

**ORDINANCE NO. 04-2008**

**AN ORDINANCE OF THE TOWN OF LAKE PARK, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT-BASED AMENDMENTS TO THE COMPREHENSIVE PLAN; AUTHORIZING TRANSMITTAL TO REVIEW AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature intends that local planning be a continuous and ongoing process; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

**WHEREAS**, the Town adopted its Evaluation and Appraisal Report in May 2006, and;

**WHEREAS**, the Florida Department of Community Affairs found the adopted EAR sufficient, and;

**WHEREAS**, the Town has completed its proposed Evaluation and Appraisal Report-based amendments consistent with the requirements of Chapter 163, Part II, F.S., and Rule 9J-5 and 9J-11, F.A.C.; and;

**WHEREAS**, the Town Commission, upon first reading of this Ordinance, authorized transmittal of the EAR-Based Amendments to the Department of Community Affairs and review agencies for the purpose of a review in accordance with Sections 163.3184, 163.3187, 163.3189 and 163.3191, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF  
THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

**Section 2:** The 2008 Evaluation and Appraisal Report-Based Amendments to the Town of Lake Park Comprehensive Plan, attached as Exhibit "A" to this Ordinance and as revised to address any objections, recommendations and comments provided by the Department of Community Affairs and review agencies, are hereby adopted and transmitted to the Department of Community Affairs and review agencies.

**Section 3.** **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4.** **Effective Date.** This Ordinance shall be effective immediately upon adoption at second reading.

Upon First Reading this 2 day of April, 2008, the foregoing Ordinance, was offered by Commissioner Osterman who moved its approval. The motion was seconded by Commissioner Carey, and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR DESCA DUBOIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VICE MAYOR ED DALY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSIONER CHUCK BALIUS	<input type="checkbox"/>	<u>Absent</u>
COMMISSIONER JEFF CAREY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSIONER PATRICIA OSTERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PUBLISHED IN THE PALM BEACH POST THIS 28 DAY OF September, 2008**

Upon Second Reading this 15 day of October, 2008, the foregoing Ordinance, was offered by Commissioner Osterman who moved its adoption. The motion was seconded by Commissioner Balius, and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR DESCA DUBOIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VICE MAYOR ED DALY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSIONER CHUCK BALIUS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSIONER JEFF CAREY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSIONER PATRICIA OSTERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>

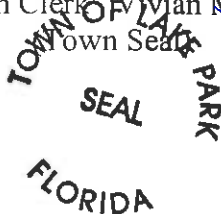
The Mayor thereupon declared **Ordinance No. 04-2008** duly passed and adopted this 15 day of October, 2008.

TOWN OF LAKE PARK, FLORIDA

BY: Desca DuBois  
Mayor, Desca DuBois

ATTEST:

Vivian Mendez Lemley  
Town Clerk, Vivian Mendez Lemley  
Town Seal



Approved as to form and legal sufficiency:

Thomas J. Baird  
Town Attorney, Thomas J. Baird

## INTRODUCTION AND EXECUTIVE SUMMARY

The Town of Lake Park's Comprehensive Plan is its blueprint for existing and future development. The Plan's goals, objectives, and policies reflect the Town's vision for its future, and for how it will meet the needs of existing and future residents, visitors and businesses.

The Evaluation and Appraisal Report (EAR) is a State-mandated update of the Comprehensive Plan. In order to be effective, the Plan must be a living document, one with the flexibility to adapt to changing conditions and needs. Although there are other opportunities to periodically revise the Comprehensive Plan, these revisions often occur as the result of outside development applications. In the daily hustle, it is unlikely that the Town has an opportunity to step back and take a holistic look at how well the Plan is working, and how it might be refined to address community-specific issues and challenges. The EAR provides this opportunity.

This report is comprised of eleven (11) applications for amendments to the Lake Park Comprehensive Plan based on the Town's EAR, which was adopted in May 2006 and subsequently found sufficient by the Florida Department of Community Affairs. These amendments are intended to: implement the recommendations contained in the Town's adopted EAR; generally update the Plan and its goals, objectives and policies; address issues that have arisen since the date of the EAR, and; address subsequent changes in State growth management legislation. The proposed amendments are collectively referred to as the EAR-based amendments.

Town of Lake Park, the "Jewel of the Palm Beaches", was incorporated in 1939, although it was previously chartered as Kelsey City in 1923. The Town encompasses 2.35 square miles in northeastern Palm Beach County, bounded by North Palm Beach to the north, West Palm Beach to the west, Riviera Beach to the south, and the intracoastal waterway (Lake Worth) to the east (Map 1.1). The Town is estimated to have a 2005 population of 9,113.<sup>1</sup>

In 1998, the State of Florida revised the statutory requirements for the EAR to allow local governments to base their analysis on the key local issues that they are facing. In order to comply with these requirements, the City identified five key issues to address in the EAR and EAR-based amendments. These issues are:

- Issue 1 – Town Police and Fire Services
- Issue 2 – Community Design and Architecture
- Issue 3 – Improved Roadways and Drainage
- Issue 4 – Mass Transit
- Issue 5 – Historic Preservation
- Issue 6 – Improved Parks and Recreation Facilities and Activities
- Issue 7 – Economic Development

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<sup>1</sup> *Affordable Housing Needs Assessment*, University of Florida Shimberg Center for Affordable Housing

- Issue 8 – Residential Density
- Issue 9 – Preservation of Small Town Character

The nine staff applications contained in this report corresponds to the Comprehensive Plan elements to which amendments are recommended, and the Monitoring & Environment Provisions. Only goals, objectives, policies and text for which amendments are recommended are included. Additions are denoted by underline; deletions by strikethrough.

The Town approved transmittal of its EAR-Based Amendments to the Department of Community Affairs for preliminary sufficiency review upon first reading of the adopting Ordinance on April 2, 2008. In the August 8, 2008 Objectives, Recommendations and Comments (ORC) Report, the Florida Department of Community Affairs (DCA) provided objection and to the Town's proposed Comprehensive Plan EAR-Based Amendments (DCA No. 08-1ER). The Town's response and corrective actions are as follows.

**Objection:** The analysis did not include an evaluation of the cumulative impacts of the proposed Future Land Use Map amendments on water supply and transportation.

**Response:** The Town has adjusted the maximum intensities and densities permitted in certain Future Land Use Districts, as well as the size of some of the amendment areas. As a result, the cumulative impact of the proposed amendments has decreased from what was previously submitted, as follows: roadway impacts decreased from 137,478 additional trips to 108,423; potable water impacts decreased from 1.23 million gallons per day to 1.13 million gallons per day; wastewater impacts decreased from 1.05 million gallons per day to 946 million gallons per day; required park acreage decreased from 5.15 acres to 1.18 acres; students impacts decreased from 130 new students to 24 new students, and; solid waste impacts decreased from 18,509 lbs. per day to 9,735 lbs. per day.

With regards to water supply, on August 6, 2008 the Town received a letter from Seacoast Utility Authority, its potable water provider, confirming available potable water and sanitary sewer capacity to serve the increased demand that would result from these amendments. In addition, the Town has subsequently developed its Ten Year Water Supply Plan in accordance with State requirements, which addresses its ability to meet its demand for potable water during the ten year planning period. The Water Supply Plan is scheduled for transmittal for preliminary sufficiency review after first reading on October 15, 2008.

With regards to roadway capacity, the Map Amendment Analysis Table was revised to identify the impact that applications to increase density and intensity might have on roadway levels of service. As indicated, in the event that the cumulative impacts would occur during the five year planning period, several roadway segments in the Town would no longer meet the adopted Level of Service standards. However, it is unrealistic to assume or project that the cumulative impact of these amendments will occur at one time

or within the five year planning period. It is projected that development and redevelopment in accordance with the proposed amendments will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System. In order to amplify this point, language stating that ability to achieve maximum density and intensity is limited by the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements was added to the following objectives and policies in the Future Land Use Element: Objective 1 (pp. 6 - 7); Policy 1.3 (pp. 7 - 8); Policy 1.4 (P. 8), and; the Future Land Use Classification Table (P. 14).

**Objection:** There are internal inconsistencies between the densities and intensities prescribed in the Future Land Use Element, The analysis did not include an evaluation of the cumulative impacts of the proposed Future Land Use Map amendments on water supply and transportation.

**Response:** Policies 1.3 and 1.4 on pages 7 - 8 have been revised to correct the noted inconsistencies. The boundaries of the Conservation area have been corrected, and the area has been removed from the Bioscience Overlay. Percentage distributions among allowed land uses have been included in Section 3.4.3, "the Future Land Use Classification Table, for the Residential and Commercial (P. 15), Downtown (P. 15), and Mixed Use Overlay districts (P. 17).

**Objection:** The Town has not included data and analysis to support the revisions to the Transportation Element.

**Response:** In accordance with State requirements, the adopted Evaluation and Appraisal Report provides the data and analysis for the EAR-based amendments. The proposed Transportation Element amendments are based on the transportation analysis contained in the adopted EAR on pages 26 – 42. The traffic count information used in this analysis remains the most current information available on the Palm Beach County Metropolitan Planning Organization's website.

The following revisions have been made to Transportation Element objectives and policies to address DCA and other agency comments: the word "correct" was replaced with "address" in Objective 1 (P. 18); Policy 1.1 was revised to include the LOS Standard for Strategic Intermodal System roadways (P. 18); Objective 2 was revised to replace "current" with "future" (P. 19) ; Policy 2.2 was added to address Transit Oriented Development (P. 19), and; an updated Future Transportation Map is being adopted (pp. 22 - 23).

**Objection:** New Policy 3.7 and amended Policy 7.1 in the Housing Element do not include meaningful guidelines for implementation.

**Response:** Housing Element policies 3.7 (P. 25) and 7.1 (P. 26) were revised to include more specific guidelines.

**Objection:** The proposed revision to Policy 1.1 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge Element removes the level of service standards for water, wastewater, solid waste and stormwater drainage.

**Response:** The proposed revision to Policy 1.1 is retracted.

**Objection:** The update to the concurrency management system should be included with the update to the Comprehensive Plan.

**Response:** Policy 5.1 in the Capital Improvements Element was revised to include the updated Concurrency Management System (pp. 42 - 44). The proposed amendment to Objective 1 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge was revised accordingly (P. 27).

**Objection:** The new statutory definition of the Coastal High Hazard Area should be included in the Coastal Management Element, and identified on the Future Land Use Plan Map.

**Response:** The Future Land Use Map is being amended to include the Coastal High Hazard Area, and policies 5.1 (P. 30) and 5.7 (30) in the Coastal Management Element have been revised to address the new definition and other requirements.

**Objection:** The proposed Public Schools Facilities Element should reflect the County's Public Schools Facilities Element.

**Response:** The proposed Educational Facilities Element was revised to reflect the County's adopted Public School Facilities Element, as revised on August 27, 2007 (pp. 45 - 51).



# Lake Park EAR

## Location Map 1.1



**Overview Inset**

Palm Beach County

- Legend**
- Municipal Boundaries
  - Major Road
  - Vandalia Blvd
  - North Palm Beach
  - Palm Beach
  - Palm Beach Gardens
  - Palm Beach Lakes
  - West Palm Beach



City of Lake Park  
 Planning Department



**GIS**





**APPLICATION NO. 1  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
FUTURE LAND USE ELEMENT**

1. Amend the Town Goal Statement as follows:

- 3.4.1 Town Goal Statement

Ensure that the ~~current~~ historic small town character of Lake Park is maintained, while ~~allowing remaining vacant parcels to be developed~~ fostering development and redevelopment that is compatible with and improves in a manner consistent with present residential existing neighborhoods and commercial areas. ~~Further, ensure that~~ The Town remains primarily a residential community offering shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) a diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities ~~compatible with established locational and intensity factors~~ that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, 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, incompatibles land uses and environmental degradation.

2. Amend Objective 1 as follows:

OBJECTIVE 1: Future growth and development shall be managed through the Future Land Use Plan Map and Comprehensive Plan, as implemented by preparation, adoption, implementation and enforcement of land development regulations which : (1) coordinate future land uses with appropriate topography, soil conditions and the availability of facilities and services; (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town goal statement and future land use plan; and (3) encourage redevelopment, renewal or renovation, ~~where and when necessary that~~ maintains or improves existing neighborhoods and commercial areas; (4) facilitate the achievement of economic development, historic preservation, resource preservation, and other key goals; and (45) discourage the proliferation of urban sprawl. New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM). The achievement of the maximum density or intensity on a development or redevelopment site, and all development and redevelopment approvals, shall be contingent upon, and limited by, the provision of data and analysis that demonstrates the ability to meet adopted Level of Service Standards in the short term (five-year) planning horizon. Improvements necessary to achieve the Level of Service Standard as a result of development or redevelopment must be programmed in the Five Year Capital improvements schedule as condition for the development approval. It is the Town's intent to promote development and redevelopment in accordance with the Future

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Land Use Plan Map over a 20 year long-range planning period, and only to permit development or redevelopment when services are in place or planned to meet the increased demand, in accordance with the concurrency management system. Concurrency, site constraints, and other factors will ensure that redevelopment happens in a deliberate and controlled manner, and may inhibit the developers' ability to achieve maximum build-out.

3. Amend Policy 1.1 as follows:

Policy 1.1: ~~Adopt land development regulations that shall~~ Land Development Regulations shall be amended as necessary to 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 to ensure the compatibility of adjacent land uses;
- c. Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management
- d. Regulate signage
- e. Ensure safe and convenient onsite traffic flow and vehicle parking needs;
- f. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
- g. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- h. Ensure the proper maintenance of building stock and property by continually adopting, updating and enforcing adopted housing, building and related codes; ~~and~~
- i. Discourage the proliferation of urban sprawl;
- ~~j. Encourage redevelopment, renewal or renovation, where and when necessary that~~ Maintains or improves existing neighborhoods and commercial areas;
- ~~k. Eliminate and/or reduce use of land inconsistent with the Future Land Use Map and the community's character, and;~~
- ~~l. Facilitates the achievement of economic development, historic preservation, resource preservation, and other key goals.~~

4. Amend Policy 1.2 as follows:

Policy 1.2: Land development regulations shall be adopted which address the location and extent of non-residential land uses in accordance with the Future Land Use Map. ~~Planning Areas~~ Future Land Use Map Districts may include residential, non-residential and public, semi-public and institutional uses such as schools, public facilities, recreational uses, etc., as indicated on the Future Land Use Map and regulated by the Town Zoning Code.

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5. Amend Policy 1.3 as follows:

Policy 1.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and consistent with the standards for residential land use densities ~~as indicated below: provided in Section 3.4.3 of this Element, titled "Future Land Use Classification System". Please note that the ability to achieve these densities shall be contingent upon, and limited by, the ability to meet adopted Level of Service Standards in the short term planning horizon.~~

:

- ~~a. Low density residential — maximum of 5.81 units per net acre;~~
- ~~b. Medium density residential — maximum of 15.78 units per net acre;~~
- ~~c. High density residential — maximum of 20 units per net acre~~

6. Amend Policy 1.4 as follows:

Policy 1.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for commercial land use intensities ~~as indicated below: provided in Section 3.4.3 of this Element, titled "Future Land Use Classification System". Please note that the ability to achieve these intensities shall be contingent upon, and limited by, the ability to meet adopted Level of Service Standards in the short term planning horizon.~~

- ~~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.~~
  - ~~b. Mixed Commercial/light industrial land uses shall be restricted to Planning Area 3.~~
  - ~~c. Mixed residential/commercial areas shall be restricted to those areas fronting Park Avenue and Tenth Avenue, as per the Future Land Use Plan Map;~~
  - ~~d. Maximum lot coverage ratio shall be established in the Town Zoning Code;~~
  - ~~e. Maximum building height shall be governed by district regulations in the Town Zoning Code and be based upon consistency with development trends in the Vicinity and compatibility with neighboring non-commercial land uses;~~
- and
- ~~f. Adequate off-street parking and loading facilities shall be provided.~~

7. Amend Policy 1.5 as follows:

Policy 1.5: The Town shall encourage the development and redevelopment of activities in ~~Planning Area 3 (Water Tower Road)~~ which will substantially increase the tax base while ~~generating minimum demands on drainage, water and wastewater and transportation systems~~ minimizing negative impacts on natural and historic resources.

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~~existing neighborhoods and development, and adopted Levels of Service standards. The types of land uses permitted shall be those which do not depend primarily on frequent personal visits of customers or clients, but those which normally require accessibility to rail transportation and/or truck routes. Development should be limited to low intensity uses, compatible with current land use types and incorporating suitable open space, landscaping, and parking areas.~~

8. Delete Policy 1.10 as follows:

~~Policy 1.10: No annexations actions shall be taken until such time that the FUTURE LAND USE, CAPITAL IMPROVEMENT, and INTERGOVERNMENTAL COORDINATION elements are updated in a manner consistent with the Annexation Policy adopted by the Palm Beach Countywide Planning Council.~~

9. Add a new Policy under new Objective 1 as follows:

Policy 1.10: The Town shall adopt and maintain land development regulations that provide incentives for bioscience research/ bio-technology uses to encourage the clustering of that industry within the Town, and particularly within the Bioscience Research Protection Overlay (BRPO).

10. Add a new Policy under new Objective 1 as follows:

Policy 1.11: The Town shall ensure that an adequate amount of land is designated for bioscience research/biotechnology uses.

11. Amend Policy 3.3 as follows:

Policy 3.3: Joint public-private efforts shall be pursued as a means of financing needed infrastructure improvements in Planning Area 3 where feasible and appropriate.

12. Delete Policy 5.1 as follows:

~~Policy 5.1: No annexations actions shall be taken until such time that the FUTURE LAND USE, INTERGOVERNMENTAL COORDINATION and SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE elements are updated in a manner consistent with the Annexation Policy adopted by the Palm Beach Countywide Planning Council.~~

13. Add a new Objective 5 as follows:

Objective 5: As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.

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14. Add a new Policy under new Objective 5 as follows:

Policy 5.1: The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.

15. Add a new Policy under new Objective 5 as follows:

Policy 5.2: The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.

16. Add a new Policy under new Objective 5 as follows:

Policy 5.3: The Town shall foster the redevelopment of key corridors and target areas. Compact mixed use development, defined as a mixture of at least two different land uses in a design-unified, vertically and or horizontally integrated, pedestrian-friendly environment, should be the preferred form of development and redevelopment.

17. Add a new Policy under new Objective 5 as follows:

Policy 5.4: Utilize such techniques as distance requirements, buffering, landscaping, lower-intensity development, and scale-down requirements to provide appropriate transitions between uses and districts of different intensities, densities, and functions.

18. Add a new Policy under new Objective 5 as follows:

Policy 5.5: Develop and redevelop downtown Lake Park in a pedestrian-friendly manner through streetscape improvements, and parking regulations for new construction.

19. Add a new Policy under new Objective 7 as follows:

Policy 5.6: The Town, through its Land Development Regulations, shall require mitigation for landscaping off-site if development or redevelopment is unable to meet landscaping requirements on-site.

20. Add a new Objective 6 as follows:

Objective 6: The Town shall protect structures and sites within its boundaries that contribute significantly to its heritage.

21. Add a new Policy under new Objective 6 as follows:

Policy 6.1: The Zoning and Land Development Regulations shall include safeguards to protect historical buildings under consideration for alteration from unauthorized demolition.

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22. Add a new Policy under new Objective 6 as follows:

Policy 6.2: Consider the publication of guidelines to assist residents and businesses with the restoration of historic buildings, and provide other technical assistance as feasible and appropriate.

23. Add a new Policy under new Objective 6 as follows:

Policy 6.3: The Town shall continue to designate historically significant building and sites as "Historic", and shall protect and preserve these buildings and sites through the Historic Preservation Ordinance, as it may be amended from time to time. The Town shall also consider the benefit and feasibility of designating a local historic district within its boundaries.

24. Add a new Policy under new Objective 6 as follows:

Policy 6.4: The Town shall continue to maintain a database of the Town's historic structures and sites.

25. Add a new Policy under new Objective 6 as follows:

Policy 6.5: The Town shall consider the use of transfers of development rights, purchase of development rights, and other creative mechanisms to achieve its historic preservation goals while not placing an undue burden on property owners.

26. Add a new Objective 7 as follows:

Objective 7: The Town recognizes the benefits of unified architectural and design standards. The Town shall continue to develop, maintain, revise and enforce these standards as appropriate.

27. Add a new Policy under new Objective 7 as follows:

Policy 7.1: The Town shall continue to elicit community participation in the development of community design standards for specific neighborhoods and areas as a key component of its redevelopment and planning efforts.

28. Add a new Objective 8 as follows:

Objective 8.: The Town shall implement a Bioscience Research Protection Overlay (BRPO) for the purpose of promoting bioscience research / biotechnology uses and shall discourage the conversion of those uses to retail or residential uses.

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29. Add a new Policy under new Objective 8 as follows:

Policy 8.1.: The types of uses encouraged within the BRPO shall include science/ biotechnology research uses and their supporting facilities; laboratories; other industrial uses including manufacturing uses; clinical research hospitals; and commercial retail or office uses that are accessory or ancillary to bioscience research / biotechnology uses. The Town's Land Development Regulations shall implement the encouragement of these uses.

30. Add a new Policy under new Objective 8 as follows:

Policy 8.2.: The Bioscience Research Protection Overlay (BRPO) shall be depicted on the Town's Future Land Use Map and the Town's Official Zoning Map.

31. Add a new Policy under new Objective 8 as follows:

Policy 8.3.: The Town shall encourage bioscience research / biotechnology uses as permitted uses within the Bioscience Research Protection Overlay (BRPO) so as to achieve, in coordination with the County and adjacent municipalities, a clustering of bioscience research / biotechnology uses, and thus to promote the intellectual exchange between researchers, scientists, students and others in the bioscience research/ biotechnology industry workforce.

32. Add a new Policy under new Objective 8 as follows:

Policy 8.4.: The Town shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research/ biotechnology uses so as to develop a cluster of the industry within the BRPO.

33. Add a new Policy under new Objective 8 as follows:

Policy 8.5.: Those parcels of land whose future land use and zoning designations permit bioscience research / biotechnology uses, may not be rezoned, redesignated, amended or otherwise converted to other commercial retail or residential uses, which are not clearly accessory or ancillary uses to bioscience research / biotechnology uses without the supermajority vote of the Town Commission.

34. Add a new Objective 9 as follows:

Objective 9.: Within in the Residential and Commercial land use the town shall implement a Mixed-Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as a mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

multi-family residences, except for adult congregate living facilities. The commercial component of a mixed-use project may include, but is not limited to, small scale retail sales and services; business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities, green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed use projects should encourage and attract the development of a compatible mix of residential, non-residential, and commercial uses in a proposed development which is consistent and compatible with the Town's comprehensive plan and platted in accordance with the procedures of the Town Code and state law.

35. Add a new Policy under new Objective 9 as follows:

Policy 9.1.: The first floor of any building in a mixed-use project that has frontage on the Federal Highway corridor, may not contain any residential uses.

36. Add a new Policy under new Objective 9 as follows:

Policy 9.2.: Single family lots located east of 2nd Street and west of Federal Highway within a Residential and Commercial Land Use District shall remain as single family lots used for residential purposes only, with no commercial or multifamily development permitted, until the Town adopts specific land development regulations for the Mixed-Use Zoning District.

37. Add a new Policy under new Objective 9 as follows:

Policy 9.3: A commercial only mixed use project shall only be approved through a PUD process as defined and regulated in the zoning code.

38. Add a new Policy under new Objective 9 as follows:

Policy 9.4.: A Commercial or multifamily (including duplexes) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.

39. Add a new Policy under new Objective 9 as follows:

Policy 9.5.: Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code.



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40. Add a new Policy under new Objective 9 as follows:

Policy 9.6.: A mixed use redevelopment project or a commercial only shall have a maximum F.A.R. of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e. outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance.

41. Add a new Policy under new Objective 9 as follows:

Policy 9.7.: To the west of Federal Highway there shall be a fully landscaped buffer/screen between any mixed use redevelopment project and a single family use or a public right of way. All such projects shall be compatible with the surrounding area.

42. Add a new Policy under new Objective 9 as follows:

Policy 9.8.: Development along Lakeshore Drive shall maintain pedestrian oriented architecture, landscaping, and access.

43. Add a new Policy under new Objective 9 as follows:

Policy 9.9.: Public schools are a permitted use within Mixed Use districts.

44. Amend the Future Land Use Classification System as follows:

3.4.3. Future Land Use Classification System.

Land use categories listed as follows on the following Table are hereby adopted as the "Future Land Use Classification System". Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) is contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in the short term planning horizon.

Single Family Residential – Single family detached residences, with a maximum density not to exceed six (6) units per gross acre including permitted accessory uses.

Low Density Residential – Single family detached residences, and clustered single family detached residents, with a maximum density not to exceed ~~5.81~~ nine (9) dwelling units (du) per ~~net~~ gross acre, including permitted accessory or conditional uses.

## TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

Medium Density Residential - Single family detached residences, duplexes, townhouses, clustered single family detached residences, and multiple family residences with a maximum density not to exceed ~~15.78~~ 19 dwelling units (du) per net gross acre, including permitted accessory or conditional uses. Public schools are a permitted use within this land use designation.

High Density Residential – Single family detached residences, duplexes, townhouses, clustered single family detached residences, and multiple family residences, with a maximum density not to exceed ~~204~~ dwelling units (du) per net gross acre, including permitted accessory or conditional uses. Public schools are a permitted use within this land use designation.

Condominium Residential – Single family detached residences, duplexes, townhouses, clustered single family detached residences, and multiple family residences with a maximum density not to exceed 40 units per gross acre. Public schools are a permitted use within this land use designation.

Mixed Residential and Commercial – Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and professional commercial uses with a maximum F.A.R. of 2.4 along major thoroughfares. Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 8-0 percent of the buildings on a development site or block face.

Downtown – Mixed use development with a maximum F.A.R. of 5.0 and a maximum residential density of 27 units per gross acre. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 8-0 percent of the buildings on a development site or block face.

Commercial – Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation.

Commercial and Light Industrial – Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial activities uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.

Public Buildings and Grounds – Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage

of vehicles and equipment, with a maximum F.A.R. of 3.0. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held by publicly regulated utility. Public schools are a permitted use within this land use designation.

~~Other Public Facilities – Lands uses and activities within land areas concerned with and structures utilized by other public or private facilities and institutions such as churches, clubs, schools, fraternal organizations, homes for the aged and infirm, and other similar uses, with a maximum F.A.R. of 3.0. Public schools are a permitted use within this land use designation.~~

Recreation and Open Space – Areas devoted to leisure time and outdoor recreational needs. The Recreation Overlay indicates areas that have been identified for potential future use as recreation and open Space. Areas within the Recreational Overlay may be utilized in accordance with the underlying land use designation until they are acquired for recreation and open space use. At that time, the underlying land use designation shall convert to Recreation and Open Space.

Water – All areas covered by water or any right-of-way for the purpose of conveying or storing water.

Conservation – Areas of passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations, walkways, and greenways. Conservation uses must not impair the natural environment or disturb the natural ecosystem of the area, and will not conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the natural reservation.

Bioscience Research Protection Overlay (BRPO): The area designated on the Future Land Use Map includes land that has been determined to be appropriate to accommodate bioscience research / biotechnology uses, as well as other intellectual knowledge-based industry sectors. “Bioscience uses” means those land uses that support science and biotechnology research, engineering and manufacturing such uses as laboratories, educational facilities and clinical research hospitals and accessory uses, including administrative office and retail uses. Limited residential uses, which support the bioscience cluster shall be considered bioscience uses.

“Mixed Use Zoning Districts and Overlays” – a Mixed-Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of multi-family residences, except for adult congregate living facilities. The commercial component of a mixed-use project shall be comprised of small scale retail sales and services.

## TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities, green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed use projects should encourage and attract the development of a compatible mix of residential, non-residential, and commercial uses in a proposed development which is consistent and compatible with the Town's comprehensive plan and platted in accordance with the procedures of the Town Code and state law.

A mixed use redevelopment project shall have a maximum F.A.R. of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e. outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. The first floor of any building in a mixed-use project that has frontage on the Federal Highway corridor may not contain any residential uses.

Annexation: Areas identified "Annexation" are not within the current Town boundaries, but have been identified for potential future annexation.

**APPLICATION NO. 2  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
TRAFFIC CIRCULATION ELEMENT**

1. Change the name of the Element from "Traffic Circulation" to "Transportation", in accordance with Chapter 163.3177(6)(h), Florida Statutes (F.S.) and Rule Chapter 9J-5.019, Florida Administrative Code (F.A.C.).

2. Amend Objective 1 as follows:

~~Objective 1: The Town shall coordinate as appropriate with the appropriate agencies, including the Florida Department of Transportation and Palm Beach County Metropolitan Planning Organization, to implement projects to address Existing roadway deficiencies and address current and projected multi-modal transportation needs by actively pursuing with the Florida Department of Transportation working through the Palm Beach County Metropolitan Planning Organization to schedule a planning/engineering study to investigate the widening of U.S. Highway #1 from five lanes to six lanes from Palmetto Road, south to Silver Beach Road, to be included in FDOT's next update to the State's Five Year Transportation Improvement Program.~~

3. Amend Policy 1.1 as follows:

Policy 1.1: The Town hereby adopts the following Level of Service (LOS) standards for each listed facility type:

- a. Collector roadways – LOS Standard €D
- b. Urban Minor Arterial roadways – LOS Standard €D
- c. Urban Major Arterial roadways – LOS Standard €D
- d. Strategic Intermodal System roadways – LOS Standard D.

4. Delete Objective 2 as follows:

~~Objective 2: Projected traffic circulation system demand through year 1994 will be met by cooperating and coordinating with FDOT to schedule the widening of U.S. Highway 1 from Palmetto Road South to at least Silver Beach Road.~~

5. Move Policy 2.1 under Objective 1.0, and renumber and amend as follows:

Policy ~~2.1.3~~: The Town shall adopt a Traffic Performance Standard ordinance for ensuring that adequate roadway capacity is available or is planned when needed by a development. The Town will continue to utilize the County's Traffic Performance Standards.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

6. Move Policy 2.2 under Objective 1, and renumber and amend as follows:

Policy 2.21.4: The Town shall review all proposed development and coordinate and cooperate with the responsible agencies to assure that roadway improvements are planned in ~~compliance~~ accordance with the LOS Standards.

7. Add a new Policy under Objective 1 as follows:

Policy 1.5: The Town shall periodically evaluate the transportation network and implement an improvement schedule in conformance with the Capital Improvements Element.

8. Add a new Objective 2 as follows:

Objective 2: Ensure the provision of a full range of multi-modal transportation options, including pedestrianism, bicycles, automobiles, and transit for existing and future residents, businesses and visitors.

9. Add a new Policy under new Objective 2 as follows:

Policy 2.1: The Town shall continue to coordinate with the Palm Beach County Metropolitan Planning Organization (MPO) to ensure that innovative ideas regarding transportation planning in Lake Park are forwarded.

10. Add a new Policy under new Objective 2 as follows:

Policy 2.2.: The Town shall encourage mixed-use development and/or Transit Oriented Development in appropriate locations in order to reduce the need for vehicular trips.

11. Amend Policy 3.1 as follows:

Policy 3.1: The Town shall ~~prohibit on-street parking on all arterial and major collector roads~~ seek opportunities to expand multi-modal transportation access to its roadway system and existing and proposed developments and uses.

12. Amend Policy 4.1 as follows:

Policy 4.1: The ~~Town police~~ Palm Beach County Sheriff's Department shall be responsible for the preparation of annual accident frequency reports for all collector and arterial roads.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

13. Amend Objective 5 as follows:

Objective 5: Traffic circulation planning will be coordinated with the future land uses shown on the Future Land Map of this plan, ~~the FDOT 5 year Transportation Plan and plans of neighboring jurisdictions and the roadway and transportation improvement plans of the State, County, Palm Beach County MPO, and neighboring jurisdictions.~~

14. Amend Policy 5.1 as follows:

Policy 5.1: ~~The Town Public Works Department shall review future updates of the FDOT 5 year transportation plan and coordinate with the Palm Beach County MPO in order to update or modify this element, if necessary. As part of the annual budgeting and Capital Improvements Element update the Town shall review the compatibility of this Element with the roadway and transportation improvement plans of the State, County and MPO.~~

15. Amend Policy 5.2 as follows:

Policy 5.2: The Town shall review ~~for compatibility with this element, the traffic circulation~~ transportation plans and programs for the County and neighboring municipalities as they become available in the future of other jurisdictions that operate transportation facilities within or proximate to its boundaries, including neighboring jurisdictions, to ensure consistency with this Element.

16. Amend Objective 6 as follows:

Objective 6: Right-of-way acquisition needs shall be formally identified and a priority schedule for acquisition or reservation shall be established identified, prioritized, and incorporated into the Capital Improvements Schedule, to the extent that needed projects are identified and funded. Right-of-way reservations shall continue to be required, as appropriate, as a function of development approvals or other components of the Town's Code of Ordinances, Zoning Code, and Land Development Regulations.

17. Amend Policy 6.1 as follows:

Policy 6.1: The Town shall maintain an "Official Transportation Map" identifying future rights-of-way based upon the TRAFFIC CIRCULATION element and the FUTURE LAND USE element of this Plan.

18. Amend Policy 7.1 as follows:

Policy 7.1: The Town shall plan maintenance and repair ~~efforts~~ of local streets well in advance of wear and deterioration as part of the annual update of the Capital Improvements Element and its budgeting processes.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

19. Delete Policy 7.2 as follows:

~~Policy 7.2: The town will provide for maintenance and repair funding in the annual budgeting process.~~

20. Amend Policy 8.2 as follows:

Policy 8.2: At the time of redevelopment and though cross-access and shared access agreements, the Town shall discourage excessive curb cuts including the control of connections and access points of driveways and roads to roadways on arterial and major collector streets within the confines of the Town's roadway network.

21. Amend Policy 11.2 as follows:

Policy 11.2: To consider the latest urban transportation plan prepared by the West Palm Beach Urban Area Metropolitan Planning Organization and the Florida Department of Transportation, ~~i.e. the Year 2010 Transportation Plan~~ in the planning of the Town's traffic circulation system.



TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

22. Replace the Future Traffic Circulation Map with the Future Transportation Map, as follows:

**FROM:**

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

**TO:**

**APPLICATION NO. 3  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
HOUSING ELEMENT**

1. Amend the Goal Statement as follows:

5.4.1            Town Goal Statement

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 Plan Map; (2) specific housing needs as reflected in the most recent Shimberg Center for Affordable Housing's Affordable Housing Needs Assessment; and (23) the current residential character of the Town and individual Planning Areas. Further, ensure that the character of new housing ~~stock remains consistent with that currently in evidence~~ is compatible with the existing housing stock, particularly historic housing, while accommodating ~~the needs of projected population levels~~ current housing needs.

2. Amend Objective 1 as follows:

Objective 1:            The quality of the existing housing stock and residential neighborhoods shall be maintained by assuring that addressing substandard housing conditions are prevented through code enforcement and other appropriate mechanisms.

3. Amend Policy 1.1 as follows:

Policy 1.1: ~~Adopt~~ Maintain minimum housing regulations that shall contain specific and detailed provisions required to ensure the provision of decent, safe, sanitary and affordable housing implement the adopted in accordance with the Comprehensive Plan, and which, at a minimum:

- ~~A. Establish minimum standards for sanitary, water supply, heating and cooking and garbage disposal facilities;~~
- ~~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 maximum occupancy and/or minimum dwelling space and Sanitary requirements.~~

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

4. Amend Policy 2.2 as follows:

Policy 2.2: ~~Adopt administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:~~

~~A. Designate a Town housing official;~~

~~B. Establish~~ Utilize the following definitions of in assessing and monitoring housing conditions:

Standard Condition – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code, 1985 edition, or locally adopted version thereof.

Substandard Condition – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code, 1985 edition, or locally adopted version thereof, as determined by the Housing Official, where the costs of rehabilitation or code compliance are valued at less than 50% of the total value of the structure.

In Need of Replacement - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code, 1985 edition, or locally adopted version thereof, as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure; and

~~B. Establish administrative procedures.~~

~~C. Consider the need for a community appearance board to assist the Town housing official in administering minimum housing regulations.~~

5. Add a new Policy under Objective 2 as follows:

Policy 2.3: The Town shall coordinate with the appropriate agencies, including the State of Florida and Palm Beach County, to attempt to secure grant funds (i.e. CDBG, HOME, SHIP) to assist income-qualified households in conducting repairs to correct substandard housing conditions, and/to to improve the condition of the rental housing stock that is affordable to income-qualified households.

6. Add a new Policy under Objective 3 as follows:

Policy 3.7: The Town shall implement strategies to ensure the availability of a diversity and mix of housing types in order to meet the needs of households of different income and needs groups. These strategies might include, but are not limited to, inclusionary zoning, land trusts, linkage fees, density bonuses, and participation in federal, State and County grant programs.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

7. Add a new Policy under Objective 3 as follows:

Policy 3.8: In consideration of the fact that the Town's 2005 homeownership rate of 43.5% is significant less than the homeownership rate for the State of Florida's 2005 homeownership rate of 70.3%, the Town shall prioritize the creation of homeownership units, and shall coordinate with the appropriate agencies, including the State of Florida and Palm Beach County, to attempt to secure grant funds (i.e. CDBG, HOME, SHIP) to assist income-qualified renter households in becoming homeowners.

8. Add a new Policy under Objective 4 as follows:

Policy 4.3: The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

9. Amend Policy 7.1 as follows:

Policy 7.1: The Town, in developing new or revising existing regulations, shall review appropriate zoning and land development regulations by April 1990 to ensure that the regulations are not exclusionary with respect to permitting low and moderate income consider potential impacts of these regulations on the provision of affordable and workforce housing, and take steps to mitigate these barriers.

10. Amend Policy 7.4 as follows:

Policy 7.4: In scheduling the review of proposed development or redevelopment, the Planning and Zoning Board shall give priority to low and/or moderate income housing project applications that provide for affordable homeownership units.

11. Delete Policy 8.2 as follows:

~~Policy 8.2: Section 32-85(b) shall be repealed.~~

12. Renumber Policy 7.4 as follows:

Policy 8.32: The location and placement of manufactured housing is permissible in low to medium residential land use categories as shown on the future land use map in the comprehensive plan.

**APPLICATION NO. 4**  
**TOWN OF LAKE PARK COMPREHENSIVE PLAN**  
**SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND**  
**NATURAL GROUNDWATER RECHARGE ELEMENT**

1. Amend Objective 1 as follows:

Objective 1: The Town shall ensure through the land development review process that, ~~at the time a building permit is issued,~~ adequate public facility capacity is available or will be available ~~at the time of occupancy~~ in accordance with its Concurrency Management System.

2. Add the following new Policy under Objective 1:

Policy 1.6: The Town shall consider the feasibility of establishing an impact fee schedule in order to ensure that the public facilities and services at the adopted level of service are available concurrent with the impacts of development and in conformance with the Capital Improvements Element.

3. Add the following new Policy under Objective 1.0:

Policy 1.7: The Town, in coordination with Palm Beach County, shall continue to regulate businesses potentially generating pollutants.

4. Amend Objective 2 as follows:

Objective 2: The Town shall establish and maintain a five-year schedule of capital improvement needs to be updated annually in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

5. Amend Policy 2.1 as follows:

Policy 2.1: Existing deficiencies will be addressed by undertaking ~~the following activities~~ improvements in accordance with the Capital Improvements Schedule.\*\*\*  
(Note – delete rest of Policy)

6. Amend Policy 2.2 as follows:

~~Policy 2.2: A Capital Improvements Coordinating Committee, headed by the Director of the Public Works Department, shall be created for the purpose of The Town administration, including key department heads, shall evaluate, and ranking and recommend capital improvement projects for inclusion in the five-year schedule of needs~~ Capital Improvements Schedule.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

7. Add the following new Policy under Objective 2.0:

Policy 2.3: The Town shall update the Master Drainage Plan every five years, and shall include identified projects in the Capital Improvements Schedule.

8. Add the following new Policy under Objective 2.0:

Policy 2.4: The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility workplans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

**APPLICATION NO. 5  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
COASTAL MANAGEMENT ELEMENT**

1. Amend Policy 2.1 as follows:

Policy 2.1: ~~incorporate~~ Utilize urban Best Management Practices (BMPs) ~~identified in the Areawide Waste Treatment Management Plan (408 Plan)~~ to reduce non-point source pollutant loadings to non-estuarine waters via the Town's stormwater drainage system.

2. Amend Objective 3 as follows:

Objective 3.0: Maintain or reduce hurricane evacuation times, address general hazard mitigation, and ~~incorporate~~ implement the recommendations of the ~~local peacetime applicable~~ emergency management plans and ~~applicable~~ interagency hazard mitigation reports as appropriate.

3. Amend Policy 3.3 as follows:

Policy 3.3: Land development regulations shall ~~include provisions to review consistency with of the local peacetime~~ ensure the consistency of emergency management plans with and development order approvals.

4. Amend Policy 3.4 as follows:

Policy 3.4: The Town will review ~~the local peacetime~~ applicable emergency management plans and ~~existing~~ interagency hazard mitigation reports on an annual basis and adopt land development regulations to incorporate emergency management plan or mitigation report recommendations into the development review process.

5. Amend Objective 4 as follows:

Objective 4.0: Provide infrastructure and services at adopted ~~Establish~~ levels of service in the coastal area.

6. Amend Policy 4.1 as follows:

Policy 4.1: ~~Through existing and/or future citizen committees, establish a needs assessment of~~ Continue to provide for water-dependent and water-related uses in the coastal area including the provision and expansion of the Town Marina, in conjunction with the analyses and recommendations established in the RECREATION AND OPEN SPACE Element goals, objectives and policies of this Comprehensive Plan.



TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

7. Add a new Policy under Objective 4 as follows:

Policy 4.2: The Town shall establish a Marina Siting Plan consistent with 163.3178(6), F.S.

8. Amend Policy 5.1 as follows:

Policy 5.1: The Town shall ~~delineate~~ define its coastal high hazard areas ~~described in the applicable data and analysis section of the plan. A map shall be prepared delineating subject areas. At a minimum, those areas designated on the Federal Emergency Management Act map shall be designated coastal high hazard areas 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. The Coastal High Hazard Area is identified on the Future Land Use Map.

9. Amend Policy 5.2 as follows:

Policy 5.2: The Town shall ~~adopt~~ utilize its land development regulations ~~that to~~ discourage population concentrations and development or redevelopment in, limit public expenditures that subsidize development or redevelopment in, and relocate or replace infrastructure away from coastal high hazard areas if not contrary to the health, safety or welfare of the residents of Lake Park. Public expenditures shall be limited to maintenance and purchase of public open space, drainage improvements, elimination of existing septic systems, upgrading existing roads, and repair or replacement of the seawall.

10. Amend Policy 5.5 as follows:

Policy 5.5: The Town shall ~~conduct a review to verify if~~ maintain an inventory of any historic buildings and sites ~~are~~ in the coastal high hazard area.

11. Amend Policy 5.6 as follows:

Policy 5.6: Land development regulations shall ~~be established to~~ protect any existing or future historic buildings in the coastal high hazard area.

12. Amend Policy 5.7 as follows:

Policy 5.7: ~~Land development regulations shall be established to limit development in coastal high hazard areas to low density development~~ In regulating development and redevelopment in all areas, including the Coastal High Hazard Area, the Town shall maintain hurricane evacuation times in accordance with Section 163.3178(9), F.S.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

13. Amend Policy 5.8 as follows:

Policy 5.8. Land development regulations shall be ~~established to adopt~~ be consistent with the provisions of the Southern Florida Building Code, Southern Standard Mechanical Code, Southern Standard Plumbing Code, Southern Standard Gas Code, and National Electric Code as they pertain to general hazard mitigation and other issues.

**APPLICATION NO. 6  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
CONSERVATION ELEMENT**

1. Amend Policy 1.1 as follows:

Policy 1.1: Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken ~~within 30 days of completion of clearing work~~ in accordance with all applicable National Pollutant Discharge Elimination System standards.

2. Amend Policy 2.2 as follows:

Policy 2.2: In water management systems where use of canals or ponds is necessary, any modification to, or construction of, canals or ponds should consider water and habitat quality enhancement features such as planted littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent to canals or ponds in accordance with all applicable National Pollutant Discharge Elimination System standards.

3. Add the following new Policy under Objective 6:

Policy 6.6: The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility workplans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

4. Add a new Objective as follows:

Objective 7: The Town shall preserve the Lake Park Scrub Area.

5. Add a new Policy under new Objective 7 as follows:

Policy 7.1: During the annual review of the Capital Improvements Element, projects for improvement and continued protection of Town's natural area(s) shall be included, to the extent that such projects are programmed and funded.

**APPLICATION NO. 7**  
**TOWN OF LAKE PARK COMPREHENSIVE PLAN**  
**RECREATION AND OPEN SPACE ELEMENT**

1. Amend Objective 4 as follows:

Objective 4: ~~Incorporate levels of service standards for recreation facilities and open space areas into property development regulations~~ The Town shall require a minimum of 2.5 acres of developed recreation and open space per 1,000 residents.

2. Amend Policy 4.1 as follows:

Policy 4.1: ~~Conduct a survey of Town residents to determine specific use of recreational facilities, leisure activities, and open space areas. Results of the survey are to be evaluated in terms of level of service standards referenced in Section 9.3.1~~ The Town shall consider the feasibility of establishing an impact fee schedule within the Town in order to ensure that the recreation and open space facilities at the adopted level of service are available concurrent with the impacts of development and in conformance with the Capital Improvements Element.

3. Amend Policy 4.2 as follows:

Policy 4.2: ~~Adopt interim levels of service standards as identified in Table 9-4 of this element~~ The Town will identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.

4. Add a new Policy under Objective 4 as follows:

Policy 4.3: The Town shall update its Land Development Regulations to require certain percentages of open space to be provided for all new developments or redevelopment projects within the Town.

**APPLICATION NO. 8**  
**TOWN OF LAKE PARK COMPREHENSIVE PLAN**  
**INTERGOVERNMENTAL COORDINATION ELEMENT**

1. Amend Policy 1.1 as follows:

~~Policy 1.2: Coordinate as appropriate, with North Palm Beach, Palm Beach Gardens, Riviera Beach, Palm Beach County, the Palm Beach County School Board, and municipal service providers, the Treasure Coast Regional Planning Council and the State of Florida~~ The Town shall participate in the Palm Beach County Intergovernmental Coordination Program and Intergovernmental Plan Amendment Review Committee (IPARC) regarding pending land use Comprehensive Plan amendments or land development decisions within Lake Park. Formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders. Comments from adjacent municipalities shall be formally considered prior to making a land use planning or development decision in these areas.

2. Amend Policy 1.4 as follows:

~~Policy 1.4: Prepare and adopt an official annexation policy using methods and guidelines established by the Palm Beach Countywide Planning Council in its annexation policy, adopted in May, 1988~~ The Town, where appropriate, shall coordinate its annexation policies with Palm Beach County and adjacent local governments.

3. Amend Policy 1.5 as follows:

~~Policy 1.5: Request the Florida Department of Health and Rehabilitative Services for assistance to revise the Town Zoning Code to provide greater opportunities in Lake Park for Group Homes~~ Provide opportunities for group homes in Lake Park in accordance with State requirements and in coordination with the appropriate agencies, including the Florida Department of Children and Families.

4. Amend Policy 1.6 as follows:

~~Policy 1.6: Request the Palm Beach County Solid Waste Authority to jointly develop a pilot program~~ Coordinate as appropriate with Palm Beach County's Solid Waste Authority in the implementation of programs for waste separation within the Town.

5. Add a new Policy under Objective 1 as follows:

Policy 1.7: The Town will carefully monitor and reevaluate its contract for Police and Fire-Rescue Services with Palm Beach County on an ongoing basis.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

6. Add a new Policy under Objective 1 as follows:

Policy 1.8: The Town will closely work with the Palm Beach County Sheriff's Office and Palm Beach County Fire Rescue on public health, safety and welfare issues.

7. Add a new Policy under Objective 1 as follows:

Policy 1.9: The Town will continue working with the Palm Beach County Sheriff's Office to promote the work done by the Sheriff's Office Fire-Rescue Division and the public safety officers within the Town. The Town will assist these agencies to increase awareness of existing public safety programs available to Lake Park citizens and promote new programs to benefit public health, safety and welfare.

8. Add a new Policy under Objective 1 as follows:

Policy 1.10: The Town will develop and define partnerships with the Metropolitan Planning Organization, Palm Tran, the Florida Department of Transportation and other applicable agencies or groups with respect to mass transit as well as other transportation planning issues. The Town will coordinate with the Florida Department of Transportation to evaluate and mitigate impacts on the State highway system that result from projects that are not reviewed as developments of regional impact.

9. Amend Objective 2 as follows:

Objective 2: ~~Coordinate with appropriate jurisdictions regarding: the prevention of the formation of enclaves adjacent to or in proximity to the Lake Park corporate limits~~ The Town, in coordination with Palm Beach County and neighboring municipalities, shall consider annexation requests from property owners who wish to voluntarily become a part of the Town and whose properties are contiguous to existing municipal limits, and/or shall identify and move to annex areas when such annexations are deemed to be in the best interest of the Town and the area to be annexed.

10. Add the following new Policy under Objective 2:

Policy 2.3: Should annexations occur the Town shall confer with all affected jurisdictions to ensure an equitable and smooth transition.

11. Add the following new Policy under Objective 2:

Policy 2.4: Any petition to annex properties into the Town of Lake Park should not be approved if such annexation will adversely affect the supply and delivery of public facilities and services or otherwise present an unreasonable burden to the citizens of Lake Park.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

12. Amend Objective 3 as follows:

Objective 3: ~~Establish~~ Coordinate level of service standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

13. Add the following new Policy under Objective 4:

Policy 4.7: The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility workplans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

14. Amend Policy 5.1 as follows:

Policy 5.1: Any development which may necessitate an amendment to the comprehensive plan of the Town of Lake Park shall be reviewed with respect to the relationship such development may have upon compatibility with comprehensive plans of surrounding units of local and regional government. The Town shall participate in the Palm Beach County Intergovernmental Coordination Program and Intergovernmental Plan Amendment Review Committee (IPARC) in the coordination and review of proposed Comprehensive Plan amendments.

15. Add a new Objective as follows:

Objective 6: The Town shall maintain existing and promote increased economic stability within the boundaries of Lake Park. This commitment to economic development shall be considered when conducting Town business including the execution of all contracts and interlocal agreements.

16. Add a new Policy under new Objective 6 as follows:

Policy 6.1: The Town shall explore the establishment of economic development zones or other mechanisms to retain and attract businesses.

17. Add a new Policy under new Objective 6 as follows:

Policy 6.2: The Town shall consider conducting market studies to determine types of businesses needed in the downtown, mixed use, and/or commercially or industrially designated areas.

18. Add a new Policy under new Objective 6 as follows:

Policy 6.3: The Town shall explore alternative sources for funding or tax relief.

19. Add a new Policy under new Objective 6 as follows:

Policy 6.4: The Town shall continue communication and cooperation with the Palm Beach County Office of Economic Development, and shall coordinate as appropriate with other agencies in the implementation of economic development strategies in the Town, County, region and State.

20. Add a new Objective 7 as follows:

Objective 7: To coordinate planning efforts with the municipalities of Jupiter, Riviera Beach, North Palm Beach, Palm Beach Gardens, Mangonia Park and Palm Beach County (the North Palm Beach County partners) in order to jointly identify land parcels in northern Palm Beach County which will provide opportunities for the development of bioscience research / biotechnology uses and will help secure those parcels against conversions to retail, commercial or residential land-use designations.

21. Add a new Objective 7 as follows:

Policy 7.1: Develop a unified vision in coordination with the North Palm Beach County partners and assign a Bioscience Research Protection Overlay (BRPO) to land parcels within the Town in order to provide opportunities for bioscience research / biotechnology uses.

22. Add a new Objective 7 as follows:

Policy 7.3: To assure greater cooperation with the North Palm Beach County partners, the Town shall maintain its representation on the Bioscience Land Protection Advisory Board (BLPAB) as set out in the Interlocal Agreement to ensure the protection of bioscience uses within the BRPO.



**APPLICATION NO. 9**  
**TOWN OF LAKE PARK COMPREHENSIVE PLAN**  
**CAPITAL IMPROVEMENT ELEMENT**

1. Amend Objective 1 as follows:

Objective 1: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; (3) achieve or maintain the adopted Level of Service Standards; (4) assist in the achievement of Comprehensive Plan goals, objectives and policies, and/or; (35) replace worn-out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this element, ~~as Exhibited on Table 11-6.~~

2. Amend Policy 1.3 as follows:

Policy 1.3: ~~A Capital Improvements Coordinating Committee is hereby created, composed of the Directors of Public Works, Finance and Recreation and the Town Manager, for the purpose of The Town administration, including key Department heads, shall evaluate, and ranking in order of priority projects for inclusion in the 5-Year Schedule of Improvements and recommend capital improvement projects for inclusion in the five-year Capital Improvements Schedule.~~

3. Add a new Policy under Objective 1 as follows:

Policy 1.6: The Town shall review the available capital improvements plans of other agencies having jurisdiction over infrastructure and services which impacts its adopted Level of Service Standards in order to monitor its ability to meet its Level of Service Standards through the planning period, and ensure the financial feasibility of the Comprehensive Plan. Projects deemed necessary to maintain the Level of Service standard as a result of this review shall be referenced in the Town's Capital Improvement Program and Schedule.

4. Add a new Policy under Objective 1 as follows:

Policy 1.7.: The Town shall maintain records to determine whether a cumulative 110% de minimus transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule.

5. Add a new Policy under Objective 1 as follows:

Policy 1.8: On or before the statutory deadline, the Comprehensive Plan shall be amended to include a financially feasible Five Year Capital Improvements Schedule that documents all projects necessary to achieve and/or maintain the Level of Service Standard or that otherwise implement the Comprehensive Plan. The

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

schedule shall be updated annually through the Comprehensive Plan amendment process. In addition to Town projects, the Capital Improvements Schedule shall include projects to be implemented by other agencies that impact its ability to achieve or maintain the adopted Level of Service Standards, including transportation projects that maybe implemented in whole or in part through proportionate fair share mitigation options.

6. Add a new Policy under Objective 1 as follows:

Policy 1.9: The Town shall update the Master Drainage Plan an ongoing basis and shall include identified projects in the Capital Improvements Schedule. During the annual review of the Town's capital improvements needs, the Town shall consider and accordingly prioritize drainage improvements as recommended by the Town's Master Drainage Plan.

7. Add a new Policy under Objective 1 as follows:

Policy 1.10: The Town shall periodically evaluate the transportation network and implement an improvement schedule in conformance with the Capital Improvements Element.

8. Add a new Policy under Objective 1 as follows:

Policy 1.11 The following Capital Improvements Schedule, as it is annually updated in accordance with State growth management requirements, includes all projects scheduled to meet or improve the adopted Level of Service Standards during the five-year planning period, and other projects that further implementation of this Comprehensive Plan and its goals, objectives and policies.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

TOWN OF LAKE PARK FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE  
2007 – 2012

<u>Project Category</u>	<u>Project Name</u>	<u>07/08</u>	<u>08/09</u>	<u>09/10</u>	<u>10/11</u>	<u>11/12</u>	<u>Funding Source</u>
2, 4	Downtown Park Avenue and 10 <sup>th</sup> Street Alleyway Project	\$650,000	\$650,000	0	0	0	Tax Increment Financing
2, 4	Stormwater Utility District Improvements	0	\$200,000	\$200,000	0	0	Special Assessment
4	Northlake Boulevard Landscaping	0	\$589,500	0	0	0	Palm Beach County Metropolitan Planning (Not Town funded )
		\$2,355,000	\$2,319,000	\$467,000	\$350,000	\$4,025,000	

Project Category Codes

- 1 – Project necessary to achieve Level of Service
- 2 – Project will enhance ability to continue to meet Level of Service
- 3 – Project will enhance ability to meet Level of Service for Optional Element
- 4 – Project will further the achievement of Comprehensive Plan goals, objectives and policies.

TOWN OF LAKE PARK COMMITTED FUNDING SOURCES FOR CAPITAL IMPROVEMENTS 2007-2012

<u>Funding Source</u>	<u>07/08</u>	<u>08/09</u>	<u>09/10</u>	<u>10/11</u>	<u>11/12</u>
Tax Increment Financing	\$650,000	\$650,000	0	0	0
Special Assessment	0	\$200,000	\$200,000	0	0
Palm Beach County MPO Transportation Improvement Program	0	\$589,500	0	0	0
Total	\$650,000	\$1,439,500	\$200,000	0	0

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

Note: The projects on the following table, if implemented, will further the achievement of Comprehensive Plan goals, objectives and policies, but are not necessary for the achievement of adopted Level of Service standards. The City Grants Writer has been charged with researching and finding funding sources for the following projects. There is no funding available from current or foreseeable revenue streams to affect these needed community improvements. If funding is secured, however, these projects will be placed on the active Capital Improvement Projects agenda for implementation. Please note that these projects are listed in no prioritized order.

TOWN OF LAKE PARK CAPITAL PROJECTS REQUIRING FUNDING SOURCES  
2007-2012

<b><u>Beautification</u></b>	<ul style="list-style-type: none"> <li>• <u>Beautification at Kelsey Park (trees)</u></li> <li>• <u>Completion of Lake Shore Park – North Corner by Seawall</u></li> <li>• <u>Federal Highway Median Project</u></li> <li>• <u>Park Avenue Median Project</u></li> <li>• <u>Street Tree Planting Program</u></li> <li>• <u>Town-wide Bike Paths</u></li> </ul>
<b><u>Community Center</u></b>	<ul style="list-style-type: none"> <li>• <u>Build a new Community Recreation Center/Shelter</u></li> </ul>
<b><u>Hazard Mitigation</u></b>	<ul style="list-style-type: none"> <li>• <u>Storm Shutters for Evergreen House and the little buildings at Kelsey Park</u></li> <li>• <u>Storm Shutters for Lake Shore Park Pavilion and Tennis Center</u></li> <li>• <u>Storm Shutters for Public Works.</u></li> <li>• <u>Storm Shutters at Library</u></li> <li>• <u>Storm Shutters at Town Hall</u></li> <li>• <u>Emergency Service Center Hardening – Hazard Mitigation</u></li> </ul>
<b><u>Infrastructure</u></b>	<ul style="list-style-type: none"> <li>• <u>Stormwater Management/Master Drainage Project</u></li> <li>• <u>Streets and Sidewalks outside the CRA</u></li> </ul>
<b><u>Library</u></b>	<ul style="list-style-type: none"> <li>• <u>Library Doors</u></li> <li>• <u>Library refurbishment, North Entrance</u></li> </ul>
<b><u>Marina</u></b>	<ul style="list-style-type: none"> <li>• <u>Breakwater Guide</u></li> <li>• <u>Detached Breakwater</u></li> <li>• <u>Fuel Dock Relocation</u></li> <li>• <u>Overflow Parking Area</u></li> <li>• <u>Patio Cover</u></li> <li>• <u>Slip Installation - 8 slips with electrical service</u></li> </ul>

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

TOWN OF LAKE PARK CAPITAL PROJECTS REQUIRING FUNDING SOURCES  
2007-2012 (cont.)

<u><b>Parks</b></u>	<ul style="list-style-type: none"> <li>• <u>Ball Field Renovation – security, lighting, goals, courts, dug-outs, fencing, bleachers, concession stand, restrooms, storage</u></li> <li>• <u>Completion of Lake Shore Park – North Corner by Seawall</u></li> <li>• <u>Fishing Pier at Lake Shore Park</u></li> <li>• <u>Park Avenue (Downtown) Pocket Park</u></li> <li>• <u>Tennis Court Improvement</u></li> <li>• <u>West Ilex Park</u></li> </ul>
<u><b>Town Hall</b></u>	<ul style="list-style-type: none"> <li>• <u>Exterior Doors Replacement (Historic) - Town Hall</u></li> <li>• <u>Exterior Painting – Town Hall</u></li> <li>• <u>Stage Replacement - Mirror Ballroom</u></li> <li>• <u>Window Repair – Town Hall</u></li> <li>• <u>Wood Floor Replacement - Mirror Ballroom</u></li> </ul>
<u><b>Vehicles</b></u>	<ul style="list-style-type: none"> <li>• <u>5 Year Vehicle Replacement Plan</u></li> </ul>

9. Amend Policy 4.3 as follows:

Policy 4.3: The Town shall annually adopt a ~~6~~5 year capital improvement program and capital budget as part of its budgeting process.

10. Amend Policy 5.1 as follows:

Policy 5.1: ~~The Town shall adopt an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available when needed to serve the development~~ implement its Concurrency Management System (CMS) to ensure that at the time a development order is issued adequate facility capacity is available when needed to serve the development, or as otherwise provided for in Rule 9J05.0055, FAC. The CMS shall be adopted in the Town's Land Development Code and include:

- a. methodology for concurrency evaluation;
- b. terms for satisfying concurrency evaluation;
- c. provisions for reserving facility capacity; and
- d. monitoring procedures;
- e. proportionate fair share mitigation options for transportation impacts, as appropriate.

The Town's CMS is described as follows:

**CONCURRENCY MANAGEMENT SYSTEM**

**Sanitary Sewer, Solid Waste, Drainage and Potable Water**

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

**Recreation and Open Space**

Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements: the necessary facilities and services are in place, or; the necessary facilities and services will be in place when the impacts of the development occurs, or; the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

**Transportation**

Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimus impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are under construction, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S. In addition, transportation concurrency is demonstrated if improvements necessary to achieve the Level of Service Standard are included in the Five Year Capital Improvements Schedule, and are scheduled to commence within three years of the date of the development order.

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

In addition, a development permit or development order may be issued subject to the satisfaction of transportation currency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant to all rules and requirements of Chapter 163.3180, F.S.

**Educational Facilities**

As directed in the Public Schools Facilities Element.

10. Add the following new Policy under Objective 5:

Policy 5.4: The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility workplans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

**APPLICATION NO. 10**  
**TOWN OF LAKE PARK COMPREHENSIVE PLAN**  
**PUBLIC SCHOOL FACILITIES**

1. Add a new Public Schools Facilities Element as follows:

12.2 GOALS, OBJECTIVES AND POLICIES

Goal 1: PUBLIC SCHOOL CONCURRENCY

It is a Goal of the Town to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

Objective 1: Level Of Service

To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy 1.1: The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

Policy 1.2: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments, 2) attendance boundary adjustments, or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a



result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA. Coordinate planning with the School District regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of the Interlocal Agreement.

Policy 1.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

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

Policy 1.4: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, in accordance with the following:

1. The criteria for Concurrency Service Areas shall be:

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

- a. School locations, student transporting times, and future land uses in the area.
  - b. Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:
    - a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
    - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
  3. Consistent with s.163.3180(13)(c)2.,F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2 (a) and (b), above, are met.

Policy 1.5: The Town shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first

three years of the School District's most recently adopted Five Year Plan, as adopted by reference into this Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.6: The Town shall amend the Capital Improvements Schedule of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed to ensure consistency with the School District Five Year Plan.

Policy 1.7: The Town shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:

- a. The occurrence of an "Act of God", or;
- b. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year, or;
- c. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA, or;
- d. The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs, or;
- e. by a court action or final administrative action, or;
- f. If concurrency is suspended in one-third or more of the CSAs pursuant to 2. below.

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

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

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

4. Once suspended, for any of the above reasons, concurrency shall be reinstated

once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.

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

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

## Goal 2: SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION

It is the Goal of the Town to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

### Objective 2: School Facility Siting

To establish a process of coordination and collaboration between the Town, the County, other local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 2.1: The Town shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 2.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 2.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 2.4: The proposed location shall comply with the provisions of the Coastal Management Element of the comprehensive plan, if applicable to the site.

Policy 2.5: The Town shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or capital budget

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

2. Providing for the review for all school sites as indicated in Policy 2.1 above; and,

3. Considering schools as an allowable use within all urban residential land use categories.

Policy 2.6: The Town shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Objective 3: Intergovernmental Coordination

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

Policy 3.1: The Town shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177(6)(h)1. and 2. F.S. and 163.3180 F.S.

Policy 3.2: The Town of Lake Park supports the concept of a Technical Advisory Group (TAG) as established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

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

Policy 3.3: As requested, the Town shall provide the County and School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS

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

Policy 3.4: The Town shall advise the School District of a proposed public school site's consistency with the Town's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 3.5: The Town shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the Public Schools Facilities Plan.

Policy 3.6: The Town shall coordinate with the County, local municipalities, and the School District on emergency preparedness issues which may include consideration of:

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

Policy 3.7: The Town hereby adopts by reference the School District of Palm Beach County FY 2009 – 2013 Plan & Capital Budget, adopted on September 10, 2008, and which shall be updated annually by amendment.

Policy 3.8: The Town shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The Town shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element.

Objective 4: To cooperate with the joint process of coordination and collaboration between the Town, the County, other local governments and the School District in the planning and decision making on population projections.

Policy 4.1: The Town commits to working with the County and School District and the municipalities to improve this methodology and enhance coordination with the plans of the School District, the County, and other local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are

reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

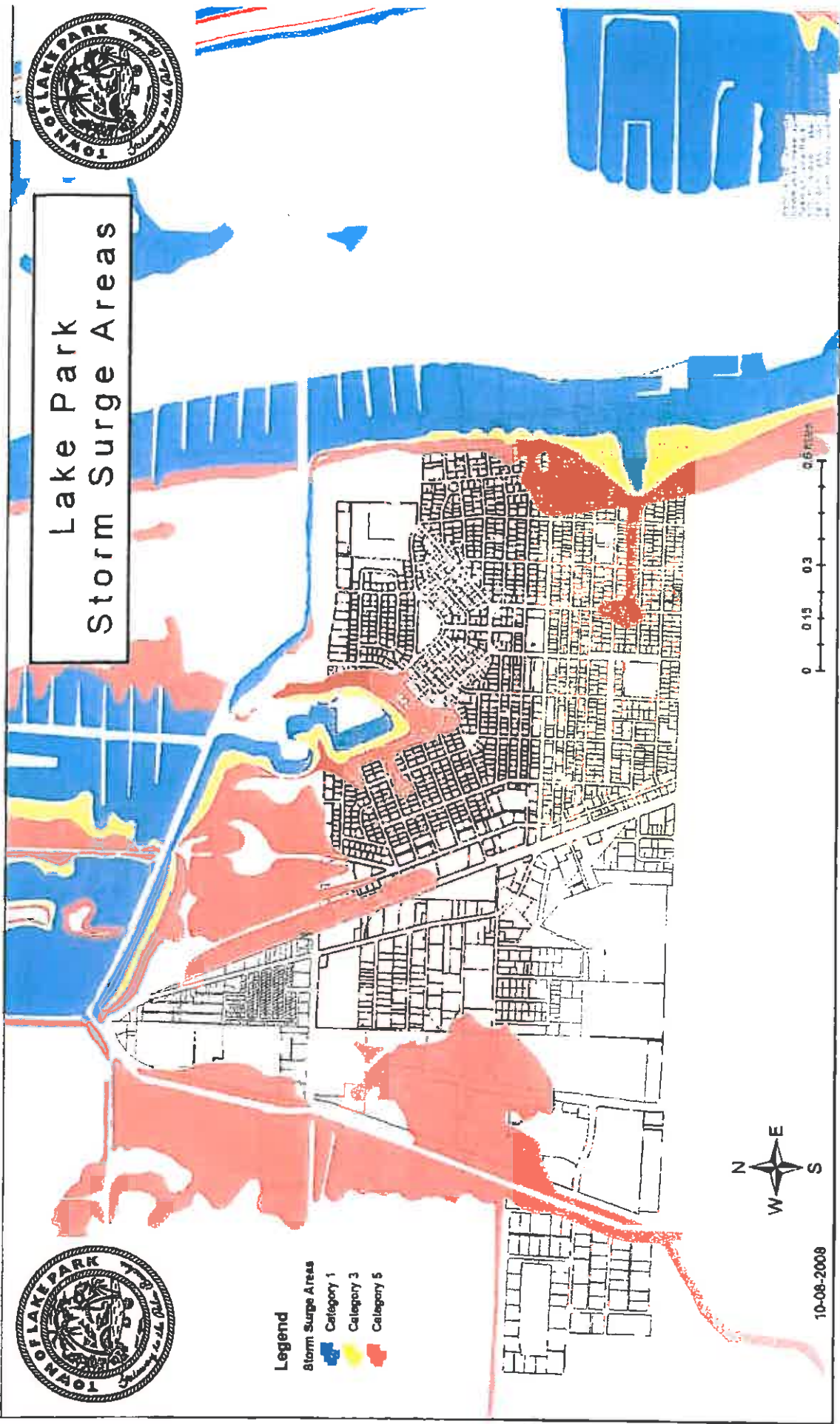
Policy 4.2: The Town shall coordinate with the County's efforts to convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

**APPLICATION NO. 11  
TOWN OF LAKE PARK COMPREHENSIVE PLAN  
FUTURE LAND USE PLAN MAP AMENDMENTS**

1. Amend the date on the Future Land Use Map to 2030.
2. Include the boundary of the Coastal High Hazard Area (Category 1 Storm Surge Area), as shown on the following Page, on the Future Land Use Map.



# Lake Park Storm Surge Areas



- Legend**
- Storm Surge Areas
  - Category 1
  - Category 3
  - Category 5



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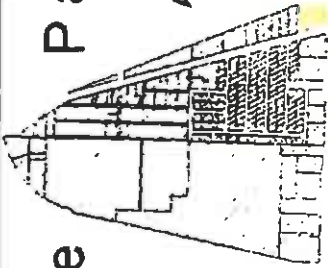
**TOWN OF LAKE PARK 2008 COMPREHENSIVE PLAN EAR BASED AMENDMENTS**

3. Amend eleven (11) areas on the Future Land Use Map as follows (see maps in Appendix A, and impact Analysis in Appendix B):
- A. Change the Future Land Use designation(s) of Area 1 (62.60 acres) from Commercial, Medium Density Residential, Low Density Residential and Recreation and Open Space to Residential and Commercial and Recreation with a Mixed Use Overlay.
  - B. Change the Future Land Use designation(s) of Area 2 (13.05 acres) from Residential and Commercial and Commercial to Downtown.
  - C. Change the Future Land Use designation(s) of Area 3 (54.45 acres) from Commercial and Light Industrial to Conservation.
  - D. Change the Future Land Use designation(s) of Area 4 (13.05 acres) from Medium Density Residential to Low Density Residential.
  - E. Change the Future Land Use designation(s) of Area 5 (3.94 acres) from Commercial to Commercial and Commercial and Light Industrial.
  - F. Change the Future Land Use designation(s) of Area 6 (6 acres) from Medium Density Residential and Low Density Residential to Commercial and Single Family Residential.
  - G. Change the Future Land Use designation(s) of Area 7 (3.88 acres) from Residential and Commercial to Commercial.
  - H. Change the Future Land Use designation(s) of Area 8 (3.73 acres) from Commercial to Commercial and Light Industrial.
  - I. Change the Future Land Use designation(s) of Area 9 (2.28 acres) from Commercial to Public Buildings and Grounds.
  - J. Change the Future Land Use designation(s) of Area 10 from Commercial and Light Industrial to Public Buildings and Grounds.
  - K. Change the Future Land Use designation(s) of Area 11 from Residential Medium Density and Other Public Facilities to Other Public Facilities.

**APPENDIX A. FUTURE LAND USE AMENDMENT AREA MAPS**



# Lake Park Future Land Use Map Areas of Change



Area 10

Area 3

Area 5

Area 6

Area 2

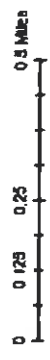
Area 11

Area 1



### Legend

- FLU Area of Change
- Rec\_Overlay
- Bioscience\_2
- Annexation
- Annex2\_FLUM
- Conservation
- Downtown
- Condo\_density
- Rest\_Low\_Density
- Comm\_LU\_Industrial
- Comm\_Residential
- Commercial
- Rate\_medium
- Pub\_Bldg\_Grounds
- Single\_Fam
- Rec\_Lands
- Other\_Pub\_Facilities
- Lake\_Park\_Boundary



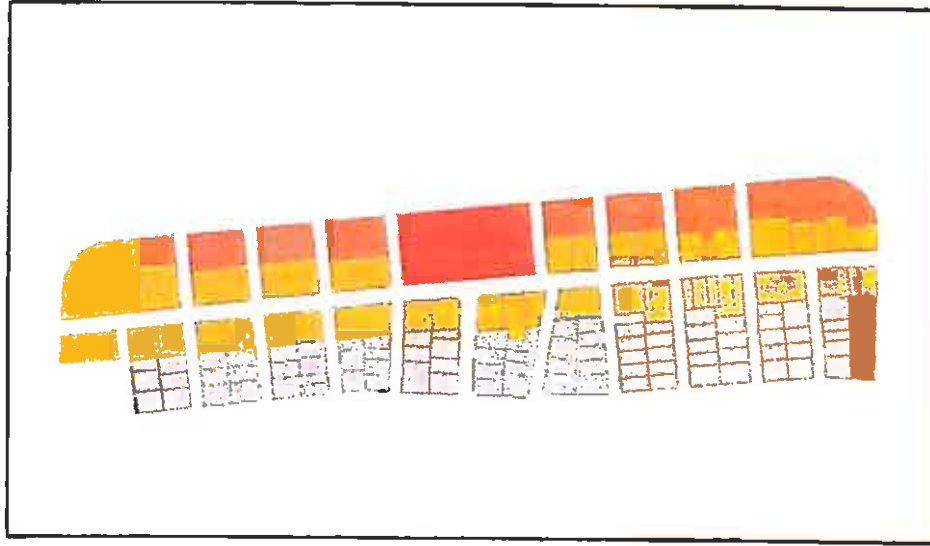
Map & Aerials: Billie D. Griffin  
 Boundaries: Department of Regional Development  
 GIS: GIS Data: GIS Data  
 GIS: GIS Data: GIS Data  
 GIS: GIS Data: GIS Data



# Lake Park Future Land Use Changes Area 1



Existing Future Land Use



**Legend**

- COMM&LT\_INDUSCOPY
- RECREATION
- RESID&COMMERCIAL
- RESID\_HIGH\_DENSITY
- RESID\_LOW\_DENSITY
- OTHER\_PUB\_FACILITY
- PUBLIC\_BLDG\_GNDS
- COMMERCIAL
- RESID\_MED\_DENSITY

Proposed Future Land Use



**Legend**

- Rec\_Overlay
- Blasclence\_2
- Parcels\_PY
- Downtown
- Condo\_density
- Resi\_Low\_Density
- Resi\_medium
- Annexation
- Annex2\_FLUM
- Comm\_LL\_Industrial
- Pub\_Bldg\_Grounds
- Single\_Fam
- Conservation
- Rec\_Lands
- Other\_Pub\_Facilities
- Comm\_Residential
- Commercial

**62.60 Total Acres**



02-01-2008

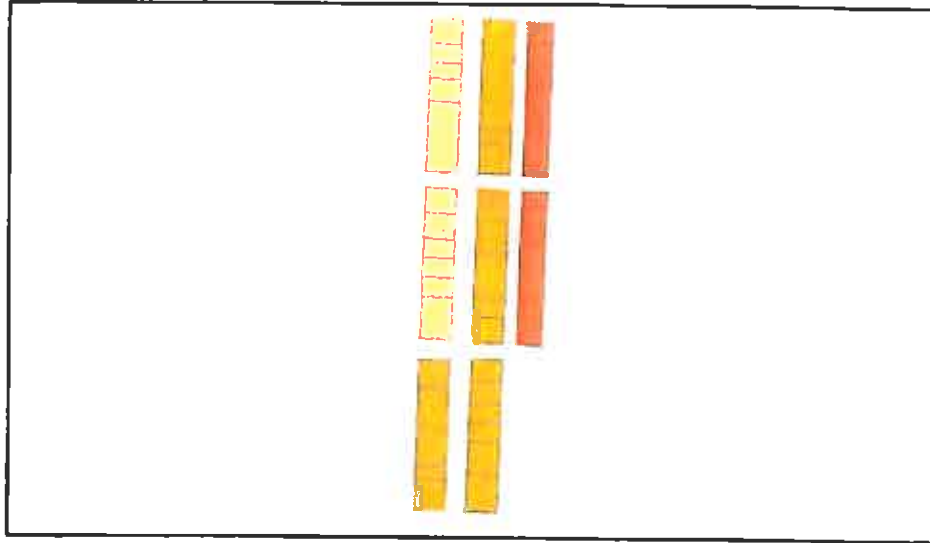
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 TIME: 10:00 AM  
 USER: J. B. BROWN  
 TITLE: Future Land Use Changes - Subarea 1



# Lake Park Future Land Use Changes Area 2

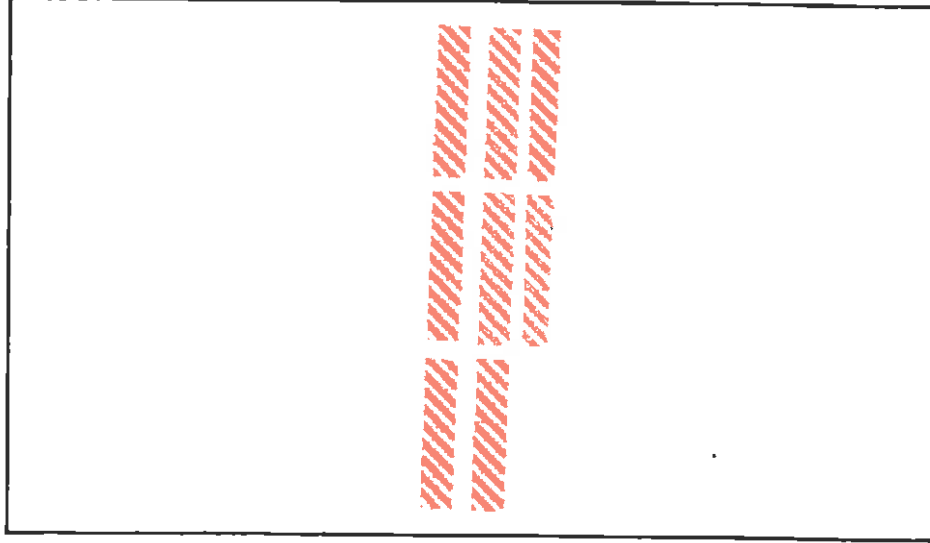


Existing Future Land Use



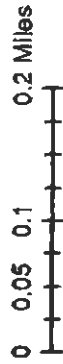
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  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Res\_Low\_Density
  - Res\_Medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_Lt\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Farm
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  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial

13.05 Total Acres



02-01-2008

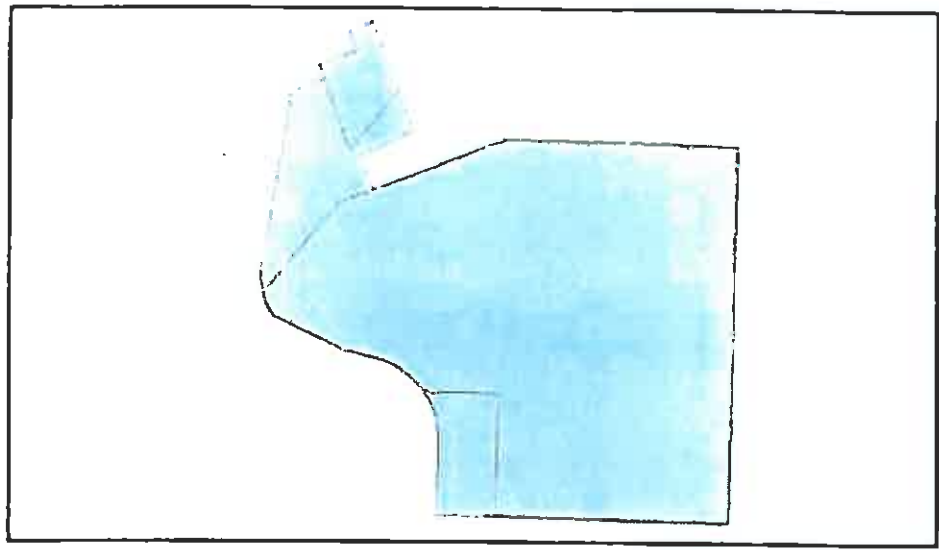




# Lake Park Future Land Use Changes Area 3

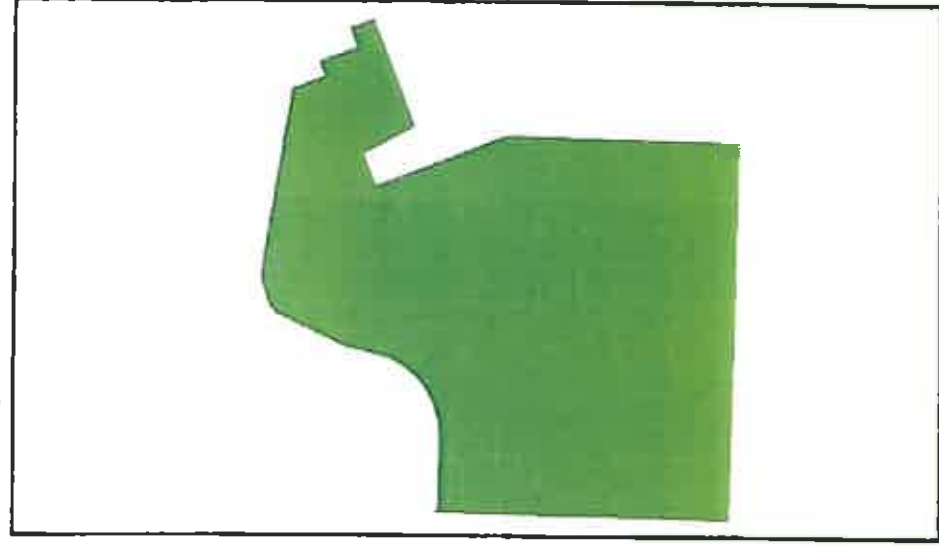


Existing Future Land Use



- Legend**
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  - RESID&COMMERCIAL
  - RESID\_HIGH\_DENSITY
  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Resi\_Low\_Density
  - Resi\_medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_Lt\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Fam
  - Conservation
  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial

54.45 Total Acres



02-01-2008

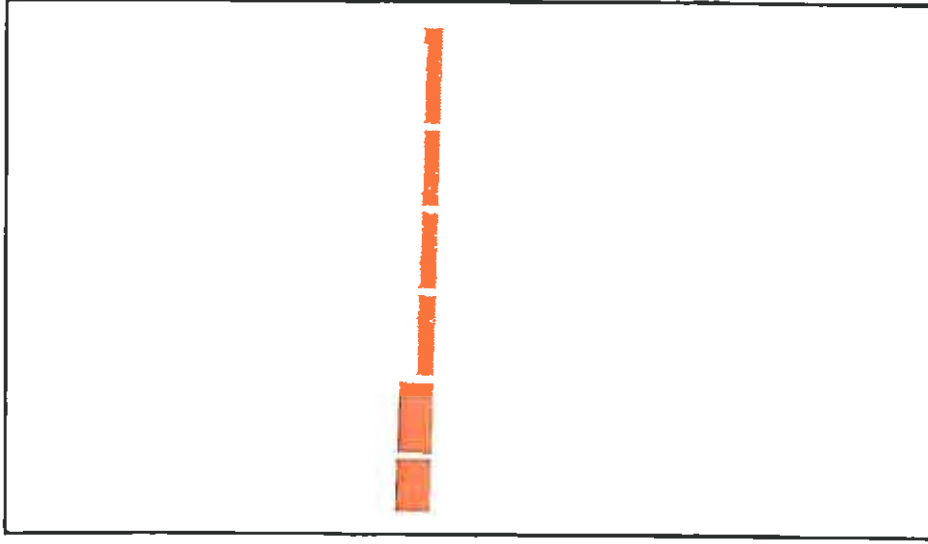
Map of Lake Park, Georgia  
City of Lake Park  
Planning Department  
2008



# Lake Park Future Land Use Changes Area 4

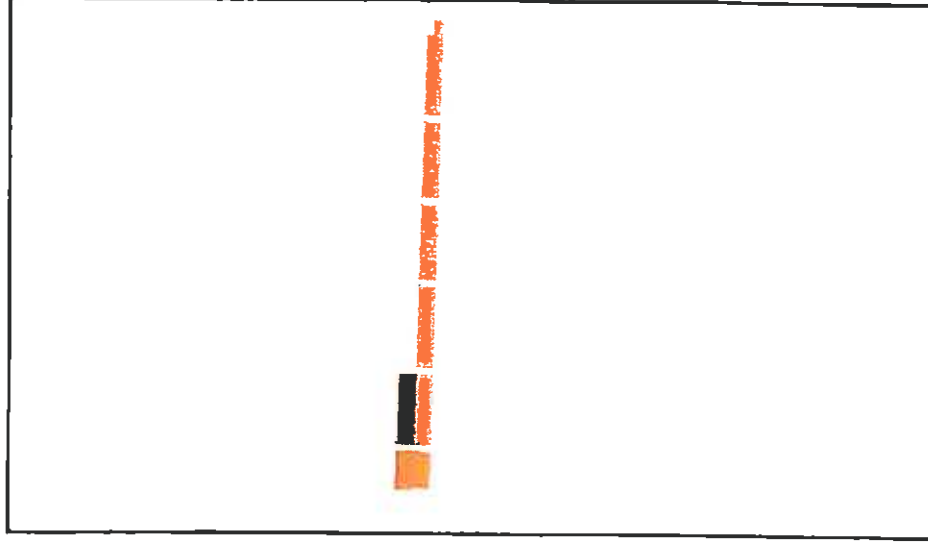


Existing Future Land Use



- Legend**
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  - RESID\_HIGH\_DENSITY
  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Resi\_Low\_Density
  - Resi\_medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_Lt\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Fam
  - Conservation
  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial



00.05 1 0.2 Miles



02-01-2008

13.05 Total Acres

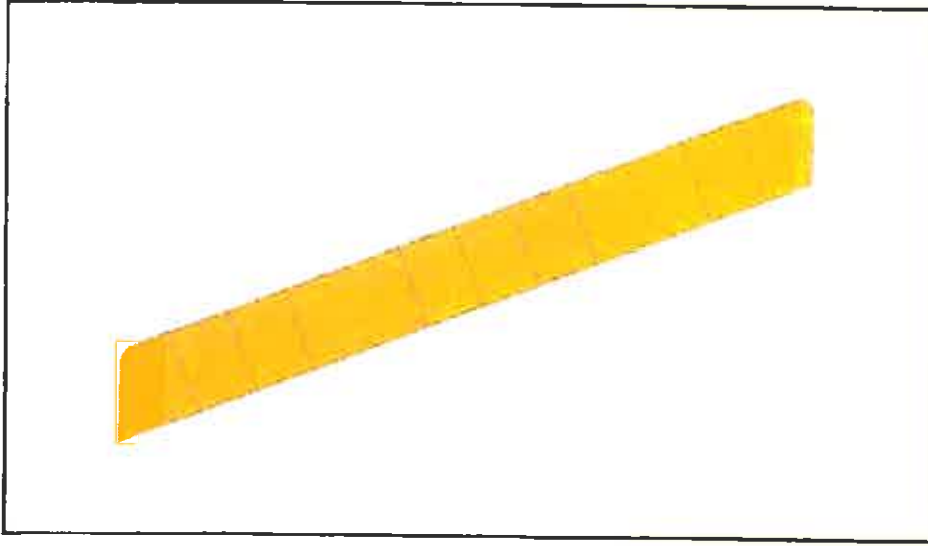
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 Prepared by: [Name]  
 Title: [Title]  
 Scale: 1 inch = 0.2 miles



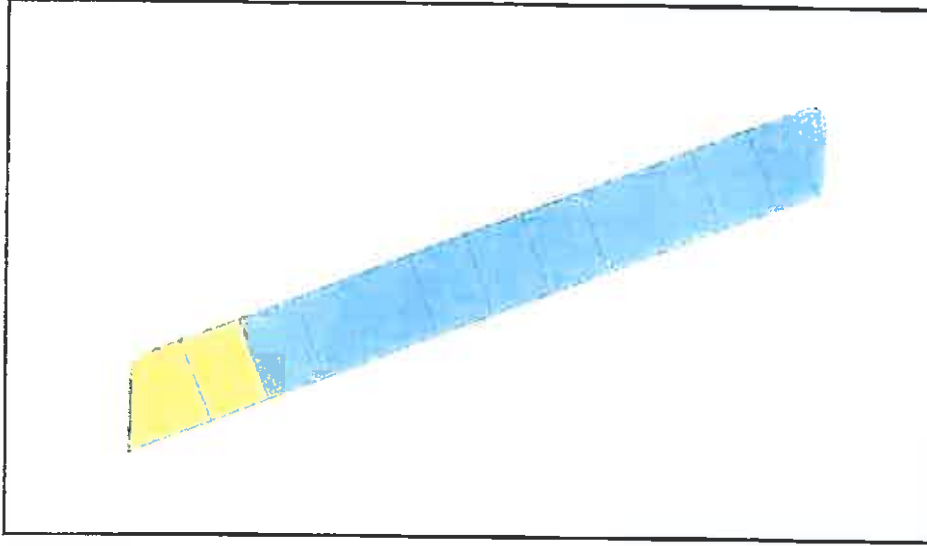
# Lake Park Future Land Use Changes Area 5



Existing Future Land Use



Proposed Future Land Use

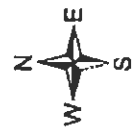


### Legend

- COMM&LT\_INDUSCOPY
- RECREATION
- RESID&COMMERCIAL
- RESID\_HIGH\_DENSITY
- RESID\_LOW\_DENSITY
- OTHER\_PUB\_FACILITY
- PUBLIC\_BLDG\_GNDS
- COMMERCIAL
- RESID\_MED\_DENSITY

### Legend

- Rec\_Overlay
- Bioscience\_2
- Parcels\_PY
- Downtown
- Condo\_density
- Resi\_Low\_Density
- Resi\_medium
- Annexation
- Annex2\_FLUM
- Comm\_LL\_Industrial
- Pub\_Bldg\_Grounds
- Single\_Fam
- Conservation
- Rec\_Lands
- Other\_Pub\_Facilities
- Comm\_Residential
- Commercial



00.00, 0.02, 0.04 Miles



02-01-2008

3.94 Total Acres

UNIVERSITY OF FLORIDA  
STATE COLLEGE OF FORESTRY  
LAKELAND, FLORIDA

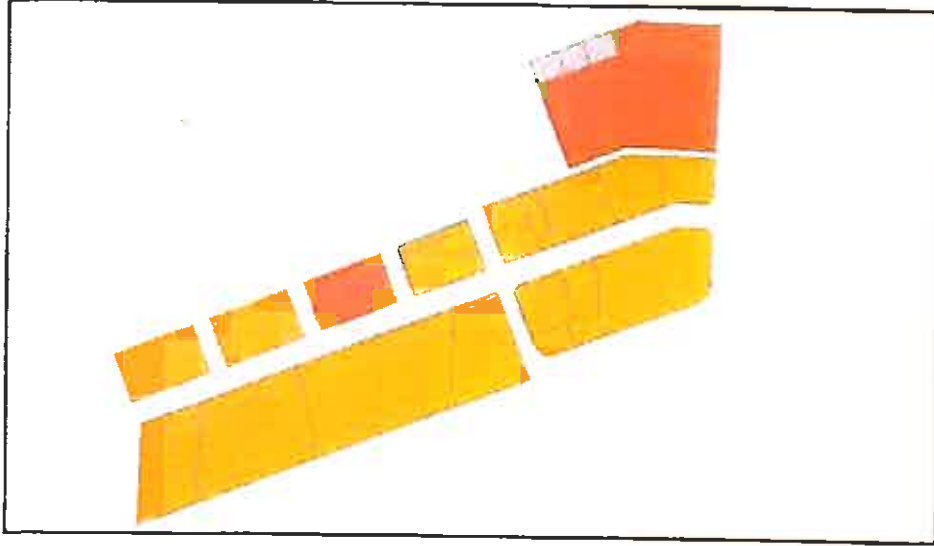




# Lake Park Future Land Use Changes Area 6

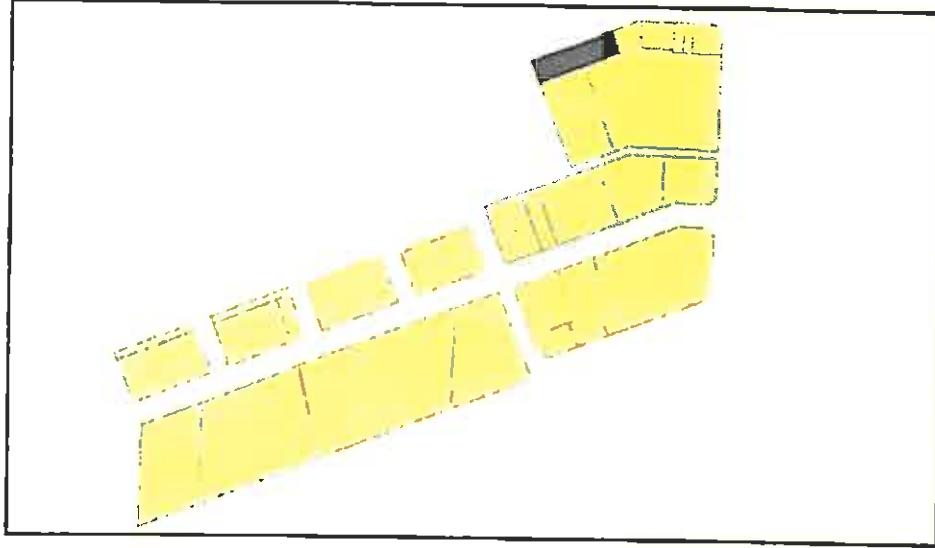


Existing Future Land Use



- Legend**
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  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Res\_Low\_Density
  - Res\_Medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_LL\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Fam
  - Conservation
  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial



0.00030.06 Miles



02-01-2008

26.79 Total Acres

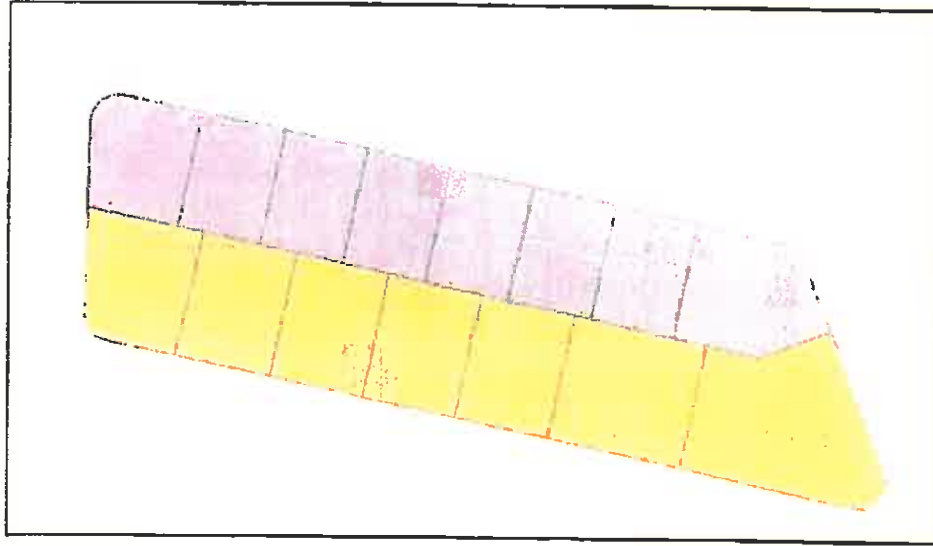
Project No. 02-01-2008  
 Date: 02-01-2008  
 10:00 AM  
 10:00 AM



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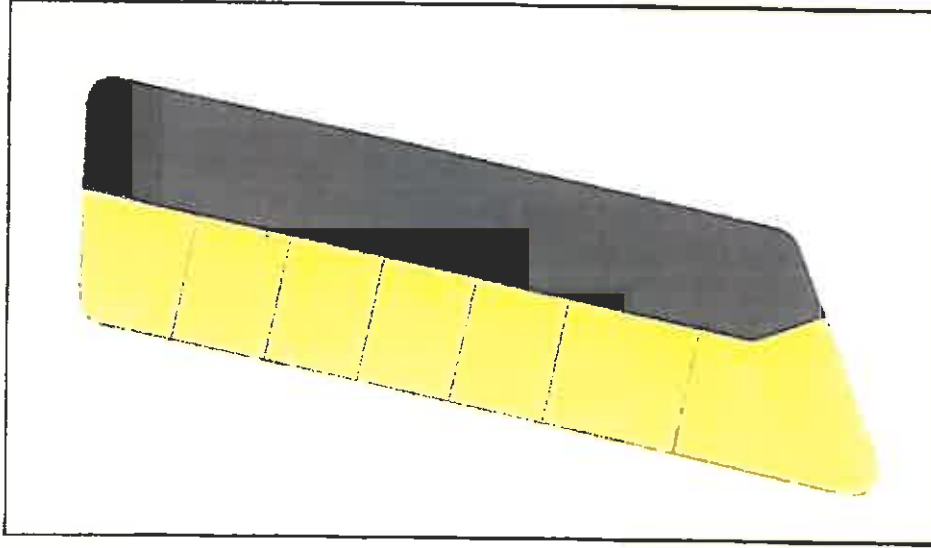


Existing Future Land Use

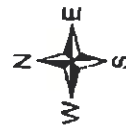


- Legend**
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  - RESID&COMMERCIAL
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  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Resi\_Low\_Density
  - Resi\_medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_LT\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Fam
  - Conservation
  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial



0 0.01 0.02 0.04 Miles

02-01-2008

3.88 Total Acres

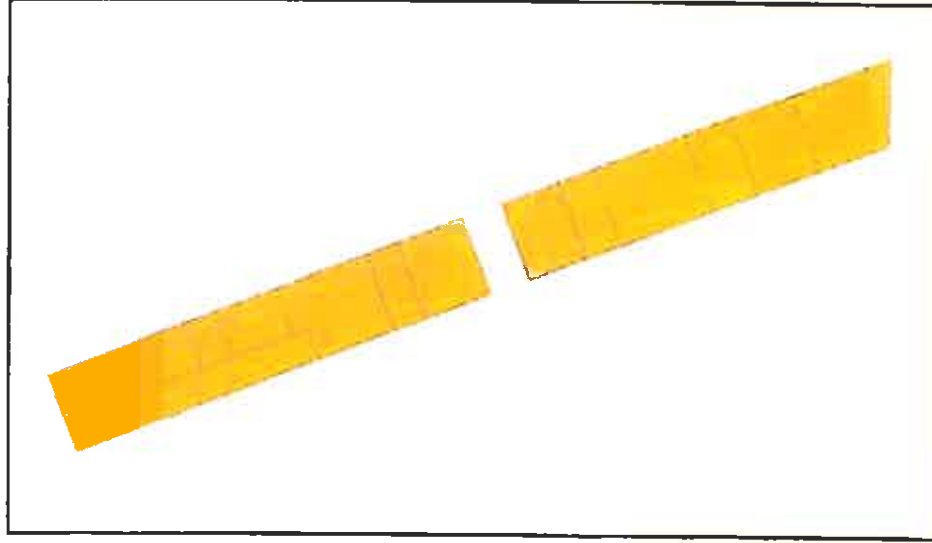
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 USER: J. W. WILSON  
 PROJECT: LAKELAKE  
 SHEET: 02-01-2008



# Lake Park Future Land Use Changes Area 8



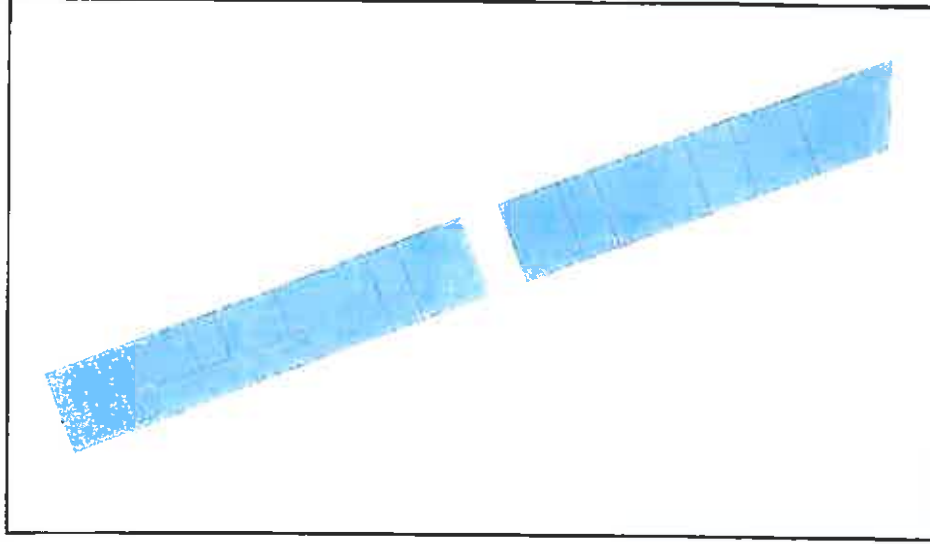
Existing Future Land Use



**Legend**

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- RECREATION
- RESID&COMMERCIAL
- RESID\_HIGH\_DENSITY
- RESID\_LOW\_DENSITY
- OTHER\_PUB\_FACILITY
- PUBLIC\_BLDG\_GNDS
- COMMERCIAL
- RESID\_MED\_DENSITY

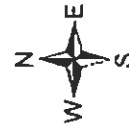
Proposed Future Land Use



**Legend**

- Rec\_Overlay
- Bioscience\_2
- Parcels\_PY
- Downtown
- Condo\_density
- Res\_Low\_Density
- Res\_medium
- Annexation
- Annex2\_FLUM
- Comm\_LI\_Industrial
- Pub\_Bldg\_Grounds
- Single\_Fam
- Conservation
- Rec\_Lands
- Other\_Pub\_Facilities
- Comm\_Residential
- Commercial

3.73 Total Acres



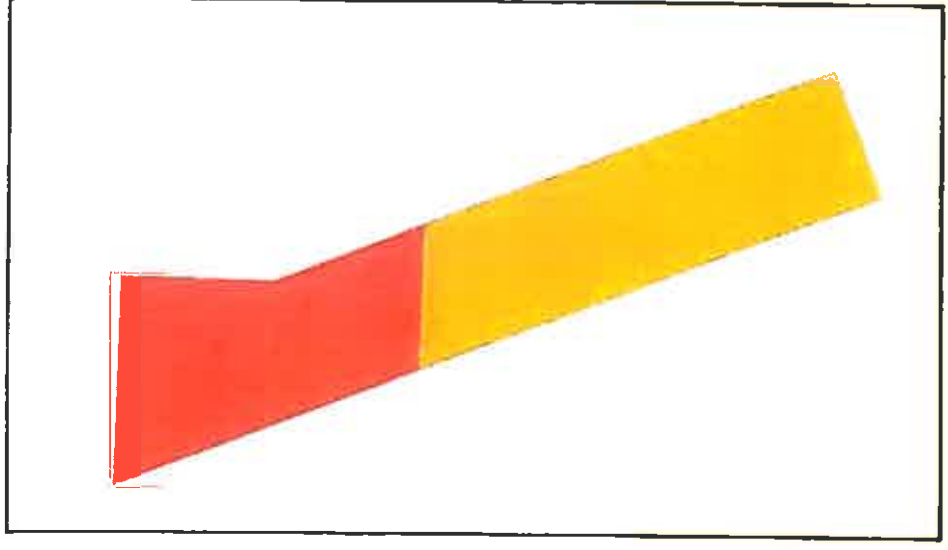
02-01-2008

DATE: 02-01-2008  
TIME: 10:00 AM  
USER: J. B. BROWN  
PROJECT: LAKELAKE

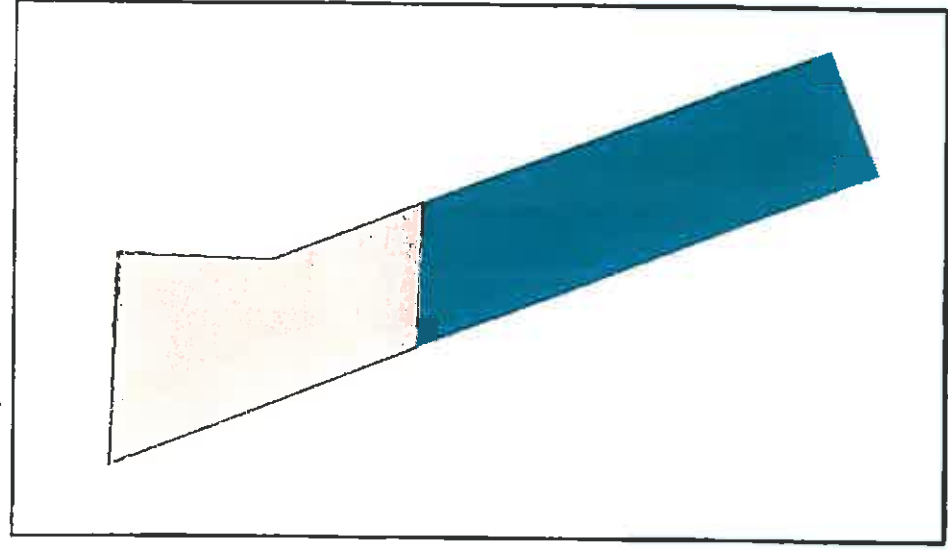
# Lake Park Future Land Use Changes Area 9



Existing Future Land Use

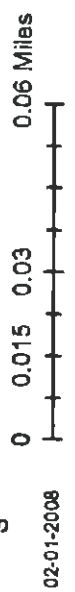


Proposed Future Land Use



- Legend**
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  - RESID\_LOW\_DENSITY
  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLOG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

- Legend**
- Rec\_Overlay
  - Bioscience\_2
  - Parcels\_PY
  - Downtown
  - Condo\_density
  - Resi\_Low\_Density
  - Resi\_medium
  - Annexation
  - Annex2\_FLUM
  - Comm\_LL\_Industrial
  - Pub\_Bldg\_Grounds
  - Single\_Fam
  - Conservation
  - Rec\_Lands
  - Other\_Pub\_Facilities
  - Comm\_Residential
  - Commercial



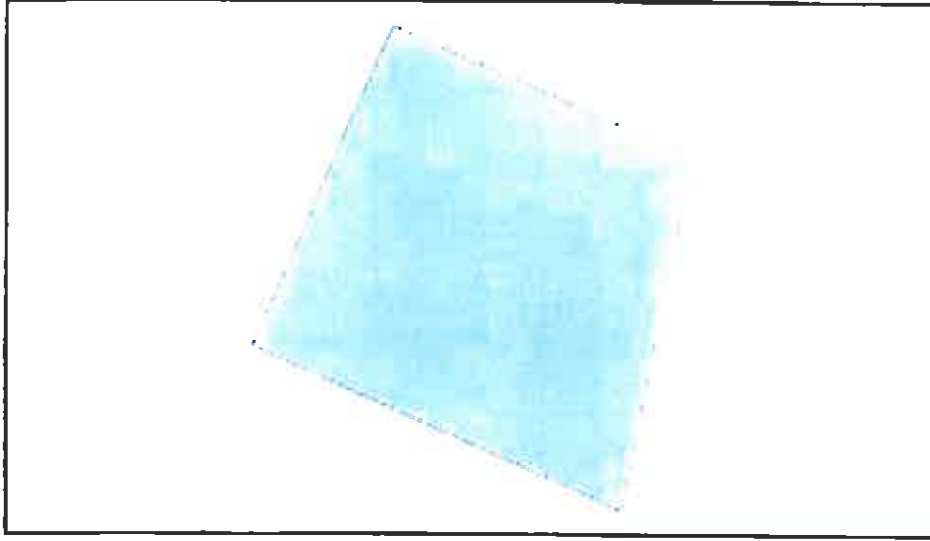
2.28 Total Acres

02-01-2008

# Lake Park Future Land Use Changes Area 10

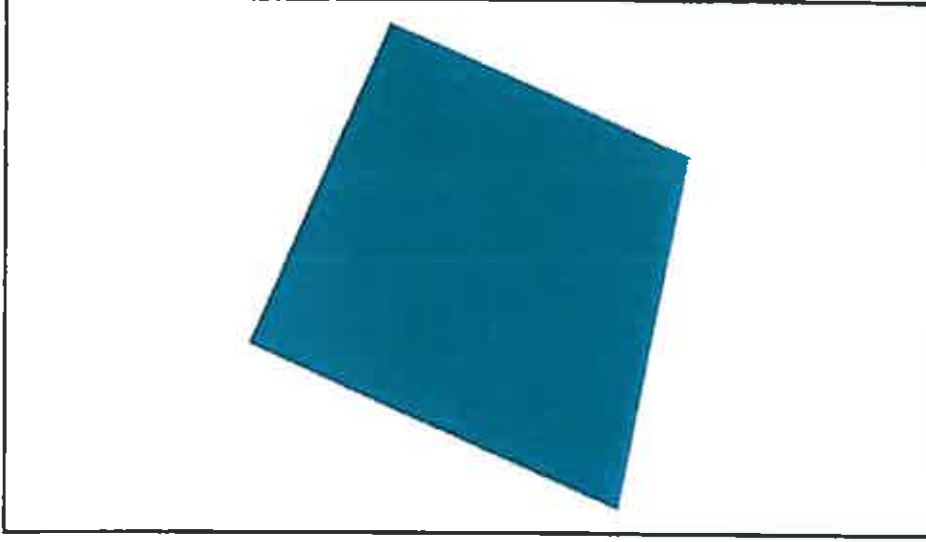


Existing Future Land Use



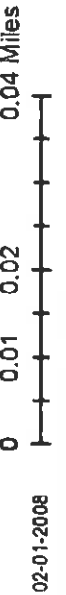
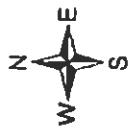
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  - OTHER\_PUB\_FACILITY
  - PUBLIC\_BLDG\_GNDS
  - COMMERCIAL
  - RESID\_MED\_DENSITY

Proposed Future Land Use



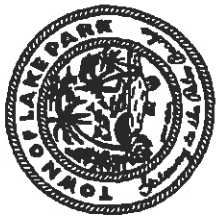
**Legend**

- Rec\_Overlay
- Bioscience\_2
- Parcels\_PY
- Downtown
- Condo\_density
- Resi\_Low\_Density
- Resi\_medium
- Annexation
- Annex2\_FLUM
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- Single\_Fam
- Conservation
- Rec\_Lands
- Other\_Pub\_Facilities
- Comm\_Residential
- Commercial

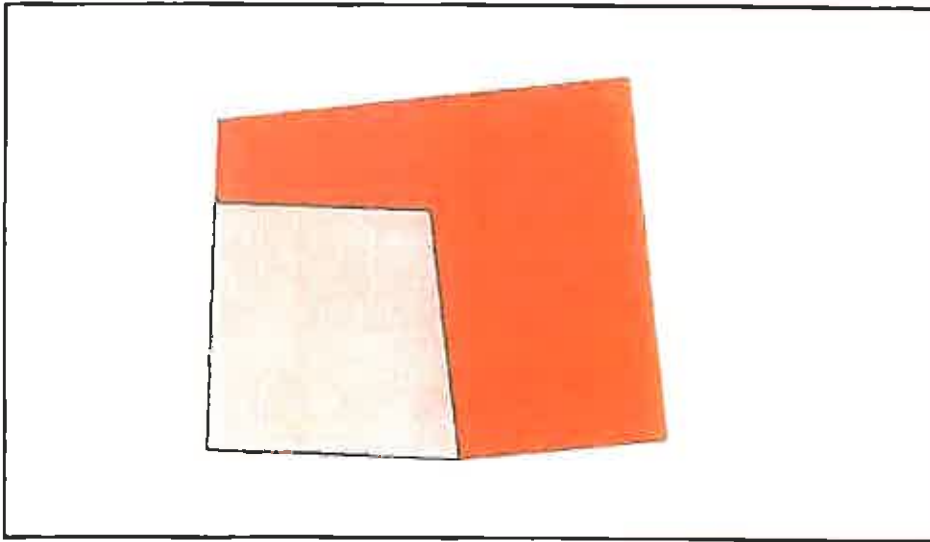


1.08 Total Acres

# Lake Park Future Land Use Changes Area 11



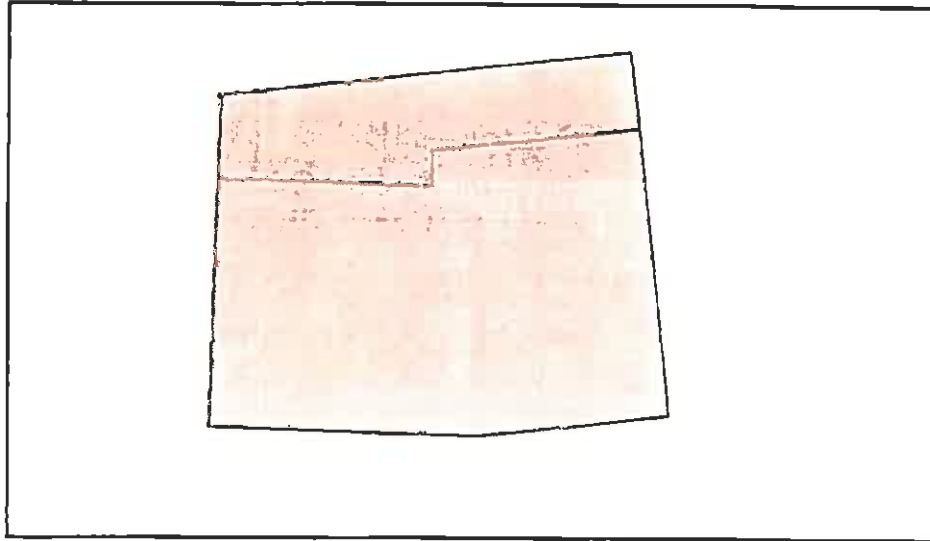
Existing Future Land Use



**Legend**

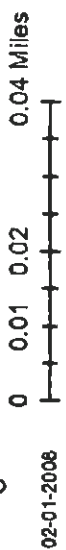
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- RECREATION
- RESID&COMMERCIAL
- RESID\_HIGH\_DENSITY
- RESID\_LOW\_DENSITY
- OTHER\_PUB\_FACILITY
- PUBLIC\_BLDG\_GNDS
- COMMERCIAL
- RESID\_MED\_DENSITY

Proposed Future Land Use



**Legend**

- Rec\_Overlay
- Bioscience\_2
- Parcels\_PY
- Downtown
- Condo\_density
- Resi\_Low\_Density
- Resi\_medium
- Annexation
- Annex2\_FLUM
- Comm\_Lt\_Industrial
- Pub\_Bldg\_Grounds
- Single\_Farm
- Conservation
- Rec\_Lands
- Other\_Pub\_Facilities
- Comm\_Residential
- Commercial



1.80 Total Acres

PROJECT: 02-01-2008  
 DRAWN BY: [Name]  
 DATE: 02-01-2008

02-01-2008

**APPENDIX B. IMPACT ANALYSIS OF  
FUTURE LAND USE MAP AMENDMENTS**

**Town of Lake Park Future Land Use Map Amendment – Area 1**

<b>Amendment:</b>	Change the Future Land Use designation(s) from Commercial, Medium Density Residential, Low Density Residential and Recreation and Open Space to Residential and Commercial and Recreation with a Mixed Use Overlay.
<b>Size of Area:</b>	62.60 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	320 units, 1,572,864 s.f.
<b>Potential Build-out based on proposed Future Land Use designation</b>	380 units, 2,069,971 s.f.
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	70,782 trips 144,246 gallons per day (gpd) 93,812 gpd 2.48 acres of recreation open space required 93 students (45 elem., 20 middle, 28 senior) 4,064 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	82,502 trips 179,542 gpd 120,719 gpd 2.94 acres of recreation open space required 110 students (53 elem., 24 middle, 33 senior) 6,673 lbs/day
<b>Comparative Impacts to Services<sup>1</sup>:</b> Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	+11,720 trips +35,296 gpd +26,907 gpd +.46 acres or required recreation open space +17 students (+8 elem., +4 middle, +5 senior) +2,609 lbs/day

<sup>1</sup> The projected additional trips, if generated at one time, could result in 11,720 trips on US-1/Federal Highway, diminishing its Level of Service from A to C under current conditions. Even with these additional trips, US-1 would continue to meet the Level of Service Standard. Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.



**Town of Lake Park Future Land Use Map Amendment – Area 2**

Amendment:	Change the Future Land Use designation(s) from Residential and Commercial and Commercial to Downtown.
Size of Area:	13.05 acres
Potential Build-out based on current Future Land Use designation (Existing):	60 units, 448,232 s.f.
Potential Build-out based on proposed Future Land Use designation	116 units, 936,540 s.f.
Impacts to services from current Future land Use build-out scenario:	
Roadways –	20,524 trips
Potable Water -	33,341 gallons per day (gpd)
Sewer –	21,422 gpd
Parks –	.46 acres of recreation open space required
Schools –	12 students (6 elem., 3 middle, 3 senior)
Solid Waste –	1,694 lbs/day
Impacts to services from proposed Future land Use build-out scenario:	
Roadways –	36,975 trips
Potable Water -	67,236 gpd
Sewer –	43,166 gpd
Parks –	.90 acres of recreation open space required
Schools –	23 students (11 elem., 5 middle, 7 senior)
Solid Waste –	3,457 lbs/day
Comparative Impacts to Services: <sup>2</sup>	
Roadways –	+16,451 trips
Potable Water -	+33,895 gpd
Sewer –	+21,744 gpd
Parks –	+ .44 acres or required recreation open space
Schools –	+11 students (+5 elem., +2 middle, +4 senior)
Solid Waste –	+1,793 lbs/day

<sup>2</sup> The projected additional trips, if generated at one time, could result in 16,451 additional trips on Park Avenue, diminishing its Level of Service from A to B under current conditions. Even with these additional trips, Park Avenue would continue to meet the Level of Service Standard. Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 3**

<b>Amendment:</b>	Change the Future Land Use designation(s) from Commercial and Light Industrial to Conservation.
<b>Size of Area:</b>	54.45 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	4,743,684 s.f.
<b>Potential Build-out based on proposed Future Land Use designation</b>	n/a
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	61,668 trips 193,515 gallons per day (gpd) 118,701 gpd 0 acres of recreation open space required 0 students 12,317 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	0 trips 0 gpd 0 gpd 0 acres of recreation open space required 0 students 0 lbs/day
<b>Comparative Impacts to Services:<sup>3</sup></b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-61,668 trips -193,315 gpd -118,701 gpd 0 or required recreation open space 0 students -12,317 lbs/day

<sup>3</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 4**

<b>Amendment:</b>	Change the Future Land Use designation(s) from Medium Density Residential to Low Density Residential.
<b>Size of Area:</b>	13.05 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	206 units
<b>Potential Build-out based on proposed Future Land Use designation</b>	117 units
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	1,442 trips 51,553 gallons per day (gpd) 35,078 gpd 1.6 acres of recreation open space required 41 students (20 elementary, 9 middle, 12 senior) 1,821 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	1,170 trips 29,294 gpd 19,932 gpd .91 acres of recreation open space required 37 students (18 elem., 8 middle, 11 senior) 1,586 lbs/day
<b>Comparative Impacts to Services:<sup>4</sup></b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-272 trips -22,259 gpd -15,146 gpd -.69 acres or required recreation open space -4 students (-2 elem., -1 middle, -1 senior) -673 lbs/day

<sup>4</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 5**

<b>Amendment:</b>	Change the Future Land Use designation(s) from Commercial to Commercial and Commercial and Light Industrial.
<b>Size of Area:</b>	3.94 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	206,474 s.f.
<b>Potential Build-out based on proposed Future Land Use designation</b>	312,063 s.f.
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	9,000 trips 8,423 gallons per day (gpd) 5,162 gpd No acres of recreation open space required No students 536 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	8,700 trips 12,730 gpd 7,797 gpd No acres of recreation open space required No students 389 lbs/day
<b>Comparative Impacts to Services:<sup>5</sup></b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-300 trips +4,307 gpd +2,635 gpd No impact No impact -147 lbs/day

<sup>5</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 6**

Amendment:	Change the Future Land Use designation(s) from Medium Density Residential and Low Density Residential to Commercial and Single Family Residential.
Size of Area: (Area of change only)	6 acres
Potential Build-out based on current Future Land Use designation (Existing):	100 units
Potential Build-out based on proposed Future Land Use designation	3 units, 522,720 s.f.
Impacts to services from current Future land Use build-out scenario: Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	700 trips 25,026 gallons per day (gpd) 17,028 gpd .77 acres of recreation open space required 52 students (25 elementary, 11 middle, 16 senior) 885 lbs/day
Impacts to services from proposed Future land Use build-out scenario: Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	22,477 trips 22,083 gpd 13,579 gpd .02 acres of recreation open space required Two students (One elementary, one senior high) 1,392 lbs/day
Comparative Impacts to Services: <sup>6</sup> Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	+21,777 trips -2,943 gpd -3,449 gpd -.75 acres or required recreation open space -50 students (-24 elem., -11 middle, -15 senior) +507 lbs/day

<sup>6</sup> The projected additional trips, if generated at one time, could result in 22,447 trips on 10<sup>th</sup> Street, a local road. Even with these additional trips, the Town will continue to meet the Level of Service Standard for roadways. Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 7**

Amendment:	Change the Future Land Use designation(s) from Residential and Commercial to Commercial.
Size of Area:	3.88 acres
Potential Build-out based on current Future Land Use designation (Existing):	9 units, 243,378 s.f.
Potential Build-out based on proposed Future Land Use designation	203,829 s.f.
Impacts to services from current Future land Use build-out scenario: Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	10,400 trips 12,180 gallons per day (gpd) 7,616 gpd .07 acres of recreation open space required 3 students (1 elementary, 1 middle, 1 senior) 709 lbs/day
Impacts to services from proposed Future land Use build-out scenario: Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	8,765 trips 8,317 gpd 5,096 gpd No acres of recreation open space required No students 527 lbs/day
Comparative Impacts to Services: <sup>7</sup> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-1,635 trips -3,863 gpd -2,520 gpd -.07 acres or required recreation open space -3 students (-1 elem., -1 middle, -1 senior) -182 lbs/day

<sup>7</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 8**

Amendment:	Change the Future Land Use designation(s) from Commercial to Commercial and Light Industrial.
Size of Area:	3.73 acres
Potential Build-out based on current Future Land Use designation (Existing):	193,400 s.f.
Potential Build-out based on proposed Future Land Use designation	292,461 s.f.
Impacts to services from current Future land Use build-out scenario: Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	8,400 trips 7,889 gallons per day (gpd) 4,835 gpd No acres of recreation open space required No students 497 lbs/day
Impacts to services from proposed Future land Use build-out scenario: Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	12,575 trips 11,931 gpd 7,312 gpd No acres of recreation open space required No students 365 lbs/day
Comparative Impacts to Services: <sup>8</sup> Roadways – Potable Water – Sewer – Parks – Schools – Solid Waste –	+4,175 trips +4,042 gpd +2,477 gpd No impact No impact -132 lbs/day

<sup>8</sup> The projected additional trips, if generated at one time, could result in 4,175 trips on 10<sup>th</sup> Street, a local road. Even with these additional trips, the Town will continue to meet the Level of Service Standard for roadways. Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 9**

<b>Amendment:</b>	Change the Future Land Use designation(s) of Area 9 (2.28 acres) from Commercial to Public Buildings and Grounds.
<b>Size of Area:</b>	2.28 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	66,900 s.f.
<b>Potential Build-out based on proposed Future Land Use designation</b>	n/a
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	2,800 trips 2,729 gallons per day (gpd) 1,672 gpd No acres of recreation open space required No students 172 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	n/a n/a n/a n/a n/a n/a
<b>Comparative Impacts to Services:<sup>9</sup></b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-2,800 trips -2,729 gpd -1,672 gpd No impact No impact -172 lbs/day

<sup>9</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.



**Town of Lake Park Future Land Use Map Amendment – Area 10**

<b>Amendment:</b>	Change the Future Land Use designation(s) of Area 10 from Commercial and Light Industrial to Public Buildings and Grounds.
<b>Size of Area:</b>	1.08 acres
<b>Potential Build-out based on current Future Land Use designation (Existing):</b>	94,089 s.f.
<b>Potential Build-out based on proposed Future Land Use designation</b>	n/a
<b>Impacts to services from current Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	1,399 trips 3,838 gallons per day (gpd) 2,352 gpd No acres of recreation open space required No students 117 lbs/day
<b>Impacts to services from proposed Future land Use build-out scenario:</b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	n/a n/a n/a n/a n/a n/a
<b>Comparative Impacts to Services:<sup>10</sup></b> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-1,399 trips -3,838 gpd -2,352 gpd No impact No impact -117 lbs/day

<sup>10</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

**Town of Lake Park Future Land Use Map Amendment – Area 11**

Amendment:	Change the Future Land Use designation(s) of Area 11 from Residential Medium Density and Other Public Facilities to Other Public Facilities.
Size of Area:	1.8 acres
Potential Build-out based on current Future Land Use designation (Existing):	18 units
Potential Build-out based on proposed Future Land Use designation	n/a
Impacts to services from current Future land Use build-out scenario: Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	125 trips 4,505 gallons per day (gpd) 3,065 gpd .14 acres of recreation open space required 3 students (1 elementary, 1 middle, 1 senior) 159 lbs/day
Impacts to services from proposed Future land Use build-out scenario: Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	n/a n/a n/a n/a n/a n/a
Comparative Impacts to Services: <sup>11</sup> Roadways – Potable Water - Sewer – Parks – Schools – Solid Waste –	-125 trips -4,505 gpd -3,065 gpd -.14 acres of recreation and open space required -3 students (-1 elementary, -1 middle, -1 senior) -159 lbs per day

<sup>11</sup> Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the five year short range planning period, and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.