



**TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
MEETING AGENDA
MAY 4, 2015**

***Immediately Following
the Historic Preservation Board Meeting
535 PARK AVENUE
LAKE PARK, FLORIDA***

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Local Planning Agency with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's Office by calling 561-881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	<input type="checkbox"/>
Michele Dubois	<input type="checkbox"/>
Martin Schneider	<input type="checkbox"/>
Ludie Francois	<input type="checkbox"/>
Anne Lynch, Alternate	<input type="checkbox"/>

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Local Planning Agency Meeting of April 6, 2015

PUBLIC COMMENTS: Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and give it to the Recording Secretary. Cards must be submitted before the item is discussed.

ORDER OF BUSINESS: The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation, if applicable
- Board Member questions of Staff and Applicant
- Public comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

- 1) SMALL -SCALE FUTURE LAND USE MAP AMENDMENT FOR A 0.49 ACRE PORTION OF EAST JASMINE DRIVE**
- 2) TOWN OF LAKE PARK 20-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE – AMENDMENTS TO THE COMPREHENSIVE PLAN**

COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT



**TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
MEETING MINUTES
APRIL 6, 2015**

CALL TO ORDER

The Local Planning Agency Meeting was called to order by Chair Judith Thomas at 7:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Erich Von Unruh, Vice-Chair	Absent
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused

Also in attendance were Thomas Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Recording Secretary.

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Dubois made the motion, and it was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	

The Motion carried 3-0 and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the January 7, 2013, Local Planning Agency Minutes as submitted. Board Member Schneider made a motion for approval, and it was seconded by Board Member Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	

The Motion carried 3-0, and the Minutes of the January 7, 2013, Local Planning Agency Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

TOWN OF LAKE PARK 20-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE- AMENDMENTS TO THE COMPREHENSIVE PLAN.

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the LPA and stated that this is a housekeeping matter, as the 20-Year Water Supply Facilities Work Plan is required to be updated per Florida Statutes. Ms. DiTommaso stated the Lower East Coast Water Supply Plan Update (LEC) was approved by the South Florida Water Management District (SFWMD) on October 10, 2013, requiring amendments to all local municipal comprehensive plans. The Town engaged the Bell David Planning Group, who previously worked on the Town’s Evaluation and Appraisal Report and associated maps for the Comprehensive Plan, to work through the required changes. These changes required coordination with the SFWMD and Seacoast Utilities, as the designated regional supplier of potable water, in order to identify and plan for the water supply sources and facilities needed to serve existing and new development within the Town. The related policies in the Comprehensive Plan were also updated, and in order to ensure consistency with adopted regional and county planning efforts, the Work Plan will have the same planning time schedule as the Palm Beach County and SFWMD 20-Year Water Plan Updates. Ms. DiTommaso further explained that coordination through the Intergovernmental Plan Amendment Review Committee (IPARC) was also done in the form of a notice, and Comprehensive Plan Text Amendments are being proposed to the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvement Elements. Ms. DiTommaso stated that some of the proposed changes include:

- Population projections
- Identification of existing conditions
- Identification of alternative water supply projects
- Current and project water supply demand
- Updating the planning period

Ms. DiTommaso explained that the Comprehensive Plan Amendment process requires this meeting before the Local Planning Agency, as well as a meeting before the Town Commission, which will be followed by a transmittal to the Florida Department of Economic Opportunity (DEO) for review and commentary. Once satisfied by DEO, an adoption hearing before the Town Commission will be held. Ms. DiTommaso stated that the complete 20-Year Water Supply Facilities Work Plan Update, which was prepared by the Bell David Planning Group, was distributed within the agenda packet and mentioned that Alex David, who worked on these modifications, is in attendance and prepared to answer any questions from the Board.

APPLICANT PRESENTATION

Mr. David of the Bell David Planning Group addressed the Board and stated that as a part of their process they worked very closely with Seacoast Utilities in order to gather information, specifically regarding per capita usage and any capital improvements to their facilities. Mr. David stated new Climate Change Policies were added, which are very important because of where we are located, and they looked at sea level rise and climate change. Mr. David outlined the process and stated that on May 6th the Plan will go for 1st Reading before the Town Commission, and if approved, the Plan will be disseminated to the SFWMD and DEO, as well as a number of other state and local agencies for their comments. Upon receipt of comments, if any, the Plan will go for 2nd Reading and Final Approval by the Town Commission, and then Comprehensive Plan will be amended.

PUBLIC COMMENTS

There were no public comments.

BOARD DISCUSSION

Chair Thomas asked for comments from the Board.

Board Member Dubois did not have any comments.

Board Member Schneider pointed out typos on Page 5 and Page 23 in Policy X.1, as well as other typos on Page 12, Table 2. Mr. David noted the typos and stated that the corrections would be made prior to the Plan going before the Town Commission.

Board Member Schneider referenced *Water Treatment Capacity* on Page 15 and questioned why the SUA is replacing two lime softening treatment facilities with a single membrane water treatment plant. Mr. David responded he is not sure why they are being replaced but that he will follow-up with Mr. Bishop of SUA and know the reason for the Town Commission Meeting. Board Member Schneider inquired about the Town's Conservation efforts. He asked how they differ from the County or SUA, does the Town require rain sensors for all new residential, and are there any regulations in place for businesses, such as low flow fixtures?

Ms. DiTommaso responded the Town adopted the Florida Friendly Landscape Ordinance and follows the irrigation hours of the County, and the Town piggy-backs with Palm Beach County and Seacoast Utility Authority.

Board Member Thomas asked if the Town will be utilizing reclaimed water in the future. Ms. DiTommaso stated that reclaimed water is currently required for specific uses, such as car washes, but currently there is nothing in the pipeline to address additional uses.

Chair Thomas asked about the timetable for updating the Plan. Ms. DiTommaso responded indicating that even though the Town is past its update schedule, after the LEC update came into effect, the Town was waiting on the various agency information in order to complete the Town's updates and this just became available in the past few months. Chair Thomas questioned if population projections are on track for the Town. Ms. DiTommaso stated that the population estimates were extrapolated from the Bureau of Economic and Business Research (BEBR) for this update and from the 2010 U.S. Census. Chair Thomas asked if the Town will be incurring any major capital improvements as a result of this Plan. Mr. David responded there will be no capital improvements to the Town in association with this Plan.

Board Member Schneider asked if there would be a capacity increase. Mr. David referenced Table 8 on Page 15 and stated that although population is on-track to increase, per capita usage is actually decreasing due to water conservation and restrictions, low flow fixtures and fixing leaking pipes.

PLANNING & ZONING BOARD RECOMMENDATION

There being no further discussion, Chair Thomas requested a motion for the approval of Staff's recommendation. Board Member Schneider made a motion to recommend approval of the Town of Lake Park 20-Year Water Supply Facilities Work Plan Update with Amendments to the Comprehensive Plan, with the correction of the noted typos. The motion was seconded by Board Member Dubois, and the vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Ludie Francois	X	

The Motion carried 3-0 and was approved.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso introduced Scott Schultz, the new Town Planner, and stated that Mr. Schultz will be making presentations very soon at upcoming Planning & Zoning Board Meetings. The Board welcomed Mr. Schultz.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:22 p.m.

Respectfully Submitted,



Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:



Town of Lake Park
Community Development Department

Nadia Di Tommaso,
Community Development Director 

To: LOCAL PLANNING AGENCY
Meeting Date: May 4, 2015

Re: Small-Scale Future Land Use
Map Amendment for a 0.49-acre
portion of East Jasmine Drive

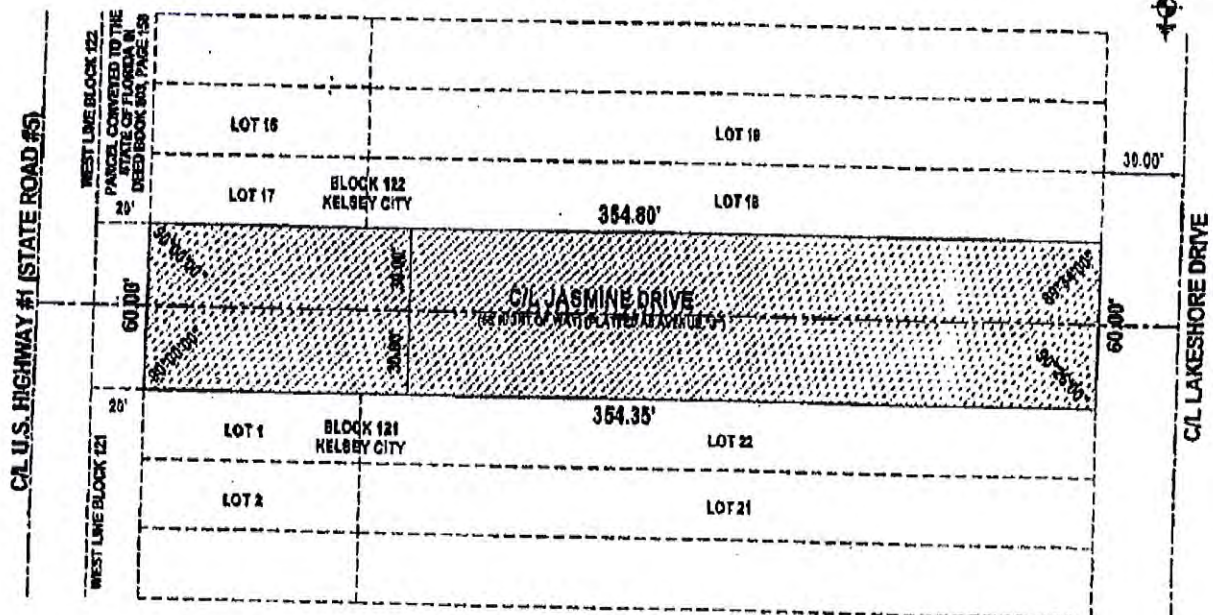
Applicant: Earl Stewart Toyota LLC and Commercial Investments LLC
Owner: Town of Lake Park

LEGAL DESCRIPTION and LOCATION MAP:

A portion of the existing right of way known as Jasmine Drive and shown as Avenue "J", KELSEY CITY, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, at Plat Book 8, Pages 15 and 35, and more particularly described as follows:

Bounded on the South by the North line of Block 121, said KELSEY CITY; Bounded on the North by the South line of Block 122, said KELSEY CITY; Bounded on the East by the West right of way line of Lake Shore Drive (a 60 foot right of way), said Kelsey City; Bounded on the West by the East right of way line of U.S. Highway # 1 (State Road # 5) as conveyed to the State of Florida in Deed Book 803, Page 158, Public Records of Palm Beach County.

CONTAINING IN ALL, 21,275 SQ. FT. AND/OR 0.49 ACRES.


















On February 2, 2015 and March 2, 2015, the Local Planning Agency members, sitting as the Planning & Zoning Board, considered several applications by the Applicant related to the expansion of their existing dealership. These applications included a site plan and special exception use proposal to expand the dealership onto the East Jasmine Drive right-of-way and the 1017 Federal Highway lot, along with a rezoning application for both these areas to a Planned Unit Development (PUD), contingent upon the approval by the Town Commission of both the site plan application and the right-of-way abandonment application for East Jasmine Drive. These applications continued on to the April 1, 2015 Town Commission meeting. At this meeting, the Town Commission expressed their interest in having staff bring back all procedural items related to the proposed expansion as a “package deal”. In other words, it was proposed that the:

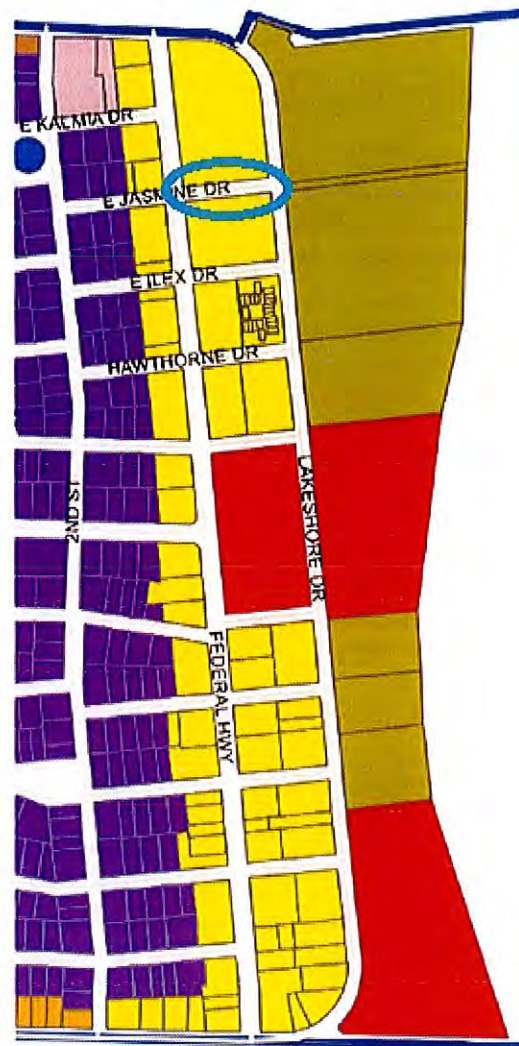
- (1) Site Plan with Special Exception Use application for the expansion of the PUD for vehicular sales (car dealership); and
- (2) Rezoning of East Jasmine Drive and 1017 Federal Highway to a PUD; and
- (3) Abandonment of East Jasmine Drive; and
- (4) Land Use Amendment for East Jasmine Drive

...**ALL** be presented at the same time before the Town Commission. In order to accomplish item #4 above, consideration by the Local Planning Agency is first required. The Applicant is proposing a small-scale land use map amendment from a public right-of-way to a Residential/Commercial land use designation for a 0.49-acre portion of East Jasmine Drive. This proposal is contingent upon the approval of the abandonment of the right-of-way and the site plan which proposes to expand the boundaries of the PUD by the Town Commission.



Legend

	Bioscience_2		Downtown
	Conservation		Comm_Lt_Industrial
	Annexation		Comm_Residential
	Condo_density		Commercial
	Resi_Low_Density		Lake_Park_Boundary
	Resi_medium		Pub_Bldg_Grounds
	Single_Fam		Rec_Lands
			Other_Pub_Facilities



Since this request is contingent on the site plan approval for the PUD and the abandonment application for East Jasmine Drive, staff recommends APPROVAL of the small-scale land use map amendment, which would be required as a procedural matter **following** the above-referenced approvals. A copy of the intergovernmental plan amendment review notice, as well as the advertisement in the Palm Beach Post, are enclosed with this agenda item.

According to the Future Land Use Element in the Town's Comprehensive Plan, areas designated as "Residential/Commercial" are:

"(3.4.3 Future Land Use Classification System)

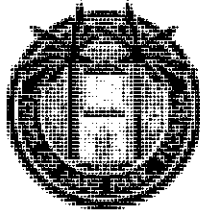
Residential and Commercial – Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.4 along major thoroughfares. Public schools are a permitted use within this land use designation. Residential uses shall 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 80 percent of the buildings on a development site or block face.

*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."*

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the future land use map amendment for a 0.49 acre portion of East Jasmine Drive from a public right-of-way to a Residential/Commercial land use designation with the following condition:

- (1) Approval is contingent upon the approval of the abandonment of the East Jasmine Drive right-of-way and the approval of the site plan application proposing the expansion of the PUD.



Community
APR 17 2015
Reassessments

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR LAND USE AMENDMENT

Please note: The requirements for Land Use Amendment to the Comprehensive Plan are governed by S.163.3187(1)©, F.S. The process is governed by S.166.041(3)(c), F.S.

Date Received: 04-17-15

This Application must be completed and returned with all required enclosures to be accepted by the Town Commission of the Town of Lake Park. The Application will then be referred to the Town Planning and Zoning Board and the Town Staff for study and recommendations.

Applicant Name: Earl Stewart LLC (Earl Stewart Toyota) / Commercial Investments LLC
Agent Name (if applicable): Anne Booth, Chris Barry and Urban Design Kilday Studios
(Required to attach Town of Lake Park Agent Authorization Form)
Mailing Address: 610 Clematis Street, Suite CU02
City West Palm Beach State Florida Zip Code 33401
Telephone (561) 366-1100 Fax (561) 366-1111 E-Mail Abooth@udkstudios.com
Legal Description of property covered by petition: Lot Street ROW for Jasmine Drive located between US Highway 1 and Lake Shore Drive
Block n/a Plat Kelsey City Plat (Attach separate sheet if necessary)
Property I.D. Number n/a

GENERAL INFORMATION ABOUT PROPERTY AND REQUEST

1. Size of property (square feet or acreage): .49 ac
2. Highway and street boundaries or address: Bound on the east by Lake Shore Drive and on the west by US Highway 1
3. Existing Comprehensive Plan Use Classification: ROW
4. Requested Comprehensive Plan Land Use Classification: Commercial
5. Existing Zoning District Classification: ROW
6. Describe any structure or uses currently located on the property: The property is currently a road right-of-way

THE INFORMATION/ENCLOSURES LISTED ON THE FOLLOWING PAGE(S) MUST BE SUBMITTED IN CONJUNCTION WITH THIS APPLICATION.

7. Specific information on requested zoning change.
(X) Map showing property subject to this Application

- (X) List of Names and mailing address of property owners located within 300 feet of the property subject to this Application
- (X) Notarized affidavit of owner authorizing Applicant to act as his/her agent to submit Application for rezoning.

8. Applicant's statement of explanation, needs and reasons for the requested changes:
(Attach additional sheets if necessary)

___ The applicant has requested that the right-of-way be abandoned. In accordance with the Land Development Regulations and the Future Land Use Plan, if abandoned, the ROW will need to be given a Land Use Plan designation. The adjacent properties are commercial therefore the proposed FLUP designation will be consistent with the adjacent properties. ___

9. Applicant's response to the following:
(Attach additional sheets if necessary)

It is suggested that the Applicant schedule a meeting with the Community Development Director to discuss the information needed to satisfy these issues.

- a. That the requested change would not have an adverse effect on the Comprehensive Plan.

___ The proposed Land Use Plan Designation will be consistent with the adjacent land use designations and consistent with the Comprehensive Plan requirements for compatibility of adjacent designations.

- b. That the requested change is consistent with the existing land use pattern:

___ The existing land use pattern is commercial on either side of the right-of-way.

c. That the requested change will not result in an increase or overtaxing of public facilities (schools, streets, utilities, etc.). Acceptable documentation may include, but not be limited to, traffic impact studies, concurrency reviews, letters from service providers indicating the availability of capacity, etc.

The proposed abandonment will allow for substantial improvements to the site and the public infrastructure. The applicant has submitted all supporting documentation as part of the applications for site plan and PUD applications concurrently being reviewed.

d. That the requested change will not adversely impact public safety:

The proposed change will improve site circulation and the safety of the employees and the customers of the auto dealership. Further improvements to the access points and restrictions proposed on truck traffic will improve the safety of the public using Lake Shore Drive.

e. That the requested change will not adversely impact living conditions in the neighborhood or other surrounding areas:

The proposed ROW abandonment and FLUP designation will allow development of a proposed expansion project which will enclose existing facilities to reduce noise, improve circulation, add landscape buffers, and other public amenities. _____

f. That there are substantial reasons why the property cannot be used in accord with existing land use designation:

_The property is currently a road right-of-way. In accordance with the Land Development Regulations and the Comprehensive Plan, the abandonment of the ROW requires a FLUP designation be assigned to the site. _____

g. Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

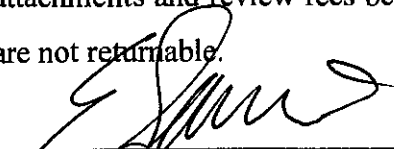
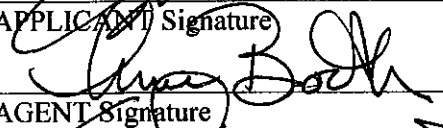
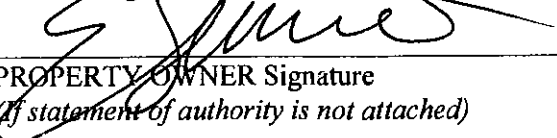
The proposed abandonment and improvements to the site will increase the tax revenue, allow for a safer site design and circulation, improve drainage quality, exceed the landscape and buffer requirements, limit the intensity of development and improve the overall esthetic quality of the site for the betterment of the community.

10. Provide an economic cost benefit analysis comparing present land use to proposed land use. Use maximum build out for present land use and proposed build out for proposed land use.

The current use of the land does not generate any cost benefit to the Town. Abandonment and incorporation of the ROW into the project site will allow the Town to collect additional tax revenue on the abandoned ROW as well as for the proposed improvements to the site. All expenses associated with the improvements to the infrastructure will be at the cost of the applicant. The applicant will also pay the Town for the abandonment of the ROW.

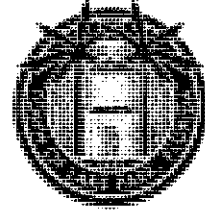
REQUIRED SIGNATURES

My signature on this document affirms that I understand and have complied with the provisions and regulations of the Code of Ordinances of the Town of Lake Park, Florida. I further certify that all of the information contained within this Application and all the documentation submitted herewith is true to the best of my knowledge. Furthermore, I understand that the Application, attachments and review fees become part of the Official Records of the Town of Lake Park and are not returnable.

	Earl Stewart	4/15/15
APPLICANT Signature	Print Name	Date
	Anne Booth	4/15/15
AGENT Signature	Print Name	Date
	Earl Stewart	4/15/15
PROPERTY OWNER Signature <i>(If statement of authority is not attached)</i>	Print Name	Date

Revised: October 30, 2013

PLEASE DO NOT DETACH FROM APPLICATION.



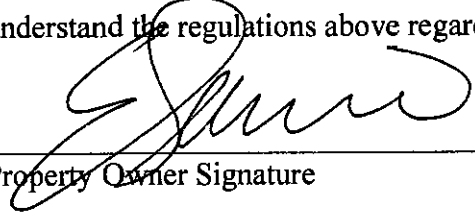
SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Earl Stewart, have read and understand the regulations above regarding cost recovery.



Property Owner Signature

4/15/15

Date

EXHIBIT "A"

That portion of Jasmine Drive f/k/a Avenue "J", as shown on the Plat of Kelsey City (now known as Lake Park), as recorded in Plat Book 8, Page 15 and Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, bounded on the North by the South line of the Plat of Stewart Toyota, according to the map or plat thereof as recorded in Plat Book 100, Page 148, Public Records of Palm Beach County, Florida, bounded on the South by the North line of Lots 1 and 22, Block 121, of Kelsey City, (now known as Lake Park) as recorded in Plat Book 8, Page 15 and Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, bounded on the East by the Southerly extension of the East line of the Plat of Stewart Toyota, according to the map or plat thereof as recorded in Plat Book 100, Page 148, Public Records of Palm Beach County, Florida, bounded on the West by the Southerly extension of the West line of Stewart Toyota, according to the map or plat thereof as recorded in Plat Book 100, Page 148, Public Records of Palm Beach County, Florida.

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

Before me, the undersigned authority, personally appeared **EARL STEWART**, who being sworn on oath, deposes and says:

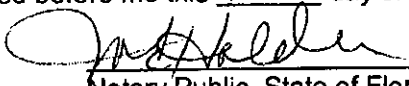
That, he is the **AUTHORIZED SIGNATORY** of **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, which are the owner of certain properties and Developer of the Earl Stewart Toyota Development as described in the attached legal description: *(See attached Exhibit A)*

1. That he is authorized to act on behalf of **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, with regard to this application; and,
2. That, **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, is requesting modifications to the existing development approvals for Earl Stewart Toyota and as more specifically described in the attached Exhibit A; and,
3. That, **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, has appointed **ANNE BOOTH, CHRIS BARRY** and **URBAN DESIGN KILDAY STUDIOS** to act as Agent on its behalf to accomplish the above; and,
4. That, **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, and/or its successors or assigns, commits to proceed with the proposed development in accordance with the Ordinances and Resolutions of approval and such conditions and safeguards as may be set by the Town Commission in such Ordinances and Resolutions; and,
5. That **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, or its successors or assigns, commits to complete the development according to the plans approved by such Ordinances and Resolutions, and to continue operating and maintaining such area, functions, and facilities as are not to be provided, operated or maintained by the Town of Lake Park pursuant to written agreement; and,
6. That, **EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC**, commits to bind any successors in title to any commitments made in the approval.

EARL STEWART, LLC & COMMERCIAL INVESTMENTS, LLC

By:  EARL STEWART III General Manager
Signature Printed Name Title

Sworn to and subscribed before me this 13th day of March, 2014.


(Notary Seal) Notary Public, State of Florida



Community

MAR 26 2014

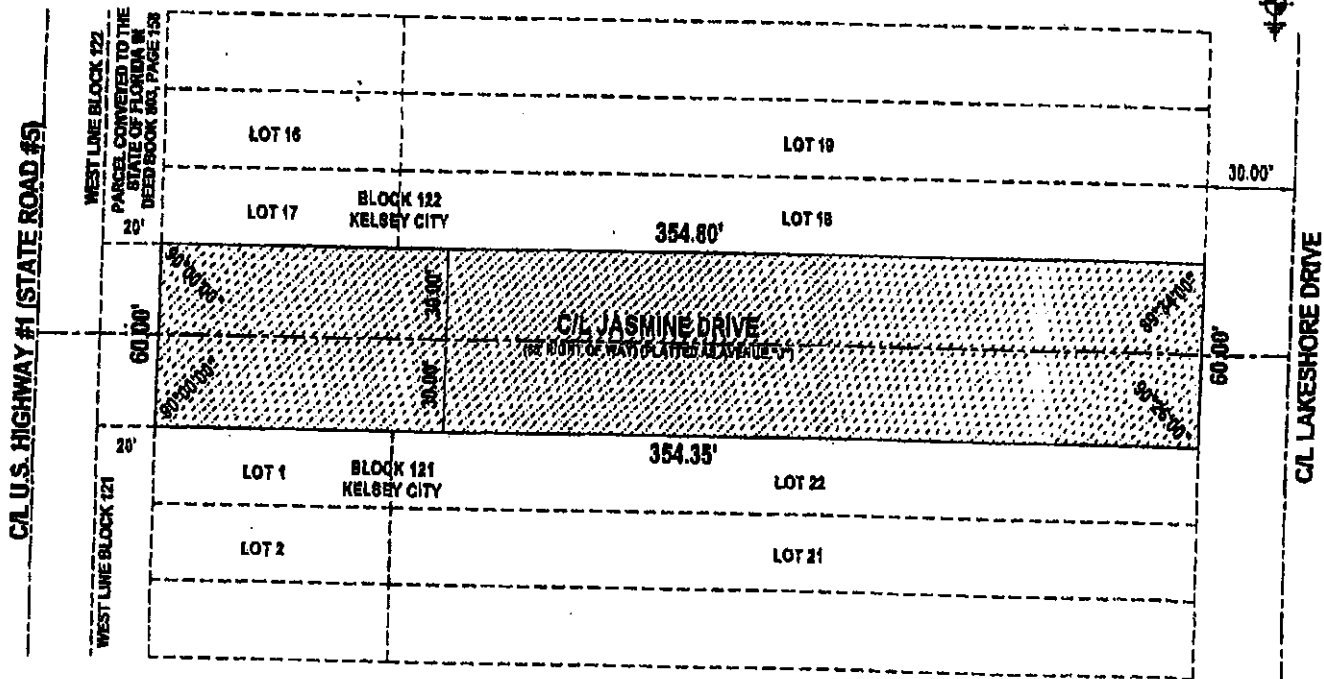
Development

LEGAL DESCRIPTION (Proposed Jasmine Drive Abandonment)

A portion of the existing right of way known as Jasmine Drive and shown as Avenue "J", KELSEY CITY, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, at Plat Book 8, Pages 15 and 35, and more particularly described as follows:

Bounded on the South by the North line of Block 121, said KELSEY CITY; Bounded on the North by the South line of Block 122, said KELSEY CITY; Bounded on the East by the West right of way line of Lake Shore Drive (a 60 foot right of way), said Kelsey City; Bounded on the West by the East right of way line of U.S. Highway # 1 (State Road # 5) as conveyed to the State of Florida in Deed Book 803, Page 158, Public Records of Palm Beach County.

CONTAINING IN ALL, 21,275 SQ. FT. AND/OR 0.49 ACRES.



THIS SKETCH IS NOT A SURVEY

Donald D. Daniels

SHEET 1 OF 1



THIS INSTRUMENT WAS PREPARED BY:
IN THE OFFICES OF DONALD D. DANIELS, INC.
FLORIDA CERTIFICATE L.B. NO. 4165
725 NORTH A1A SUITE C111
JUPITER, FL 33477 PHONE (561) 747-9894

DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 2608

SCALE: 1"=60'
DWG. NUMBER: 95-147.8
DATE: JUNE 18, 2004

RECEIPT

**LEGAL NOTICE OF PUBLIC HEARINGS
TOWN OF LAKE PARK, FLORIDA**

**HISTORIC PRESERVATION
BOARD MEETING**

Please take notice and be advised that the Historic Preservation Board will hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, for a Special Certificate of Appropriateness for the installation of exterior 2nd-floor railings and hurricane shutter tracks at 318 Hawthorne Drive, a property which is designated historic at a local level. Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Historic Preservation Board with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post -
Friday, April 24, 2015

LOCAL PLANNING AGENCY MEETING

Please take notice and be advised that the Local Planning Agency will hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the 20-Year Water Supply Facilities Work Plan Updates of the Comprehensive Plan which is required to be updated by Florida statute.

Please take notice and be advised that the Local Planning Agency will also hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Future Land Use Map Amendment for a 0.49 acre portion of the East Jasmine Drive Right-of-Way between Federal Highway and Lake Shore Drive in the Town of Lake Park, from a public right-of-way to a Commercial/Residential Land Use designation. Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Local Planning Agency with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post -
Friday, April 24, 2015 #411361

CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT

TO: *(filled in by Anna)*
FROM: Anna Yeskey, Clearinghouse Coordinator
DATE: April 20, 2015

As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s):

Initiating Local Government: **Town of Lake Park**

Reference Name: **East Jasmine Drive Right-of-Way**

Date of local planning agency hearing for the proposed amendment: **May 4, 2015**

Date of public hearing after which the proposed amendment will be transmitted:
(Tentative) June 17, 2015 (small-scale map amendments only require one public hearing at adoption, after which it will be transmitted to the State)

Date of adoption hearing: **June 17, 2015**

Nature of plan amendments as you have indicated is desired for review:

- adjacent cities _____
- Palm Beach County
- amendments relating to traffic circulation or the roadway networks
- amendments relating to affordable housing
- Amendments related to the following elements:
 - land use
 - traffic circulation
 - mass transit
 - ports and aviation
 - housing
 - infrastructure _____ sub-elements
 - coastal management
 - conservation
 - recreation and open space
 - intergovernmental coordination
 - capital improvements
 - other _____

Instructions: Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled.

EXECUTIVE SUMMARY FOR COMPREHENSIVE PLAN AMENDMENTS

DATE: **April 20, 2015**

Reference Name: **East Jasmine Drive Right-of-Way**

General Information

Initiating Local Government: **Town of Lake Park, Florida – 535 Park Avenue 33403**
Nadia Di Tommaso, Community Development Director-(561)881-3319

Applicant/Agent: **Urban Design Kilday Studios (Agent) on behalf of Earl Stewart LLC and Commercial Investments LLC (Applicant)**

Telephone/Fax: **Anne Booth and Chris Barry – Phone (561)366-1100; Fax (561) 366-1111**

Proposed Comprehensive Plan MAP Amendments

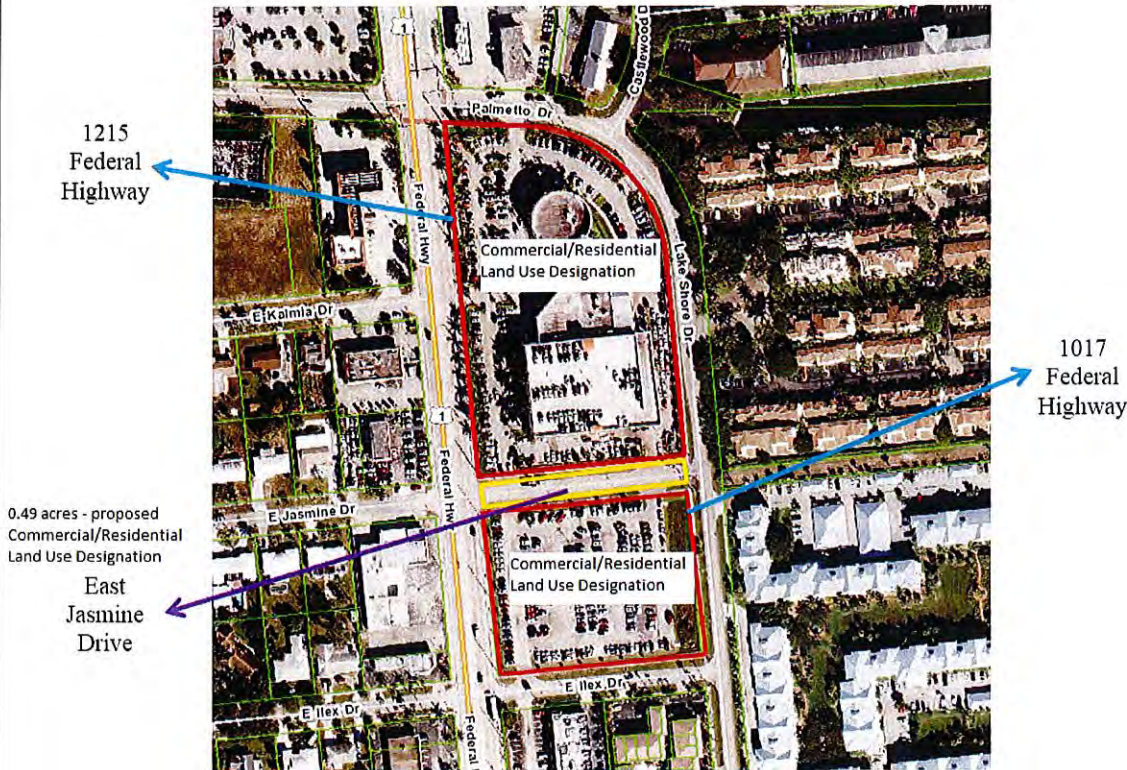
General Summary of Amendments:

- amendments relating to traffic circulation or the roadway networks
- amendments relating to affordable housing
- Amendments related to the following elements:
 - land use
 - traffic circulation
 - mass transit
 - ports and aviation
 - housing
 - infrastructure _____ sub-elements
 - coastal management
 - conservation
 - recreation and open space
 - intergovernmental coordination
 - capital improvements
 - other _____

Summary of addition (s) to adopted comprehensive plan: **No Additions.** _____

Summary of proposed change (s) to adopted comprehensive plan: **Urban Design Kilday Studios is proposing the expansion of the Earl Stewart Toyota dealership located at 1215 Federal Highway in the Town of Lake Park. This expansion also includes an application to abandon a 0.49 acre portion of East Jasmine Drive. This Future Land Use Map amendment proposed to change the existing public right-of-way to “Commercial and Residential” land use designation so that the land use remains consistent with the remainder of the Federal Highway corridor.**

Proposed Amendments to the Future Land Use Map



Location of proposed map amendment (include a location map): **See above.**

Size of Area Proposed for Change (acres): **0.49 acres.**

Present Future Land Use Plan Designation (include a density/intensity definition):

Public Right-of-Way

Proposed Future Land Use Designation (include a density/intensity definition):

Commercial and Residential Land Use Designation: Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and 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 that 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.

Present Zoning of Site (include a density/intensity definition):

Public Right-of-Way

Proposed Zoning of Site (include a density/intensity definition): **Planned Unit Development (PUD) with underlying Commercial-1 (C-1). Density is regulated by land use and is set at an FAR of 2.4. A maximum of 50 feet or 4 stories is permitted under the PUD designation. The underlying C-1 allows a maximum of two stories or 30 feet. Commercial-only developments are permitted as long as they are proposed as a PUD.**

Present Development of Site: **Vacant – Roadway.**

Proposed Development of the Site: **Commercial Dealership Expansion – to be incorporated with adjacent parcels as part of an overall Commercial Planned Unit Development.**

Is proposed change a Development of Regional Impact? **No.**

COMPREHENSIVE PLAN CHANGE PROCESSING

Date/Time/Location Scheduled for Local Planning Agency Public Hearing: **May 4, 2015**

Date/Time/Location Scheduled for Governing Body Public Hearing for Adoption:
(Tentative) June 17, 2015

Scheduled Date for Transmittal to Department of Economic Opportunity (Division of Community Development): **(Tentative) June 18, 2015**



Town of Lake Park Community Development Department

Nadia Di Tommaso,
Community Development Director



To: **LOCAL PLANNING AGENCY**
Meeting Date: May 4, 2015

Re: 20-Year Water Supply Facilities Work Plan Update
and Related Comprehensive Plan Amendments

UPDATE SINCE APRIL 6, 2015 MEETING

The 20-Year Water Supply Facilities Work Plan and related Comprehensive Plan Amendments were presented to the Local Planning Agency on April 6, 2015. While this meeting and agenda item contents were published on the Town website and sent to the intergovernmental agencies through the form of a clearinghouse notice, it was not advertised in the Palm Beach Post. Florida State Statute requires the following:

163.3174 Local planning agency.—

(4) *The local planning agency shall have the general responsibility for the conduct of the comprehensive planning program. Specifically, the local planning agency shall:*

(a) *Be the agency responsible for the preparation of the comprehensive plan or plan amendment and shall make recommendations to the governing body regarding the adoption or amendment of such plan. During the preparation of the plan or plan amendment and prior to any recommendation to the governing body, the local planning agency shall hold **at least one public hearing, with public notice**, on the proposed plan or plan amendment. The governing body in cooperation with the local planning agency may designate any agency, committee, department, or person to prepare the comprehensive plan or plan amendment, but final recommendation of the adoption of such plan or plan amendment to the governing body shall be the responsibility of the local planning agency.*

In order to ensure that the “public notice” requirement has been **fully** satisfied, staff is bringing this item forward once again to the Local Planning Agency, but this time with an advertisement in the Palm Beach Post as well (copy is attached). In addition, following the April 6 meeting, Mr. David who worked through this update for staff also reached out to Mr. Bishop, Executive Director of Seacoast Utility Authority (SUA) in order to understand the purpose of their \$88 million, five-year capital; improvement program to replace two lime softening treatment facilities, and received the following reasoning:

1. *Improved drinking water quality*
2. *Replace two lime softening treatment plants, one built in 1957, the other in 1976.*
3. *Eliminate the need to landfill tons of lime sludge produced by the previous process each day. Until the replacement program was approved, much of this was used in the construction of roads, driveways and parking areas. Those opportunities began diminishing after the year 2000, and landfilling became the only viable option – a highly undesirable one from both a cost and an environmental perspective.*

The conversion to membranes has resolved the lime sludge disposal issue. Lime sludge is a solid waste material that does not biodegrade well. Thus, it occupies considerable landfill space. The

waste material generated by the nanofiltration membrane process is a liquid reject which can, and in Seacoast's case IS, blended with reclaimed water at Seacoast's PGA Wastewater Reclamation Facility, then beneficially used for irrigation or buffering wetland areas against the impacts of seasonally varying ground water levels.

SUMMARY

The 20-Year Water Supply Facilities Work Plan is required to be updated per Florida Statutes. The Lower East Coast Water Supply Plan Update (LEC) was approved by the South Florida Water Management District (SFWMD) on October 10, 2013, requiring amendments to all local municipal comprehensive plans. The Town engaged the Bell David Planning Group, who previously worked on the Town's Evaluation and Appraisal Report and associated maps for the Comprehensive Plan, to work through the required changes. These required coordination with the SFWMD and Seacoast Utilities (as the designated regional supplier of potable water) in order to identify and plan for the water supply sources and facilities needed to serve existing and new development within the Town, much of which was not made available until the recent months which is why the Town was not able to update the Plan sooner. The related policies in the Comprehensive Plan were also updated as they are required to address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. In order to ensure consistency with adopted regional and county planning efforts, the Work Plan will have the same planning time schedule as the Palm Beach County and SFWMD 20-Year Water Plan Updates. Coordination through the Intergovernmental Plan Amendment Review Committee (IPARC) was also done in the form of a clearinghouse notice. Comprehensive plan *text* amendments are being proposed to the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements. Some of these proposed changes include:

- (1) Population projections
- (2) Identification of existing conditions and identification of alternative water supply projects
- (3) Current and projected water supply demand
- (4) Updating the planning period
- (5) Work in coordination with SUA for the per capita water usage
- (6) Incorporate provisions that support climate change and sea level initiatives

The comprehensive plan amendment process requires this meeting before the Local Planning Agency, as well as a meeting before the Town Commission. This will be followed by a transmittal to the Florida Department of Economic Opportunity (DEO) for review and commentary. Once satisfied by DEO, an adoption hearing before the Town Commission will take place. Enclosed with this item is the complete 20-Year Water Supply Facilities Work Plan Update and Related Comprehensive Plan Amendments prepared by the Bell David Planning Group.

Staff recommends **APPROVAL**.

**TOWN OF LAKE PARK
20-YEAR WATER SUPPLY FACILITIES
WORK PLAN UPDATE RELATED
AMENDMENTS TO THE COMPREHENSIVE
PLAN**

**LPA Hearing April 6, 2015
AND May 4, 2015
1st Reading June 3, 2015
Adoption XXXX XX, 2015**



ACKNOWLEDGEMENTS

TOWN COMMISSION

James DuBois, Mayor
Kimberly Glas-Castro, Vice-Mayor
Erin Flaherty, Commissioner
Michele O'Rourke, Commissioner
Kathleen Rapoza, Commissioner

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Judith Thomas, Chair
Erich Von Unruh, Vice-Chair
Michele DuBois, Member
Martin Schneider, Member
Ludie Francois, Member

TOWN STAFF

Vivian Mendez, Town Clerk/Deputy Town Manager
Thomas J. Baird, Esq., Town Attorney
Nadia DiTommaso, Community Development Director

Prepared By:

Bell David Planning Group
1019 NE 104th Street
Miami Shores, FL 33138



Amendment No. 1

The following lists the amended Objective, Policies and Monitoring Measure which shall be included in the Town's adopted Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan and the Town's 20-year Water Supply Facilities Work Plan Update.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Objective 3.: The Town shall comply with ~~its~~ the Town of Lake Park 20-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted ~~March 18, 2009~~ XXXX XX, 2015, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on ~~February 15, 2007~~ October 10, 2013. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The Town's Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

Policy 3.1.: Comply with the Town's of Lake Park's 20-Year Water Supply Facilities Work Plan Update adopted XXXX XX, 2015 and incorporate such Work Plan Update by reference into the Town of Lake Park Comprehensive Plan.

Policy 3.2.: Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan Update adopted ~~February 15, 2007~~ October 10, 2013 and with the Palm Beach County 10-Year Water Supply Facilities Work Plan Update adopted ~~April 24, 2008 (Notice of Intent published July 18, 2008)~~ April 27, 2015. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan Update shall remain consistent with the Palm Beach County 10-Year Water Supply Facilities Work Plan Update, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan Update. The Work Plan will continue to be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Amendment No. 2

The following lists the amended Policy which shall be included in the Town's adopted Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan and the Town's 20-year Water Supply Facilities Work Plan Update.

Conservation Element

Policy 6.6.: Implementation of the 20-year Water Supply Facilities Work Plan Update shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience.

Amendment No. 3

The following lists the amended Objective, Policies and Monitoring Measure which shall be included in the Town's adopted Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan and the Town's 20-year Water Supply Facilities Work Plan Update.

Intergovernmental Coordination Element

Objective X. Support climate change and sea level rise initiatives.

Policy X.1 Support the SUA, Palm Beach County and SFWMD in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

Policy X.2 Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

Policy X.3 Work collaboratively with the county, SUA and SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

Monitoring Measure: The Town shall enact legislation supporting the efforts of the SUA, Palm Beach County and SFWMD to evaluate climate change and its impacts.

Amendment No. 4

The following lists the amended Policy which shall be included in the Town's adopted Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan and the Town's 20-year Water Supply Facilities Work Plan Update.

Capital Improvement Element

Policy 5.5: The Town shall incorporate capital improvements affecting Town levels of service by referencing the Capital Improvements Schedules of Palm Beach County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year (~~2008/2009 through 2012/2013~~ 2014/2015 through 2018/2019) planning period.

**TOWN OF LAKE PARK
20-YEAR WATER SUPPLY FACILITIES
WORK PLAN UPDATE
(2014-2034)**

**LPA Hearing April 6, 2015
AND May 4, 2015
1st Reading June 3, 2015
Adoption XXXX XX, 2015**



ACKNOWLEDGEMENTS

TOWN COMMISSION

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Prepared By:

Bell David Planning Group
1019 NE 104th Street
Miami Shores, FL 33138



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1.0 INTRODUCTION

The purpose of the Town of Lake Park's 20-Year Water Supply Facilities Work Plan Update (Work Plan Update) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. The Town's first Work Plan was adopted on March 18, 2009. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Water Supply Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. Updates to the original Work Plan are required every five years. The Town is located in the South Florida Water Management District region in southeast Florida (Figure 1.). The *Lower East Coast Water Supply Plan Update* (LEC) was approved by the South Florida Water Management District (SFWMD) on October 10, 2013. Therefore, local governments within the South Florida Water Management District Lower East Coast jurisdiction should amend their comprehensive plans to adopt a Work Plan Update by March 1, 2015.

The Seacoast Utility Authority (SUA) is the designated regional supplier of potable water for portions of Palm Beach County, including the Town of Lake Park (Figure 2.). SUA furnishes potable water and sewer service to approximately 50,380 households and commercial establishments. The total 2010 population of the SUA was estimated to be 87,686 (Table A-7. PWS and DSS population projections for the LEC Planning Area, 2013 *LEC Water Supply Plan Update*). The SUA service area is approximately 65 square miles in total area. Customers include certain unincorporated areas of northern Palm Beach County, and the municipalities of Lake Park, Palm Beach Gardens, North Palm Beach and portions of Juno Beach. In that capacity, SUA supplies Town of Lake Park with potable water on an annual volume basis. The Town has no areas of domestic self-supply meaning, the Town relies on the SUA to provide all of its water needs.

The Town recognizes that in order to maintain a water supply system and conservation program there must be effective coordination with SUA. The Town sits on SUA's governing board and continues to enjoy an excellent working relationship with SUA in ensuring compliance with all regulations and guidelines. In accordance with the service agreement, Town staff coordinates with SUA to ensure enough capacity is available for existing and future customers and supporting infrastructure is adequately maintained.

As part of established intergovernmental coordination efforts, the Work Plan Update was developed after review of the Palm Beach County 10-Year Water Supply Work Plan Update (PBCWSWP), [adopted on April 27, 2015](#). According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. In order to ensure consistency with adopted regional and county planning efforts, the Work Plan will have the same planning time schedule as the Palm Beach County and SFWMD 20-Year Work Plan Updates.

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

- Section 1 – Introduction
- Section 2 – Background Information
- Section 3 – Data and Analysis
- Section 4 – Intergovernmental Coordination
- Section 5 -- Capital Improvement Elements
- Section 6 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005 and 2011 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

The Town of Lake Park has considered the following statutory provisions when updating the Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its comprehensive plan with the South Florida Water Management District's Regional Water Supply Plan, [163.3177(6)(a), F.S.].
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated SFWMD

Town of Lake Park
Water Supply Facilities Work Plan Update
XXXX XX, 2015

- Regional Water Supply Plan or the alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
- b. Identify the traditional and alternative water supply projects, and the conservation and reuse programs necessary to meet water needs identified in the SFWMD Regional Water Supply Plan [s. 163.3177(6)(c), F.S.]; and,
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
 6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the SFWMD Regional Water Supply Plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177(6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use and demand for the established planning period, considering the SFWMD Regional Water Supply Plan [s.163.3167(9), F.S.].
 7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the SFWMD Regional Water Supply Plan [s.163.3177(6)(h)1., F.S.].
 8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3181(3), F.S.].

2.0 BACKGROUND INFORMATION

2.1 Overview

The Town of Lake Park is a municipality of 8,477 permanent residents based on the 2014 population Bureau of Economic and Business Research (BEBR) estimate¹. The Town was chartered as Kelsey City in 1923, and officially renamed as the Town of Lake Park in 1939. Adjacent municipalities include North Palm Beach to the north, Palm Beach Gardens to the northwest, West Palm Beach to the west, and Riviera Beach to the south.

Referred to as the "Gateway to the Palm Beaches" and the "Jewel of the Palm Beaches" since the 1920s, the Town was designed and planned by Dr. John Nolen of Boston, Massachusetts, and the Olmsted Brothers, sons of Frederick Law Olmsted who has long been acknowledged as the founder of American landscape architecture and who, along with his partner Calvert Vaux, designed New York City's Central Park. Kelsey City was the first zoned municipality in the State of Florida. Since then, the boundaries of Lake Park have expanded to 2.35 square miles of residential, business, industrial, and mixed-use land.

The expansion of land has allowed for moderate, but steady, increase in population. Its current population of will continue to grow. Future population estimates are based on a constant factor based on the ratio of Town population to County population – 0.0062. As stated above the current population of the Town is 8,477 increasing to 8,693 in 2015; 9,201 in 2020; 9,709 in 2025; and, 10,217 in 2030.

While Lake Park has a small town character and population, it is home to several industries including construction, manufacturing, and retail and wholesale trade. Its business-friendly regulatory climate and atmosphere are supportive to business development and entrepreneurship.

As the Town is near build-out, particularly from a residential land use perspective, increases in population will come from the redevelopment of existing residential areas and conversion of non-residential land uses to residential. Even with existing vacant land in the western portion of the Town, most of this is being prepared for commercial development. Most of the remaining vacant land is commercial or industrial in nature. As a result, the Town is now investigating redevelopment efforts both within and without the Community Redevelopment Area (CRA).

¹ Note: Population estimates for the Town are based on the Medium BEBR projections for the County and are estimated to be 0.0062 percent of the County population through the planning period. A variety of population estimates are identified by BEBR, SFWMD, Palm Beach County, and SUA in their planning efforts. In order to remain consistent with other planning documents, the estimates to be used were determined by SFWMD as part of the 2013 LEC Update (p. 22).

Town of Lake Park
Water Supply Facilities Work Plan Update
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The Town's Water Supply Plan Update was written in coordination with the water supply plans adopted by SFWMD and Palm Beach County. Specifically, the plan coordinated issues pertaining to population and water supply demand projections and the components of the Work Plan Update.

The Town has based the population projections on the mid-range population projections prepared by the University of Florida, Bureau of Economic and Business Research (BEBR) for Palm Beach County thereby providing consistency with the LEC and Palm Beach County Plans.

The total 2010 population of the SUA, in which the Town of Lake Park's population is included, was estimated to be 87,686 (Table A-7. PWS and DSS population projections for the LEC Planning Area, *2013 LEC Water Supply Plan Update*). This is estimated to increase to 93,131 in 2015; 98,575 in 2020; 104,020 in 2025; and, 109,464 in 2030.

As also shown in Figure 2, the water distribution service area for the Town includes only those areas within its municipal boundaries (Current and Future Service Areas).

Lake Park's municipal form of government as set forth in its charter is "Commission-Manager". The elective officers are the Mayor and members of the Town Commission, each of whom are elected to three-year terms. The Manager is the chief administrative officer of the Town and is responsible for the day-to-day functions. Each department reports directly to the Manager. The Manager is responsible for presenting the annual budget to the Town Commission for approval.

In 2005 (last available data), an evaluation of existing gross acreage by land uses revealed that out of a total of 1262.31 acres (2.35 square miles) in the Town 431.38 acres or 34.2% of the total gross acreage is dedicated to residential use. The remaining gross acreages are allocated to non-residential uses such as Commercial (308.92 or 24.5%), Vacant (307.65 or 24.4%); Industrial (95.81 or 7.6%), Recreational/Open Space (49.83 acres or 3.9%); Institutional (33.97 or 2.7%), Right of Way (7.34 acres or 0.6%); Utility/Transportation (2.22 acres or 0.2%); and Water (25.19 acres or 2.0%). There have been no changes to the gross acreage figures since 2005.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

Town of Lake Park
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XXXX XX, 2015

Even with an ever increasing population, withdrawals from the Aquifers will be limited, greater conservation will be required to reduce per capita use; and, reclaimed water must continue to be an important alternative water source per the 2008 Leah G. Schad Ocean Outfall Program.

The Lower East Coast's Plan notes that a number of utilities have diversified their water supplies, including treatment and storage technologies, and water conservation programs. These alternatives include constructing brackish Floridan aquifer wells and reverse osmosis treatment plants, reclaimed water treatment and distribution facilities, and aquifer storage and recovery systems. Between 2007 and 2009, 41 MGD of potable water supply capacity was added. From 2010 to 2013, nine utilities built potable water supply projects with a capacity of 49 MGD. Approximately 14 percent of the current PWS allocation is now from an alternative water source, primarily brackish groundwater.

3.0 DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan Update is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and/or intensity. Additionally, population projections should be reviewed for consistency between the County and the South Florida Water Management District's Water Supply Plan.

3.1 Population Information

The Town's existing and future population figures were derived from the LEC Update based on BEBR medium range projections for Palm Beach County. Below is a comparison in tabular format. As stated previously, for the purpose of water supply planning the LEC projections will be utilized. As shown on Table 2, the LEC Update states that the SUA has a population of 87,686 in 2010.

Table 1.
 Palm Beach County and Town of Lake Park Population and Estimates
 1960 to 2030

Year	Palm Beach County (% Change)	Town of Lake Park (% Change)	Lake Park % Of County
1960	238,106	3,589	1.5
1970	348,993 (46.6)	6,993 (94.8)	2.0
1980	576,758 (65.3)	6,909 (-1.2)	1.2
1990	863,518 (49.7)	6,704 (-3.0)	.78
2000	1,131,184 (31.0)	8,721 (30.0)	.77
2010	1,320,134 (16.7)	8,155 (-9.3)	.62
2015	1,402,101 (6.2)	8,693 (6.6)	.62
2020	1,484,067 (5.8)	9,201 (5.8)	.62
2025	1,566,034 (5.5)	9,709 (5.5)	.62
2030	1,648,000 (5.2)	10,217 (5.2)	.62

Source: U.S. Census Figures and BEBR

3.2 Maps of Current and Future Areas Served

As previously stated, Figure 2 depicts current and future water service areas of the Town. SUA is the only service provided to customers within the Town's municipal boundaries. There are no areas anticipated to be annexed.

3.3 Potable Water Level of Service Standard

Policy 1.1 of the Town's Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element references the following Table containing the Town's LOS Standards.

Table 6.6.1
"Public Facility, Potable Water, Level of Service Standard

<u>Average Day Water Consumption Rate</u>
Residential: 97 gallons/capita/day
Non-residential: 1,777 gallons/capita/day
<u>Maximum Day Water Consumption Rate</u>
Residential: 146 gallons/capita/day
Non-residential: 2,666 gallons/capita/day

The above rates are to be used only as a planning guide for the Town of Lake Park. Actual determination of flow rates used as a basis for plant capacity, main extension, and tax charges shall be negotiated by individual property owners and Seacoast Utility Authority through the "Developer's Agreement process."

The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the comprehensive plan as coordinated by SUA, Palm Beach County and the South Florida Water Management District.

3.4 Population and Potable Water Demand Projections for the Town

The *Lower East Coast Water Supply Plan Update* (LEC) determined the projected potable water demand for the SUA, which includes the Town of Lake Park. Since SUA provides water to all municipalities served by this authority and permits the use of such water with individual property owners through the use of development agreements, the analysis of the Town's water needs is listed as part of the SUA (Table 2).

Table 2.
Seacoast Utility Authority – Including Lake Park
Current and Projected Water Supply
 (South Florida Water Management District Water Use Permit No. 50-00365-W)

	ACTUAL	PROJECTED			
	2010	2015	2020	2025	2030
Population	87,686	93,131	98,575	104,020	109,464
Per Capita (gallons per day finished water)	201	189	189	189	189
	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>
Potable Water Demands (daily average annual)	17.62	17.50	18.63	19.69	20.69
Water Source:					
Volume from Biscayne/Surficial	19.31	22.30	22.30	22.30	22.30
Volume from Floridan	0.00	3.00	8.90	8.90	8.90
Volume from Other					
Volume from Reclaimed (3.)	6.11	8.0	Not Available	Not Available	10.00
Additional Potable Water Needed (after assessing historic use or proposed projects)	0.00	0.00	0.00	0.00	0.00

Notes

1. Population projections Table A-7, 2013 LEC Water Supply Plan Update (p. 17)
2. All potable volumes are finished water unless noted (2013 LEC WSP Update p. 19)
3. Seacoast delivers an average of 8.0 MGD of reclaimed water to irrigation customers. This does not replace potable water demand, but it does reduce demand on water resources
4. Figures revised based on LEC Population projections
5. Other Volumes for Years 2015-2025 not provided by SUA.

The SUA current has 50,380 residential and commercial customers.

Table 3.
Projection of Potable Water Demand – SUA and Lake Park

	2010	2015	2020	2025	2030
Population – SUA	87,686	93,131	98,575	104,020	109,464
Population – Lake Park	8,155	8,693	9,201	9,709	10,217
Per Capita (gallons per day finished water)	201	189	189	189	189
Potable Water Demands MGD (daily average annual)					

Town of Lake Park
 Water Supply Facilities Work Plan Update
 XXXX XX, 2015

SUA	17.62	17.60	18.63	19.66	20.69
Lake Park	1.64	1.69	1.74	1.83	1.93

3.5 Water Supply Distribution Provided by Seacoast Utility Authority

SUA is a regional water and wastewater utility that furnishes potable water service to approximately 50,380 households and commercial establishments. The Authority's service area, which covers approximately 65 square miles, consists of certain unincorporated areas of Palm Beach County, and the incorporated areas of the City of Palm Beach Gardens, the Village of North Palm Beach and the Towns of Lake Park (2.35 square miles) and Juno Beach (portions served by SUA), all of which are in northern Palm Beach County, Florida. SUA has approximately 35 surficial wells from which the water is transmitted to its treatment plants. SUA treats, on an average, 18.09 million gallons of water a day and approximately 7.51 million gallons of wastewater a day (LEC WSP Update Appendix C, Tables C-1 and -2 respectively).

SUA owns, operates, and maintains four surficial aquifers, one Florida aquifer wellfield; one water treatment plant and multiple interconnected distribution systems. It should be noted that SUA does not own or operate potable water supply wells within the Town limits.

3.5.1 Public Distribution System

The portion of SUA's water distribution system that serves the Town of Lake Park consists of water mains ranging in size from 6-inches to 24-inches.

Table 4.
 Seacoast Utility Authority Water Utility System
 Servicing the Town of Lake Park

LINE SIZE	APPROXIMATE LINEAR FEET
6 to 8 inches	2,340
10 to 12 inches	1,992
16 to 24 inches	5,265
TOTAL	9,597

The age of the distribution system ranges from 10 to 50-years old. System components on an as needed basis to maintain system integrity and ensure ability to provide needed capacity.

3.5.2 Design Capacity

Five wellfields provide the raw potable water supply source for the SUA treatment plant. Wellfields located at the Hood Road treatment plant, Richard Road and Lilac Street pump station sites, and another located south of Northlake Boulevard and west of Alternate A-

1-A, serve the Hood Road treatment facility. Current information regarding each wellfield is presented in Table 5. Figures 3 and 3a provide information on countywide and local wells and wellfield protection zones of influence.

Table 5.
 Seacoast Utility Authority Wellfield Capacity

	Hood Road	Palm Beach Gardens	North Palm Beach	Burma Road	Floridan Aquifer
Number of Wells	14	10	8	6	3
Permitted Withdrawal (MGD)	5.037	1.278	0.913	0.913	3.249
Average Day	13.8	3.5	2.5	2.5	8.9
Maximum Day	15.7	4.0	2.9	2.9	9.9

Source: SUA, December 9, 2014

The relationship between plant design capacity and actual potable water treatment activities at each of the Hood Road and Richard Road plants is illustrated on Table 6:

Table 6.
 Seacoast Utility Authority Plant Capacity

	Hood Road
Plant Capacity	30.5 MGD
Average Day	17.0 MGD
Maximum Day	20.9 MGD

Source: SUA, December 9, 2014

SUA finished water storage facilities have combined capacity of 12.7 MGD. The distribution among sites is illustrated in Table 7.

Table 7.
 Seacoast Utility Authority Storage Facility Capacity

Type	Hood Road	Lilac Street	Richard Road
Elevated Storage	0.8 MG	None	None
Ground Level Storage	8.0 MG	1.9 MG	2.0 MG

Source: SUA, December 9, 2014

All storage facilities are located at either the Hood Road water treatment plant, Lilac Street or Richard Road repump sites.

3.5.3 Current Demand and Level of Service

PROJECTED POTABLE WATER DEMAND

Table 8.
 Projection of Potable Water Demand – SUA and Lake Park

Town of Lake Park
 Water Supply Facilities Work Plan Update
 XXXX XX, 2015

	2010	2015	2020	2025	2030
Population – SUA	87,686	93,131	98,575	104,020	109,464
Population – Lake Park	8,155	8,693	9,201	9,709	10,217
Per Capita (gallons per day finished water)	201	189	189	189	189
Potable Water Demands MGD (daily average annual)					
SUA	17.62	17.60	18.63	19.66	20.69
Lake Park	1.64	1.69	1.74	1.83	1.93

WATER TREATMENT CAPACITY

SUA is presently completing an \$88 million, five year capital improvements program, replacing two lime softening treatment facilities having an aggregate 30.5 MGD treatment capacity with a single 30.5 MGD membrane water treatment plant (FDEP Permit # 4501124).

The new facility, placed in service on May 21, 2014, includes 26.0 MGD of nanofiltration capacity to treat surficial aquifer water sources, 4.5 MGD of low pressure reverse osmosis capacity to treat more brackish Floridan aquifer water, and 1.0 MGD of blend capacity.

This new membrane water treatment plant replaces the two lime softening plants – built in 1957 and 1976. Benefits include improved drinking water quality. And, whereas, the original plants generated tons of lime sludge each day the waste material generated by the nanofiltration membrane process is a liquid which is blended with reclaimed water at Seacoast’s PGA Wastewater Reclamation Facility, then used for irrigation or buffering wetland areas against the impacts of seasonally varying ground water levels.

WASTEWATER TREATMENT CAPACITY

The established Level of Service for Wastewater is 107 Gallons per Capita per Day. Approximately 85.7% of the SUA of the customer base receives wastewater services.

Table 9 provides the capacities and flows through the 20 year planning period.

Table 9.
 Seacoast Utility Authority – PGA Regional WWTF
 Wastewater Capacities and Flows

FDEP Permit #	2010				2030			
	FDEP-Rated WWTF Capacity (MGD)	Average Daily WWTF Flow (MGD)	Average Daily Reuse Flow (MGD)	Reuse (%)	FDEP-Rated WWTF Capacity (MGD)	Average Daily WWTF Flow (MGD)	Average Daily Reuse Flow (MGD)	Reuse (%)
FL0038768	12.00	7.51	6.11	81%	12.00	10.00	10.00	100%

RAW WATER RESOURCES

Presently, raw water is taken from four surficial aquifer wellfields and one Florida aquifer wellfield pursuant to SFWMD water use permit number 50-00365-W, SUA is authorized an annual allocation of 26.9 million gallons per day, 30.0 MGD peak month, average day. Issued in September 2012, the permit authorizes water to be drawn from 35 surficial aquifer wells in four separate wellfields (none in Lake Park), wells 100 – 200 ft. deep, and three Florida aquifer wells located on SUA's 40-acre Hood Rod (Palm Beach Gardens) administrative/water treatment plant site.

3.6 Water Supply Provided by Palm Beach County

In September 2005, the County entered into a Service Area Agreement (R2005-1769) with SUA defining the service area boundary between SUA and the County. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. The Agreement benefited existing and future SUA and County utility customers by ensuring the most efficient delivery of public utility services. In June 2006, the County entered into a Utility Bulk Service Agreement (R2006-0687) to provide SUA with up to five (5) million gallons per day (mgd) of bulk potable water and bulk wastewater service during an initial term of five (5) years. SUA extended the Bulk Agreement for a long-term period of twenty-five (25) years at the same capacity levels. The Bulk Agreement requires that the County install the necessary potable water pipeline improvements. By entering into the Agreement, the SUA customers will benefit from the competitively priced bulk water, and existing County utility customers will benefit from the increased revenue.

3.7 Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Town of Lake Park works in coordination with county, regional, state and SUA efforts aimed at promoting conservation through a variety of means including:

- A low per capita water use rates.
- Mandatory reclaimed water service areas.
- Blending source waters.
- Inverted rate structure.
- Conservation policies and regulatory tools.

- Public education.
- Offering low-cost kits to its customers to reduce water use in their homes.

3.7.1 County-wide Efforts

The Palm Beach County 10 Year Water Supply Work Plan Update (PBCWSWP), which was adopted [April 27, 2015](#) identified several projects in South Florida related to potable water conservation include regional water supply studies, surface water management studies, and ecosystem restoration projects. Many of these projects will have a significant impact in Palm Beach County. According to the PBCWSWP, the most significant of these projects include the following efforts:

1. "The US Army Corp of Engineers Central and South Florida (C&SF) Project Comprehensive Review Study (Restudy), authorized by the US Congress in 1992 and delivered to the Congress July 1, 1999. This study will examine structural and operational modifications to the regional water management system to protect the Everglades and the Florida Bay ecosystems and to improve other functions including urban and agricultural water supply and flood control. In the year 2000, the US Congress gave authorization to implement the study recommendations through the Water Resources Development Act of 2000, which authorized the implementation of the Comprehensive Everglades Restoration Plan (CERP). CERP is being implemented and Congress authorized construction of the first group of priority projects.
2. The SFWMD Governing Board adopted the updated 2013 Lower East Coast (LEC) Water Supply Plan. The Governing Board direction is to continue to reduce reliance on the regional system for future water supply needs. The Updated Plan includes recommendations for water supply and water resource development projects to help meet the needs of the region through 2030.
3. Other related programs are: the Water Preserve Areas (WPA's) Feasibility Study, which is exploring concepts to capture and store excess surface waters that are normally released to tide via the C&SF Project canal system by back pumping these surface waters to the WPA's; the Comprehensive Water Management Plan for Northern Palm Beach County, which would capture water from the southern L-8 Basin, provide water quality treatment, and route water to the West Palm Beach Water Catchment Area, the Loxahatchee Slough and the NW Fork of the Loxahatchee River, when needed; and the Integrated Water Resources Strategy for Southeastern Palm Beach County, which includes improving existing flood control and water supply services for the urban and agricultural areas, water supply augmentation through the use of alternative water technologies, and coordination with regional ecosystem enhancement and land use planning efforts.
4. In 1994 the Federal and State governments entered into an agreement to settle a Federal lawsuit and the Everglades Forever Act was enacted. The implementation

of this act includes the development of Stormwater Treatment Areas (STA's) and the establishment of Best Management Practices (BMP's) in the Everglades Agricultural Area, with the purpose of filtering phosphorus and other detrimental nutrients currently going to the Everglades.”

In addition to these programs, the PBCWSWP explained how several other Federal and State legislative initiatives and regulatory programs could impact the area's surface and groundwater management practices. Most significantly, the 1995 Florida Water Plan (FWP) which includes directives mandating water management districts and other agencies to achieve "Minimum Flows and Levels" (MFL's) for Florida water courses, lakes and aquifers, and also calls for new legislation to strengthen the link between land use planning and water management.

Additionally, the PBCWSWP explained how Lake Okeechobee water management actions are aimed at ensuring the water supply needs of agriculture and public use are met during dry periods when Lake Okeechobee water levels are low. These actions include improvements to the Lake Okeechobee Regulation Schedule Study (LORSS) which water resource managers have begun to implement. The improvements include a two-part approach for developing improved water management guidelines for Lake Okeechobee.

As detailed in the PBCWSWP, this two part approach includes short-term and long-term actions:

- The Short-Term actions involve operational changes only without the benefit of new construction to stabilize the potential for levee failure due to wave run-up and breach during hurricanes or failure due to piping related erosion and levee destabilization.
- The Long-Term actions will develop a new regulation schedule that will take into account the construction of early Comprehensive Everglades Restoration Plan (CERP) projects, including Acceler8 project components and related Lake Okeechobee levee improvements. Early coordination with the SFWMD and the Army Corps of Engineers determined serious deficiencies with respect to water supply, documenting a reduction in available storage and inconsistency with state MFL requirements.

The PBCWSWP also discussed the Northern Everglades and Estuaries Protection Program, or Senate Bill 0392/House Bill 7157, which was passed by the Florida Legislature on May 2, 2007. The program expands the existing Lake Okeechobee Protection Program to include the Caloosahatchee River and St. Lucie River watersheds, including the estuaries. This legislation became effective July 1, 2007. The legislation requires the development of restoration plans and schedules, and provides dedicated funding to improve and protect the northern Everglades, including Lake Okeechobee and the two estuaries by setting aside land, constructing treatment wetlands and identifying water storage areas needed to improve the quality, timing and distribution of water in the natural system. This new legislation has the potential to detain water that otherwise would go to Lake Okeechobee in the more northern regions of the South Florida Water

Management District making it more difficult to manage water supplies in South Florida, particularly during times of need.

3.7.2 Town Specific Actions, Programs, Regulations, or Opportunities

The Town will coordinate future water conservation and reuse efforts with SUA, Palm Beach County, and the SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation and reuse in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are design to conserve water during the dry season. Finally, Lake Park will administer its own water conservation practices.

The City's water conservation practices are aimed at xeriscaping and effective implementation of water use permits. Ordinance No. 3, 1992 supports the restrictions on irrigation of landscape areas and design of low impact watering landscaping. Ordinance 10-02-04 is designed to preserve the authority of the Town to determine and implement water conservation measures required by a water use permit. Together these ordinances provide the Town effective water conservation practices.

3.7.3 SUA Specific Regulations

The SUA, and therefore the Town of Lake Park, implement water conservation through the following Ordinances: Irrigation Hours, Florida-Friendly Landscape, Ultralow Volume Fixtures, Rain Sensor, Water Conservation Rate Structure, Leak Detect & Repair Program and Public Education Program.

4.0 INTERGOVERNMENTAL COORDINATION

The provision of water supply needs in Town of Lake Park is achieved in coordination with local, county, and regional partners including the Seacoast Utility Authority, Palm Beach County, and South Florida Water Management District. SUA is Lake Park's primary water partner as they provide the Town its water service utilities. Palm Beach County works in coordination with the Town and SUA to ensure that water supply services are provided to all residents of Palm Beach County in the most efficient and effective manner. SFWMD acts to protect the region's water supply resources and coordinates the implementation of state water regulations and policies through local water planning efforts and water supply services.

The PBCWSWP outlines the interlocal agreements established between the County and SUA regarding the delivery of potable water utility services. The plan explains how in Service Area Agreement (R2005-1769) which was executed in September 2005, ensures the sustainable delivery of potable water services for current and future utility customers. R2005-1769 defines the service area boundary between SUA and the County. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. The plan also describes the benefits of Utility Bulk Service Agreement (R2006-0687) which was executed in June 2006. Through R2006-0687 the County agreed to provide Seacoast with up to five (5) million gallons per day (mgd) of bulk potable water and bulk wastewater service during an initial term of five (5) years. After the initial agreement period, SUA extended the Bulk Agreement for a long-term period of twenty-five (25) years at the same capacity levels. Finally, the Bulk Agreement requires that the County install the necessary potable water pipeline improvements. The plan explains that the agreement benefits both SUA and County water customers as SUA customers benefit from competitively priced bulk water and County customers benefit from the additional revenues.

5.0 CAPITAL IMPROVEMENTS

5.1 Work Plan Projects

The SFWMD LEC has identified in Appendix F, Table F-4 the Nanofiltration Concentrate Blending for Reuse Water project completed in 2013. The project cost was \$4.5 million and is providing a treatment capacity of 3.0 MGD.

5.2 Capital Improvements Schedule

Currently, no capital improvements related to the maintenance or expansion of infrastructure systems related to potable water use are included as part of the Town's Capital Improvement Schedule. More general or area wide projects may be found in the Palm Beach County Schedule of Capital Improvements and 20-Year Water Supply Facilities Work Plan Update. Additionally, more regional projects can be found in the October 2013 LEC WSP Update and support documents.

5.3 Funding

The costs of operating, maintaining, and improving the System are offset by water sales. The volume of water sold to customers is measured by water meters that are installed at each customer's address. The System is an enterprise fund of the SUA, separate from all other funds of the SUA.

6.0 GOALS, OBJECTIVES AND POLICIES

Add the following new or amended Objective and policies as follows:

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Objective 3.: The Town shall comply with ~~its~~ the Town of Lake Park 20-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted ~~March 18, 2009~~ XXXX XX, 2015, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on ~~February 15, 2007~~ October 10, 2013. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The Town's Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

Policy 3.1.: Comply with the Town's of Lake Park's 20-Year Water Supply Facilities Work Plan Update adopted XXXX XX, 2015 and incorporate such Work Plan Update by reference into the Town of Lake Park Comprehensive Plan.

Policy 3.2.: Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan Update adopted ~~February 15, 2007~~ October 10, 2013 and with the Palm Beach County 10-Year Water Supply Facilities Work Plan adopted ~~April 24, 2008 (Notice of Intent published July 18, 2008)~~ April 27, 2015. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan Update shall remain consistent with the Palm Beach County 10-Year Water Supply Facilities Work Plan Update, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan Update. The Work Plan will continue to be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Town of Lake Park
Water Supply Facilities Work Plan Update
XXXX XX, 2015
Conservation Element

Policy 6.6.: Implementation of the 20-year Water Supply Facilities Work Plan Update shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience.

Intergovernmental Coordination Element

Objective X. Support climate change and sea level rise initiatives.

Policy X.1 Support the SUA, Palm Beach County and SFWMD in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

Policy X.2 Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

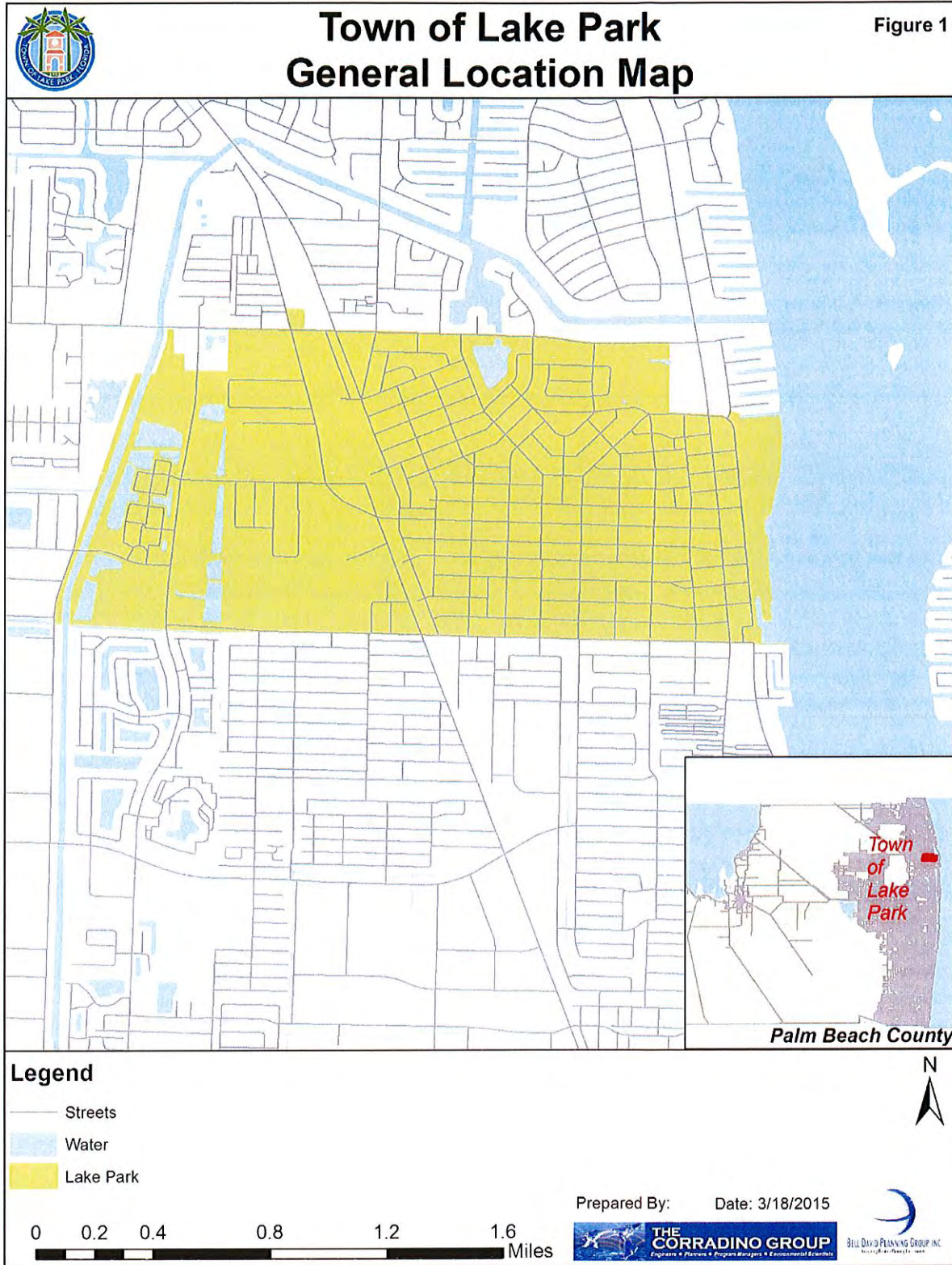
Policy X.3 Work collaboratively with the county, SUA and SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

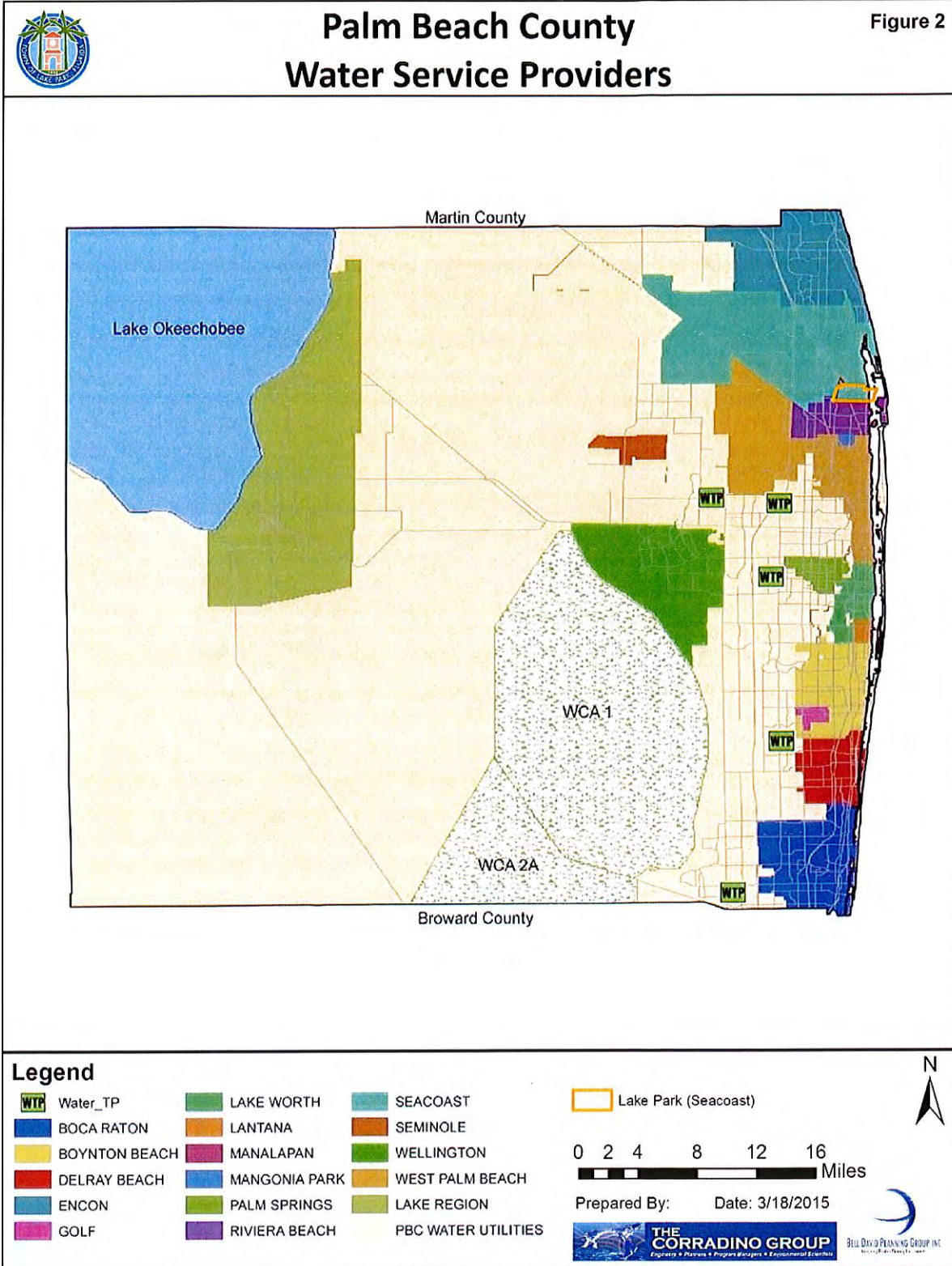
Monitoring Measure: The Town shall enact legislation supporting the efforts of the SUA, Palm Beach County and SFWMD to evaluate climate change and its impacts.

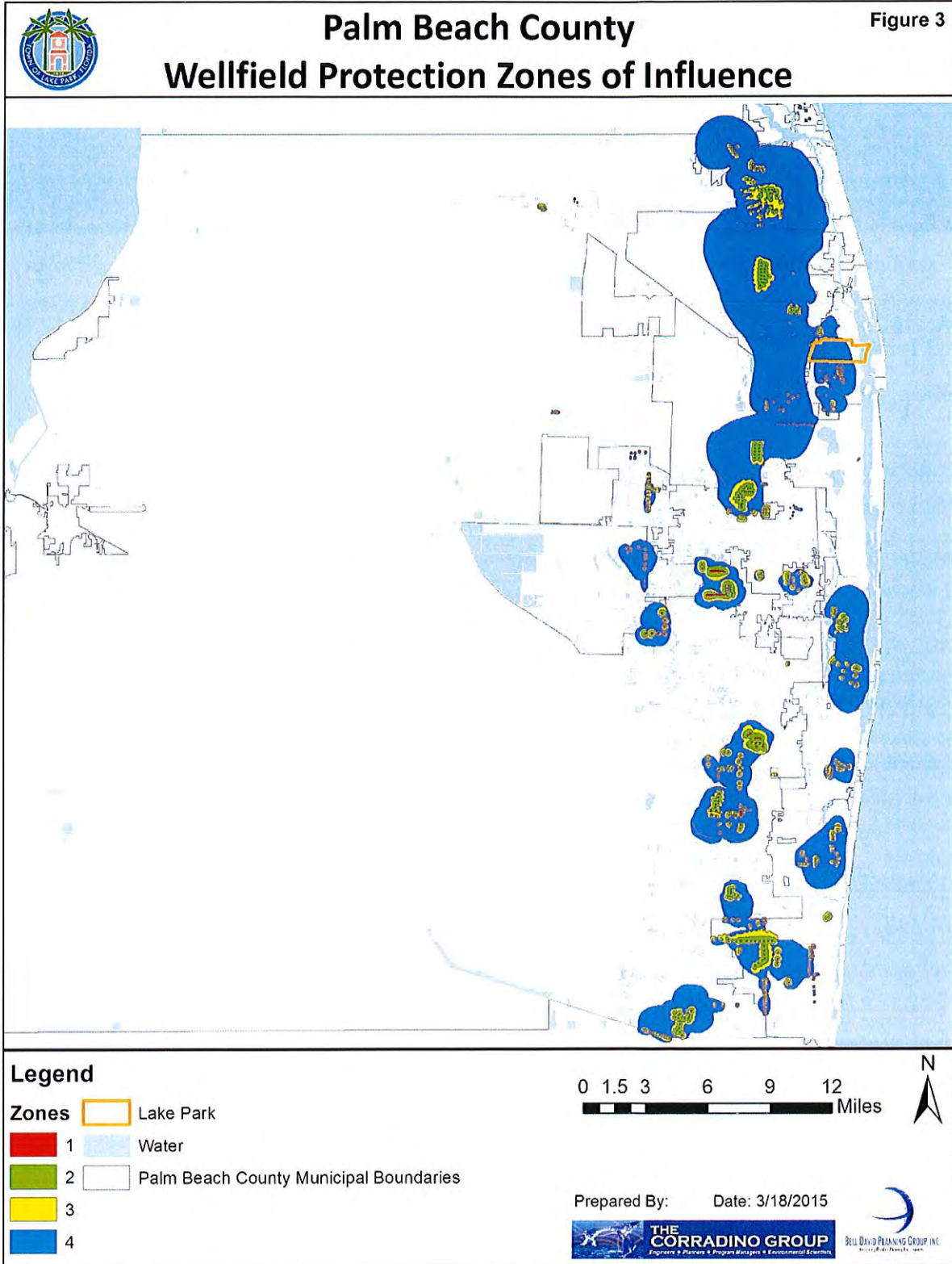
Capital Improvement Element

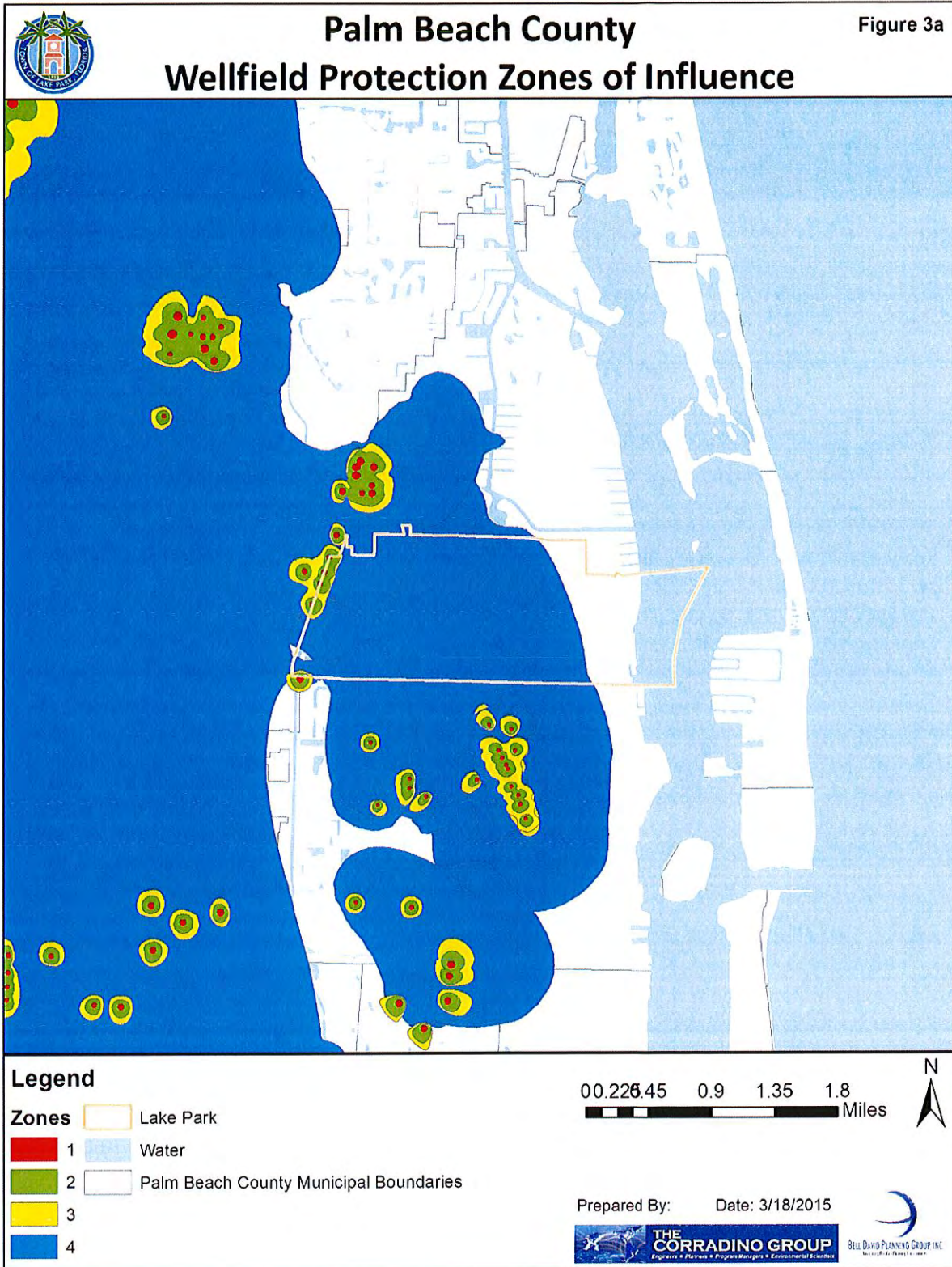
Policy 5.5: The Town shall incorporate capital improvements affecting Town levels of service by referencing the Capital Improvements Schedules of Palm Beach County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year (~~2008/2009 through 2012/2013~~ 2014/2015 through 2018/2019) planning period.

FIGURES









CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT

TO: Palm Beach Gardens, North Palm Beach, Riviera Beach, Palm Beach County, TCRPC, PBC School Board, Northern Palm Beach County Improvement District

FROM: Anna Yeskey, Clearinghouse Coordinator

DATE: March 20, 2015 (updated April 20, 2015)

As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s):

Initiating Local Government: **Town of Lake Park**

Reference Name: **20-Year Water Supply Facilities Work Plan**

Date of local planning agency hearing for the proposed amendment: April 6, 2015 and May 4, 2015

Date of public hearing at which the proposed amendment will be transmitted: May 6, 2015 June 3, 2015

Date of adoption hearing: TBD

Nature of plan amendments as you have indicated is desired for review:

- adjacent cities _____
- Palm Beach County _____
- amendments relating to traffic circulation or the roadway networks _____
- amendments relating to affordable housing _____
- Amendments related to the following elements:
 - land use _____
 - traffic circulation _____
 - mass transit _____
 - ports and aviation _____
 - housing _____
 - infrastructure _____ sub-elements
 - coastal management _____
 - conservation _____
 - recreation and open space _____
 - intergovernmental coordination _____
 - capital improvements _____
 - other _____

Instructions: Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled.

**EXECUTIVE SUMMARY FOR COMPREHENSIVE PLAN
AMENDMENTS**

Date: March 20, 2015 **(updated April 20, 2015)**

Reference Name: 20-Year Water Supply Facilities Work Plan

General Information

Initiating Local Government/Applicant: Town of Lake Park
Contact Person: Nadia Di Tommaso, Community Development Director
Address: 535 Park Avenue, Lake Park, FL 33403
Telephone/Fax: (561) 881-3319

Proposed Comprehensive Plan Amendments

General Summary of Amendments:

A Town-initiated request to update the 20-Year Water Supply Facilities Work Plan to comply with 163.3177 F.S. and related comprehensive plan policy amendments.

- amendments relating to traffic circulation or the roadway networks
- amendments relating to affordable housing
- Amendments related to the following elements:
 - land use
 - traffic circulation
 - mass transit
 - ports and aviation
 - housing
 - infrastructure _____ sub-elements
 - coastal management
 - conservation
 - recreation and open space
 - intergovernmental coordination
 - capital improvements
 - other _____

Summary of addition (s) to adopted comprehensive plan: **N/A**

Summary of proposed change (s) to adopted comprehensive plan: Text amendments to the comprehensive plan related to the 20-Year Water Supply Plan updates.

Proposed Amendments to the Future Land Use Map: N/A

Location of proposed map amendment (include a location map): N/A

Size of Area Proposed for Change (acres): N/A

Present Future Land Use Plan Designation (include a density/intensity definition): N/A

Proposed Future Land Use Designation (include a density/intensity definition): N/A

Present Development of Site: N/A

Proposed Development of Site, if known (number of dwelling units, commercial square footage, industrial square footage, other proposed usage and intensity): N/A

Is the proposed change a Development of Regional Impact? N/A

Comprehensive Plan Amendment Processing Timeline

Date/Time/Location of Scheduled Local Planning Agency Public Hearing:

April 6, 2015 and **May 4, 2015** at 7:00 p.m. in the Town Hall Commission Chambers – 535 Park Avenue, Lake Park, Florida 33403.

Date/Time/Location of Scheduled Governing Body Public Transmittal Hearing:

(Tentative) ~~May 6, 2015~~ **June 3, 2015** at 6:30 p.m., or as soon thereafter as can be heard, in the Town Hall Commission Chambers – 535 Park Avenue, Lake Park, Florida 33403.

Scheduled Date for Transmittal to DEO:

(Tentative) ~~May 7, 2015~~ **June 4, 2015.**

RECEIPT

**LEGAL NOTICE OF PUBLIC HEARINGS
TOWN OF LAKE PARK, FLORIDA**

**HISTORIC PRESERVATION
BOARD MEETING**

Please take notice and be advised that the Historic Preservation Board will hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, for a Special Certificate of Appropriateness for the installation of exterior 2nd-floor railings and hurricane shutter tracks at 318 Hawthorne Drive, a property which is designated historic at a local level. Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Historic Preservation Board with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post -
Friday, April 24, 2015

LOCAL PLANNING AGENCY MEETING
Please take notice and be advised that the Local Planning Agency will hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the 20-Year Water Supply Facilities Work Plan Updates of the Comprehensive Plan which is required to be updated by Florida Statute, ~~AND~~

Please take notice and be advised that the Local Planning Agency will also hold a public hearing on Monday, May 4, 2015, at 7:00 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Future Land Use Map Amendment for a 0.49 acre portion of the East Jasmine Drive Right-of-Way between Federal Highway and Lake Shore Drive in the Town of Lake Park, from a public right-of-way to a Commercial/Residential Land Use designation. Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Local Planning Agency with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post -
Friday, April 24, 2015 #411361