Plan. ~~by annually providing native plant materials, at reduced cost, to Village residents.~~

POLICY 1.3.2: Require housing construction that is compatible with natural resources and service capabilities as defined in the Transportation and ~~Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge~~ Infrastructure elements and which does not adversely impact environmental features. ~~by implementing Objectives 1, 3, 4 and 5; Future Land Use element and Objectives 3 and 5; Capital Improvements element.~~

POLICY 1.3.3: Require developers to coordinate with the Village, through implementation of North Palm Beach Land Development Regulations, during the design and completion of residential developments to assure that the Village ~~and Planning Area~~ characteristics are maintained, and defined special housing needs ~~(i.e. determined at the time of required Comprehensive Plan updates)~~ are accommodated.

POLICY 1.3.4: Provide innovative housing alternatives, such as ~~congregate living and~~ zero-lot line development, oriented to facilitating reduced housing costs.



POLICY 1.3.5: Allow for a broad range of housing densities and types in residential environments consistent with the Future Land Use Map Series, and Future Land Use element.

POLICY 1.3.6: ~~Require that~~ Encourage standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement, ~~by maintaining such a requirement within Village Land Development Regulations~~

POLICY 1.3.7: Maintain provisions in the Village Zoning Code to permit mobile home park development with the ~~C-1 C-S and C-G~~ Zoning District. ~~Further, continue to allow the placement of individual mobile homes within single-family and multiple-family residential districts provided that: (1) mobile homes must comply with all Village building, construction, design, and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards, and (2) they shall be subject to any Council, Board or staff reviews as provided in the Village Code of Ordinances.~~

POLICY 1.3.8: ~~Adopt and m~~Maintain an adult congregate facilities facility ordinance regulations oriented to meeting the needs of elderly or handicapped Village residents.

POLICY 1.3.9: Maintain land development regulations and permit review processes related thereto for the purpose of eliminating excessive requirements and supplementing existing requirements in order to increase private sector participation in meeting defined housing needs.

POLICY 1.3.10: The designation of sites for mobile home placement shall be considered at the time of any annexation action. However, placement of mobile homes within the coastal high hazard area shall be discouraged.

POLICY 1.3.11: ~~Due to high land values, and the lack of vacant land, it is not feasible to construct very-low income housing within the Village. Low and moderate income housing efforts shall be oriented toward the maintenance of existing family and elderly occupied units in standard condition. Further, t~~The Village shall continue to support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) to develop an Interlocal Agreement whereby coastal municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue ~~within two years from the date of this POLICY.~~

POLICY 1.3.12: Mixed-use developments shall be encouraged to contain alternative living accommodations such as lofts, second story apartments and live-work arrangements to facilitate the supply of workforce housing.

POLICY 1.3.13: Density bonuses within mixed-use projects shall be considered by the Village, consistent with POLICY ~~1B:2~~ 2.2 of the Future Land Use Element.

POLICY 1.3.14: Future density increases allowed by the Village, through the Future Land Use Map amendment process shall include a workforce housing allocation consistent with alternatives (a) and (b) of POLICY ~~1B:2~~ 2.2 of the Future Land Use Element.



POLICY 1.3.15: The Village shall consider coordinating with housing agencies such as Palm Beach County, Housing Leadership Council of Palm Beach County, and other agencies to address housing crisis.

POLICY 1.3.16: Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

OBJECTIVE 1.4: Provision shall be made for the location of daycare and group community residential home facilities licensed by the Florida Department of Health and Rehabilitative Services in a manner consistent with the character of existing neighborhoods, and state law.

POLICY 1.4.1: The Village shall continue to permit different classes of group-home community residential facilities that foster non-discrimination and encourage the development of community alternatives to institutionalization, as required by state law, in appropriate residential neighborhoods, and that no appropriate residential neighborhoods are closed to such facilities.

POLICY 1.4.2: The ~~building official~~ Community Development Director shall monitor the development and distribution of daycare facilities and group community residential homes facilities to ensure that adequate sites and infrastructures are provided and that over-concentration (~~i.e. to be defined by implementing POLICY 4.1~~) in any residential area is avoided.

~~POLICY 4.3: "Foster Care Facility" and "Group Home Facility" shall be defined as a residential unit, otherwise meeting the requirements of the Village Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.~~

~~POLICY 1.4.43: The total number of residents within a foster care or group-home community residential facility, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens and utility rooms. the allowable occupants in the Land Development Regulations.~~

~~POLICY 1.4.54: The Village shall permit Daycare childcare facilities, for up to five persons, within single-family residential areas as required by Florida Statutes, Chapter 402.302(5).~~

OBJECTIVE 1.5: The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Village residents. ~~The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Comprehensive Plan update.~~

~~POLICY 5.1: A determination shall be made by the Village at the time of each required Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 3. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.~~



POLICY 1.5.21: Provide information, technical assistance, and incentives (Ref: POLICY ~~3.4~~) to encourage innovative housing alternatives from the private sector to maintain a housing production capacity sufficient to meet projected needs.

OBJECTIVE 1.6: The Village shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

POLICY 1.6.1: The Village shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

POLICY 1.6.2: The Village shall educate residents on home energy reduction strategies.

POLICY 1.6.3: The Village shall not prohibit the appropriate placement of photovoltaic panels as required by Florida Statutes, Chapter 163.04.

POLICY 1.6.4: The Village shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.





## DATA & ANALYSIS

### A. INTRODUCTION

The purpose of the Housing Element is to guide the preparation of plans and policies necessary to assure the availability of safe, sanitary, affordable, and otherwise adequate housing for the existing and future needs of the Village of North Palm Beach.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with all Elements of a Comprehensive Plan. Section 163.3177(f)1, Florida Statutes, requires a Comprehensive Plan to include, "A housing element consisting of principles, guidelines, standards, and strategies to be followed in:

- a. *The provision of housing for all current and anticipated future residents of the jurisdiction.*
- b. *The elimination of substandard dwelling conditions.*
- c. *The structural and aesthetic improvement of existing housing.*
- d. *The provision of adequate sites for future housing, including affordable workforce housing as defined in s.380.0651(1)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older."*

This Element examines existing housing conditions and identifies projected demand for housing in North Palm Beach and provides an analysis of the internal and external factors affecting the Village's housing market. The Housing Element includes the following analyses:

1. Analysis of the Village's housing inventory and its characteristics based on information provided by the U.S. Census Bureau, the University of Florida's Shimerberg Center, and the Village's own statistics, as appropriate;
2. Assessment of current built-out status and redevelopment trends as they relate to housing supply;
3. Analysis of the extent of housing need for anticipated populations and the replacement and maintenance of existing housing units;
4. Consideration of green housing strategies;
5. Analysis of the current challenges and trends related to housing.

#### **Housing in North Palm Beach**

The Village of North Palm Beach is a coastal community located in the southern portion of Florida's East Coast. According to US Census data, the Village's population increased from 12,015 residents in the year 2010, to 13,162 residents in the year 2020, an increase of 9.54%. In addition, the Census data indicates that the Village's housing inventory increased from 6,025 housing units in 2010, to 6,232 in 2020, resulting in an increase of 207 units (3.43%) during the same time period. North Palm Beach's population is projected to continue to rise into the year 2050. (See Table 1-2. Population Projection in the Future Land Use Element).

The real estate market has experienced rapid change over the past decade. The drastic increase in housing prices in the State of Florida is mirrored in North Palm Beach. The increase is similar to that seen during the housing bubble after the 2008 recession. Foreclosed properties are scarce, and many homes are being purchased by cash buyers despite the fact that demand is higher than supply. Housing affordability remains an issue for many North Palm Beach households.

Despite the volatile housing market, the Village's residential neighborhoods (low, medium, and high density) have been improving and consolidating. Residential land use represents 55.64% of the Village's jurisdiction. (See Table 1-14. Future Land Use Acreage in the Future Land Use Element).



## B. ANALYSIS OF EXISTING CONDITIONS

To effectively manage the Village's future development, it is necessary to have a clear understanding of existing housing conditions. This section presents an inventory of all housing-related data and examines the characteristics of existing housing in North Palm Beach as required by Chapter 163 of the Florida Statutes.

The following analysis is based on the 2010-2020 American Community Survey (ACS) 5-year estimates of the U.S. Census Bureau, which includes estimates based on a sample of households over a 5-year period. The data provided by the ACS allows an in-depth analysis of housing variables and trends. The following tables are organized in columns, each representing a 5-year period. In 2020, the US Census Bureau released its decennial Census data, providing additional information for assessing the Village's housing conditions and demographics. However, various datasets captured in the ACS are not necessarily identical to those in the decennial Census. The following analysis includes various datasets obtained from the US Census Bureau.

### Occupancy and Tenure

As summarized in Table 3-1 below, the US Census Bureau's 2016-2020 American Community Survey indicated there were 8,251 total housing units in North Palm Beach, 75.5% of which units were occupied. While the number of housing units has increased since 2010, vacant units (seasonal, recreational, and occasionally used properties) decreased by a minimal 27 units from 2010 to 2020.



**Table 3-1. Housing Occupancy**

Housing Occupancy	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
Occupied housing units	6,025	74.60%	6,232	75.50%
Vacant housing units	2,046	25.40%	2,019	24.50%
Homeowner Vacancy Rate	2.3	(x)	1.4	(x)
Rental Vacancy Rate	6.5	(x)	6.3	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau. 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-2 indicates that between 2010 and 2020, the ratio of owner- and renter-occupied units in the Village has remained consistent.

**Table 3-2. Housing Tenure**

Housing Tenure	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	6,025	100.00%	6,232	100.00%
Owner-occupied	4,728	78.50%	4,814	77.20%
Renter-occupied	1,297	21.50%	1,418	22.80%
Average household size of owner-occupied unit	2.08	(x)	2.08	(x)
Average household size of renter-occupied unit	1.8	(x)	2.15	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau. 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

### Type of Housing

Table 3-3 is based on data from the U.S. Census, American Community Survey (ACS). Reflecting the diversity of the Village's housing stock, as of 2020, 34.8% of all housing units in North Palm Beach were single-family detached, while 42.9% of units were in buildings that contained 20 or more units.



Table 3-3. Number of Units in Structure

Number of Units in Structure	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
1-unit, detached	2,975	36.90%	2,873	34.80%
1-unit, attached	318	3.90%	256	3.10%
2 units	84	1.00%	135	1.60%
3 or 4 units	246	3.00%	276	3.30%
5 to 9 units	660	8.20%	404	4.90%
10 to 19 units	530	6.60%	758	9.20%
20 or more units	3,225	40.00%	3,540	42.90%
Mobile Home	33	0.40%	9	0.10%
Boat, RV, van, etc.	0	0.00%	0	0.00%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.





As summarized in Table 3-4, the largest portion of housing in North Palm Beach (2,420 units, 29.3%) was built between 1970 and 1979. Because of the age of these structures and those built prior to 1970, these sites are considered potential redevelopment opportunities for the housing market.

Housing units built prior to 1960 make up 15.3% of the Village's total housing units. These structures might have historical significance to the Village, so despite their age, they may not be considered for potential redevelopment. These homes provide historical significance due to the architectural, cultural, or social significance. Also, they set the identity of the Village and neighborhoods as a whole. However, due to the age of these properties, the structures are often required to comply with all building safety standards.

Although these residences may have historical significance, the inventory in the "Florida Master Site File" and "National Register of Historic Places," indicates that there is currently no historically significant housing within the Village.

**Table 3-4. Year Structure Built**

Year Structure Built	Village of North Palm Beach	
	Estimate	Percent
<b>Total housing units (2020)</b>	8,251	100.00%
<b>Built 2014 or later</b>	58	0.70%
<b>Built 2010 to 2013</b>	0	0.00%
<b>Built 2000 to 2009</b>	681	8.30%
<b>Built 1990 to 1999</b>	323	3.90%
<b>Built 1980 to 1989</b>	1,178	14.30%
<b>Built 1970 to 1979</b>	2,420	29.30%
<b>Built 1960 to 1969</b>	2,324	28.20%
<b>Built 1950 to 1959</b>	1,196	14.50%
<b>Built 1940 to 1949</b>	61	0.70%
<b>Built 1939 or earlier</b>	10	0.10%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

## Housing Cost and Affordability

A study by Harvard University found that *"Housing is most Americans' largest expense. Decent and affordable housing has a demonstrable impact on family stability and the life outcomes of children. Decent housing is an indispensable building block of healthy neighborhoods, and this shapes the quality of life...better housing can lead to better outcomes for individuals, communities, and American society as a whole. In short, housing matters."* [Bart Harvey, 2006, Joint Center for Housing Studies, Harvard University].





As in many areas within the State, housing costs and land values in North Palm Beach continue to increase while the housing supply remains limited. Based on the U.S. Census, 2016-2020 American Community Survey, 35.4% of the Village's housing supply is valued between \$300,000 and \$499,999 (see table 3-5). Between 2010 and 2020 this bracket increased from 1,497 to 1,704 units. The median value of owner-occupied housing in the Village was \$345,300 in 2020.

The U.S. Census also indicates that 6.6% of the Village's owner-occupied units (318) are valued at \$149,999 or less. Some of these units may be located in structures that were built in the 50s or 60s and may be considered for historical designation or potential redevelopment. However, these aging buildings are likely to incur steep assessments due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside Condominium.

**Table 3-5. Housing Value**

Housing Value	Village of North Palm Beach			
	2010		2020	
	(2006-2010)		(2016-2020)	
	Estimate	Percent	Estimate	Percent
<i>Owner-occupied units</i>	4,728	100.00%	4,814	100.00%
<i>Less than \$50,000</i>	58	1.20%	33	0.70%
<i>\$50,000 to \$99,999</i>	171	3.60%	72	1.50%
<i>\$100,000 to \$149,999</i>	277	5.90%	213	4.40%
<i>\$150,000 to \$199,999</i>	488	10.30%	415	8.60%
<i>\$200,000 to \$299,999</i>	1,177	24.90%	1,146	23.80%
<i>\$300,000 to \$499,999</i>	1,497	31.70%	1,704	35.40%
<i>\$500,000 to \$999,999</i>	600	12.70%	971	20.20%
<i>\$1,000,000 or more</i>	460	9.70%	260	5.40%
<i>Median (dollars)</i>	317,700	(x)	345,300	(x)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Tables 3-6 and 3-7 present information regarding the mortgage status and gross rent for housing in North Palm Beach. Both tables indicate the number of units between 2010 and 2020 resulting from multiple redevelopment projects during that time. Most of the current housing supply is occupied by owners without a mortgage (51.7%). Most of these units were built between 1970 and 1979, and long-time residents will have typically paid off their mortgages.

Table 3-7 compares rental prices in North Palm Beach between 2010 and 2020 in terms of gross rent. According to the U.S. Census Bureau, 57.2% of the occupied units paying rent spend 35% or more than their household income on rent. This number has increased by 17.6% since 2010. Despite this increase, the information gathered from the U.S. Census indicates that rent in the Village is slightly lower than that of overall Palm Beach County.

**Table 3-6. Mortgage Status**

Mortgage Status	Village of North Palm Beach
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	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
<b>Owner-occupied units</b>	4,728	100.00 %	4,814	100.00 %
<b>Housing units with a mortgage</b>	2,569	54.30%	2,326	48.30%
<b>Housing units without a mortgage</b>	2,159	45.70%	2,488	51.70%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

**Table 3-7. Gross Rent as a Percentage of Household Income**

Gross Rent	Village of North Palm Beach			
	2010 (2016-2020)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
<b>Occupied units paying rent (Excluding units where GRAP cannot be computed)</b>	1,216	100%	1,300	100.00%
<b>Less than 15.0 percent</b>	234	19.20%	39	3.00%
<b>15.0 to 19.9 percent</b>	87	7.20%	159	12.20%
<b>20.0 to 24.9 percent</b>	133	10.90%	104	8.00%
<b>25.0 to 29.9 percent</b>	161	13.20%	147	11.30%
<b>30.0 to 34.9 percent</b>	120	9.90%	107	8.20%
<b>35.0 percent or more</b>	481	39.60%	744	57.20%
<b>Not computed</b>	81	(x)	118	(x)
<b>Median (dollars)</b>	1,131	(x)	1,552	(x)
<b>No rent paid</b>	81	(x)	108	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

According to the U. S. Department of Housing and Urban Development (HUD), households spending more than 30 percent of residents' income for housing costs are considered to be "cost burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the householders spend less than 30 percent of their income on housing costs.

Area median income – often referred to as simply AMI – is a key metric in the analysis of affordable housing. Area median income is defined as the midpoint of a specific area's



income distribution; it is calculated on an annual basis by the Department of Housing and Urban Development (HUD). HUD refers to the figure as MFI, or median family income, based on a four-person household.

AMI is typically split into the following categories:

- Moderate to Middle Income (above 80% of AMI)
- Low Income (at or below 80% of AMI)
- Very Low Income (at or below 50% of AMI)
- Extremely Low Income (at or below 30% of AMI)

AMI encompasses a broad range of households likely experiencing distress because of housing costs. The portion of income taken up by housing costs is likely to limit the householders' ability to afford other necessities. Moreover, an AMI of 80% is the traditional measure of eligibility for programmatic housing assistance. For example, all beneficiaries of the federal public housing program and federal HOME program earn incomes below 80% AMI.

This need indicator serves as an approximation of the total number of households that would benefit from some type of housing assistance, particularly if homeless and migrant households are added. Such assistance includes the construction of new affordable housing units and the provision of subsidies to make existing units more affordable.

In addition to this summary level of information, a more detailed understanding of the presence of low-income and cost-burdened households can help local governments plan for and target assistance. The following supplemental tables provide this additional level of detail for North Palm Beach. Note, however, that the number does not include homeless individuals and families, as they are not included in household enumerations. It also does not include the many migrant farmworker households missed by Census counts.

As a summary indicator of local housing affordability, the Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, provides various data that indicates the cost burden by income for both renters and owner-occupied households.

Table 3-8 and 3-9 indicate the AMI based on household income and the housing cost burden percentage per AMI category. Table 3-8 indicates the cost burden for owners, while table 3-9 indicates the cost burden for renters. Because household income for owners and renters in North Palm Beach is relatively high, there is a minimal number of residents who are considered to be cost burdened.

**Table 3-8. Cost Burden by Income in North Palm Beach (Owners)**

Owner-Occupied Households, Cost Burden by Income, 2022				
		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
North Palm Beach	30% AMI or Less		47	163
North Palm Beach				
North Palm Beach	30.01-50% AMI	100	131	205
North Palm Beach	50.01-80% AMI	552	216	179



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North Palm Beach	80.01-100% AMI	263	173	
North Palm Beach	Greater than 100% AMI	2718	209	41

Source: Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies.

**Table 3-9. Cost Burden by Income in North Palm Beach (Renters)**

Renter Households, Cost Burden by Income, 2022				
Geography	Household Income	Housing Cost Burden		
		30% or less	30.1-50%	More than 50%
North Palm Beach	30% AMI or Less	31	10	61
North Palm Beach				
North Palm Beach	30.01-50% AMI	26	41	241
North Palm Beach	50.01-80% AMI	46	200	97
North Palm Beach	80.01-100% AMI	123	159	51
North Palm Beach	Greater than 100% AMI	358		

Source: Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies.

### Number of Bedrooms and Overcrowding

Table 3-10 indicates the number of bedrooms within each housing unit in North Palm Beach. The number of bedrooms per housing unit has generally remained the same, with minor fluctuations from 2010 to 2020.

The data in Table 3-11 indicates that Village households were not overcrowded between 2010 - 2020. The significantly higher number of retirees in North Palm Beach may account for the higher percentage of units with 1.00 or fewer occupants per room.

**Table 3-10 Number of Bedrooms**

Number of Bedrooms	Village of North Palm Beach			
	2010		2020	
	(2006-2010)		(2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
1 bedroom	16	0.20%	8	0.10%



## PEOPLE &amp; PLACES

2 bedrooms	109	1.40%	194	2.40%
3 bedrooms	672	8.30%	828	10.00%
4 bedrooms	2,787	34.50%	2,650	32.10%
5 bedrooms	1,546	19.20%	1,412	17.10%
6 or more bedrooms	2,941	36.40%	3,159	38.30%
Median Rooms	4.8	(x)	4.8	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

**Table 3-11 Occupants per Room and Overcrowding**

Occupants per Room and Overcrowding	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	6,025	100.00%	6,232	100.00%
1.00 or less	5,989	99.40%	6,187	99.30%
1.01 to 1.50	36	0.60%	37	0.60%
1.51 or more	0	0.00%	8	0.10%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

### C. TRENDS AND CHALLENGES

This section presents the trends and challenges facing the Village in terms of housing supply and demand. With approximately 27 acres (less than 2%) of vacant land within its existing corporate limits, the Village of North Palm Beach has almost reached “built out” status. This increases North Palm Beach’s reliance on redevelopment or annexation of contiguous land for further growth. Please see the Annexation Element of this Plan for further details on the specific areas the Village is considering for annexation.

Due to the lack of available land, the trend in North Palm Beach has turned to the acquisition of properties for redevelopment or the replacement of existing structures with new and larger residences. The appeal of North Palm Beach’s residential communities fuels the upward trend in property values.

Increased housing prices in North Palm Beach makes housing unaffordable for some. The Village’s goal is to balance the need for affordable units with the existing housing supply while offering a variety of housing options.





Palm Beach County's Affordable Housing Needs Assessment analyzed housing data to illustrate and assess the intensity of housing challenges throughout the County. The Assessment concluded that affordable housing is an urgent issue which impacts how municipalities will be developed and redeveloped. The COVID-19 Pandemic had significant economic and social impacts on the County, specifically on housing affordability. Conditions that contribute to the urgency of the affordable housing crisis include:

- Increased rental cost
- Lower household income
- Increased demand for rental properties
- Lack of new affordable housing units

### **Single Family Residences**

Residential land use accounts for approximately 967.39 acres or 55.64% of the Village, compared to 219.29 acres or 12.61% for commercial development. This land distribution is consistent with the predominantly residential character of the community. Approximately 39.38% of the Village's development is low-density residential.

With approximately 27 acres (less than 2%) of land vacant, North Palm has reached built-out status within its existing corporate limits. This increases North Palm Beach's reliance on redevelopment or annexation of contiguous land for further growth. Please see the Annexation Element of this Plan for further details regarding specific areas the Village is considering for annexation.

### **Aging Condominium Buildings**

Some multi-family residential buildings in the Village are aging. For example, some of the buildings along Paradise Harbour Boulevard were constructed in the 1970s.

These condominium owners are facing increased assessments due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside condominium. These sites have potential for redevelopment or new structures. The Village's mix of housing types contributes to the strength of its housing market.

### **Energy Efficient Residential Structures**

Energy efficient goals and green building standards should be considered for the design and construction of new residential development and redevelopment. Funding opportunities such as the "PACE" program are available for residents and owners who wish to improve energy efficiency in their housing stock.

The State of Florida and private energy companies such as Florida Power & Light have incentives programs available for residents, businesses, governments, non-profits, schools, institutions, etc., to promote energy efficiency. The funds from such programs can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product. The Village supports these types of programs to assist residents and business owners to move toward a more sustainable future.

The Village may also consider the implementation of a Green Building ordinance to promote green building certification programs such as LEED, Florida Green Building Coalition (FGBC), and other programs for the development and redevelopment of energy-efficient buildings. Such an ordinance would include green building standards and less restrictive redevelopment regulations to support green design.



**North Palm Beach Citizens' Master Plan**

In 2016, the Village worked in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), now known as the Palm Beach Transportation Planning Agency (TPA), and the Treasure Coast Regional Planning Council (TCRPC), to develop a master plan for economic and community development. The objectives of the plan are to improve mobility, quality of life, and economic vitality of the Village's residents and business community. The Village Master Plan illustrates strategies for achieving those objectives and establishing goals and policies to implement the plan. A Market Analysis was conducted to identify the Village's future demand for residential and commercial development.

The Citizen's Master Plan highlights the following key recommendations:

- Redefine the US 1 corridor
- Improve Prosperity Farms Road
- Formulate Design Guidelines and create a Form-Based Code of Ordinances
- Prioritize Targeted Redevelopment Areas

The Master Plan also suggests multiple recommendations for providing residential rehabilitation programs. These programs assist homeowners with major or minor structural or aesthetic improvements to their properties. Home Ownership Programs like these provide supplemental funding through grants or loans to help potential homebuyers. In addition to the homeowner programs, the plan references neighborhood beautification and landscaping programs that could be used to improve the overall look/feel of a neighborhood by providing cohesive landscaping, benches, lighting, and neighborhood signage. Neighborhood association programs could be supported by municipal staff or active community members to assist in the creation of beautification and landscaping programs.

**Substandard Housing**

Although, there is a need for housing, it is important that the housing stock provided is adequate and safe. According to National Center for Healthy Housing (NCHH), there are approximately six (6) million homes in the United States are considered substandard. Substandard housing conditions include lack of bathroom or kitchen facilities within the a household, leaking roof, broken air conditioning, and outdated or faulty electrical systems. Residents cannot inhabit structures experiencing these unsafe living conditions.

It is important that the Village continue to strive to eliminate these substandard housing conditions or require them to meet the local building codes. Through code enforcement and permitting, the Village can continue to reduce the amount of substandard housing within North Palm Beach.

**Housing Assistance Programs**

Housing in Palm Beach County as well as other portions of the State continues to be an ongoing crisis for many. However, there are resources available to assist people in purchasing homes or even finding places to rent. Palm Beach County created a Housing Action Plan called "Housing for All." The goal is the plan is to provide funding and financial resources that will be used to develop, rehabilitate, and preserve 20,000 units of workforce and affordable housing in Palm Beach County over the next decade. The plan emphasizes the need for an increase of workforce and affordable housing. With this plan as a blueprint, the County has created a vision for sustainable access to financially feasible and diverse housing options.

Furthermore, there are various non-for-Profit Organizations that continue to assist in decreasing the housing crisis. Habitat for Humanity is a global non-for-profit organization



that works in more than 70 countries. The organization has helped more than 59 million people improve their living conditions since 1976. Habitat works with families, local communities, volunteers, and partners from around the world to provide safe and affordable homes. In Palm Beach County, the global brand has a local affiliate named "Habitat for Humanity of Greater Palm Beach County", which continues to provide housing for many residents.

Another housing assistance group within the Village of North Palm Beach is the NET Team (Neighborhood Enhancement Team). The NET team is a group of Village employees that work with volunteers and residents to ensure neighborhoods remain desirable places to live. NET team is comprised of members from the respective Village departments, who help residents with outreach plans for crime walks, neighborhood clean-ups, beautification projects. Also, they evaluate code violations that affect neighborhood quality of life.

Lastly, Florida Section 8 Housing is a program funded by the federal government that provides rental assistance to low-income individuals and families. Also known as the Housing Choice Voucher program, it allows participants to find and rent housing from private landlords with assistance from the government.

### Special Needs

Like many other communities in South Florida, the Village has an aging population that is also in need of housing. The Village must inclusively provide housing options to accommodate this demographic. The Village has 20 nursing homes that serve the North Palm Beach area. Within the Village, there is the New Day Adult Care Center, which is a nonprofit mission of Faith Lutheran Church of North Palm Beach. New Day Adult Care Center enhances the lives of dependent adults and their caregivers by providing quality social, emotional, intellectual, spiritual, physical, and compassionate care in a community-based program.

Hibiscus Palace North Palm is a co-ed assisted living facility that provides care to seniors in need of assistance with the activities of daily living. The homes range in size from 6 to 14 beds. In addition to the North Palm Beach location, there are facilities in Lake Worth, Wellington, and Royal Palm Beach. These homes are specifically designed to meet the care and safety needs of our residents.

Palm Beach Memory Care is another assisted senior living facility in North Palm Beach. Palm Beach Memory Care offers The Pathways Programs that offers residents with Alzheimer's and other types of dementia with a level of holistic care. The Pathways Program promotes maintains residents' quality of life and provide them with the ability to connect with loved ones.

Along with assisted living and senior living, the Village has residential treatment facilities that provide outpatient treatment for those in need of drug and alcohol assistance. The Good Life Treatment Center provides various paths to help patients with recovery and treatment. The goal is to build relationships with patients while fostering their wellness. The Village continues to provide housing for residents of all.

### FINAL REMARKS

Based on the present analysis, the Village should continue to implement specific strategies and policies to encourage and promote diverse housing types and sustainable development patterns, as follows:



- With regard to housing diversity and sustainability, the Village shall promote infill development, redevelopment, and flexible zoning regulations, and designate adequate sites and appropriate land use designations to ensure a diverse housing stock for all its residents.
- The Village shall continue to support neighborhood enhancement projects. Mixed-use zoning will be promoted to provide the flexibility necessary to stabilize and revitalize older neighborhoods while protecting those neighborhoods from incompatible uses and encouraging compatibility through context-sensitive building and site design.
- The Village shall continue to promote resource conservation programs and energy-efficient construction. Proximity of residential units to transit services and pedestrian and bicycle interconnectivity shall be emphasized. Furthermore, the Village shall consider providing development incentives for projects that meet or exceed the Green Building standards.
  - The Village prides itself on quality of life for its residents, consider preparing neighborhood plans to heighten this goal by protecting and enhancing the neighborhood identity. Considerations for improvement might include walkability (sidewalks, access to parks and open spaces), lighting, infrastructure, landscaping, tree plantings, and other elements.

