



Town of South Palm Beach, Florida

Comprehensive Plan 2024 EAR Based Amendments

February 2024

Preliminary
DRAFT
For Review Only

Prepared by:

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INTRODUCTION

The Town

The Town of South Palm Beach occupies a strip of oceanfront property five-eighths of a mile in length on the barrier island between the Town of Palm Beach to the north, and the Town of Lantana to the south. The easternmost boundary of the Town is the Atlantic Ocean and the western boundary is defined by the shoreline of the lagoon created by the northern end of Hypoluxo Island in Lantana. The Town is situated approximately one mile east of U.S. Highway 1 and about two miles south of Lake Worth Road. The only public road in the Town is State Road A1A which is locally known as South Ocean Boulevard.

The development of the present Town of South Palm Beach began in July 1955 when the Town was incorporated. The Town grew at a slow and steady pace until the boom of the early seventies, which produced over a thousand units within a little over a year. Since then, the Town continued growing, but at a much slower pace. ~~Presently,~~ By the 1990s, the Town ~~was~~ is completely built-out with all parcels developed. This 2024 update of the Comprehensive Plan will address current conditions and Town plans for the future and implement the EAR Based Amendments. The format of the plan is maintained in this update. Underlines are proposed additions and strike-thru's are deletions.

The Plan

The 2008 update of the Comprehensive Plan of the Town of South Palm Beach ~~as presented here~~ was prepared to meet the requirements of the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, Chapter 163, Florida Statutes. ~~The Plan was prepared in accordance with the guidelines established in Chapter 9J-5, Florida Administrative Code.~~

The Plan contains ~~nine~~ ten required elements in addition to sections on population and public participation. The ten ~~nine~~ elements of the Plan are: Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, ~~and~~ Capital Improvements and Property Rights. Each element contains data and analysis sections which form the basis for the goals, objectives and policies which follow.

Unlike most local governments in Florida, growth management is hardly an issue in the Town of South Palm Beach, since the Town is built out. The primary concerns of the Town are protection of the existing quality of life and preservation of natural resources. These are the issues that the Plan focuses on. Since the entire Town is a coastal area, Coastal Management is the element where these issues are primarily addressed.

CHAPTER 1 POPULATION

I. RESIDENT POPULATION GROWTH

Historically, the growth of the Town of South Palm Beach has been somewhat sporadic compared to the growth pattern of Palm Beach County or the State of Florida ~~as can be seen in Table 1~~. From its incorporation in 1955 until the early seventies, the Town grew at an extremely sluggish pace and reached a population of 188 in 1970. Then came the building boom of the early seventies, in which over one thousand units were built within a little over a year. After a short lull following the boom, the Town managed to grow at a steady pace to 1996. The Town has been considered built out since that time.

~~In terms of population, the Town grew from a population of 113 in 1960 to 188 in 1970, a growth rate of over sixty six percent (66%) for the decade. The Town reached a population of 1304 in 1980 largely due to the building boom of the early seventies resulting in an increase of nearly six hundred percent (600%) over a period of ten (10) years. Since its incorporation, the Town has grown at a much faster rate than either Palm Beach County or the State of Florida until its growth started slowing down following the boom of the early seventies. From 1980 through 1986, the Town's population grew by only 8.1 percent (8.1%) (an annual growth rate of one point three five percent (1.35%) compared with thirty point three percent (30.3%) growth of Palm Beach County and nineteen point six percent (19.6%) for the State of Florida. Between 1986 and 2006 the Town grew by a total of 116 permanent residents. Future population growth will be limited to approximately 316 persons occupying the 180 additional units that could be constructed on some properties if redevelopment occurs.~~

TABLE 1 POPULATION PROJECTIONS, TOWN OF SOUTH PALM BEACH

Year	Resident	Seasonal	Total
1986	1410	1666	3076
1990*	1504	1630	3134
1995*	1600	1538	3138
2000**	1708	1398	3106
2004**	1531	1355	2886
2006***	1526	1355	2881
2011	1556	1377	2933
2016	1586	1399	2985

* Projection

** April 1, 2000 Census estimates of population indicated a permanent population of 1,708. April 1, 2004 population estimates from the Bureau of Economic and Business Research, University of Florida also indicate a permanent population of 1,531.

*** April 1, 2006 population estimates from the Bureau of Economic and Business Research, University of Florida indicate a permanent population of 1526.

NOTE: Population projections for the years 2011 and 2016 are based on the potential for redevelopment of certain properties that are presently developed at less than the allowed density. Redevelopment of these properties at the allowed density would allow a maximum of 180 additional residential units. The projections reflect 30 units being constructed in the five year projection period and an additional 30 units being constructed in the ten year projection period. Current person per unit numbers were used to determine the resident, seasonal and total population projections. The Town of South Palm Beach is bounded on the north and south by municipalities and on the east and west by water bodies. Annexation is not an option to accommodate additional residents. Increasing density within the Coastal High Hazard Area that comprises the entire town is also not an acceptable alternative to accommodate population growth. Demographic profiles resulting in additional persons per unit are unlikely to change significantly in the foreseeable future.

Population trends in the Town are presented in Table 1 below. The Town resident population has been generally stable since 1990 when the U.S. Census counted 1,480 residents. The resident population peaked in 2000 with 1,531 but decreased slightly to 1,358 in the 2010 U.S. Census count. Note, the Decennial Census results are used for the 10 year population estimates but the University of Florida BEBR population estimates are used at the other time periods. The BEBR estimates are the basis for State Revenue sharing.

Table 1 – Population Trends 1990 - 2023

<u>Year</u>	<u>Resident Population</u>	<u>Source</u>
<u>1990</u>	<u>1,480</u>	<u>U.S Census</u>
<u>2000</u>	<u>1,531</u>	<u>U.S Census</u>
<u>2010</u>	<u>1,358</u>	<u>U.S. Census Correction 2/11/14</u>
<u>2015</u>	<u>1,366</u>	<u>Univ of FL BEBR</u>
<u>2018</u>	<u>1,400</u>	<u>Univ of FL BEBR</u>
<u>2019</u>	<u>1,448</u>	<u>Univ of FL BEBR</u>
<u>2020</u>	<u>1,471</u>	<u>U.S Census</u>
<u>2021</u>	<u>1,472</u>	<u>Univ of FL BEBR</u>
<u>2022</u>	<u>1,472</u>	<u>Univ of FL BEBR</u>
<u>2023</u>	<u>1,469</u>	<u>Univ of FL BEBR</u>

Source: Walter H Keller, Inc.

Notes: BEBR is the Bureau of Economic and Business Research

II. POPULATION CHARACTERISTICS

A. Age and Sex

Table 2 below provides a tabulation of the sex, age groups, median age and average persons per household and persons per family in 2020. Females comprised 56.5% of the resident population whereas men were at 43.5%. Females were 51.2% of the Palm Beach County population. A significant portion of the Town's population (55.4%) is older than 65 years of age. Palm Beach County has 25.2% of the population older than 65 years of age. The median age for the Town is 67.5 years old whereas Palm Beach County's median age is 45.2. Palm Beach County's Planning Division has estimated the 2020 seasonal population of the Town (resident and seasonal) to be 2,587 people.

Table 2 – 2020 Population Sex, Age Groups & Persons/Household

<u>Selected Housing Characteristics</u>	<u>Analysis Sub-category</u>	<u>Total</u>	<u>%</u>	<u>Avg Family Size</u>
<u>Total Housing Units</u>				
	<u>Total</u>	<u>1,854</u>		
	<u>Year Round Units</u>	<u>943</u>	<u>50.9%</u>	
	<u>Vacant & Seasonal</u>	<u>911</u>	<u>49.1%</u>	
<u>Households and Families</u>				
	<u>Total Households</u>	<u>943</u>	<u>100.0%</u>	<u>1.66</u>
	<u>Family Households</u>	<u>385</u>	<u>40.8%</u>	<u>2.32</u>
	<u>Married Couple Households</u>	<u>319</u>	<u>33.8%</u>	<u>2.16</u>
	<u>Male Head of Household, No Spouse Households</u>	<u>10</u>	<u>1.1%</u>	<u>3.70</u>
	<u>Female Head of Household, No Spouse Households</u>	<u>56</u>	<u>5.9%</u>	<u>3.14</u>
	<u>Non Family Households</u>	<u>558</u>	<u>59.2%</u>	<u>1.27</u>
<u>Tenure</u>				
	<u>Owner Occupied Housing Unit</u>	<u>821</u>	<u>87.1%</u>	<u>1.69</u>
	<u>Renter Occupied Housing Unit</u>	<u>122</u>	<u>12.9%</u>	<u>1.49</u>
<u>Year Structure Built</u>				
	<u>Total</u>	<u>1,854</u>		
	<u>Built 2020 or Later</u>	<u>0</u>	<u>0%</u>	
	<u>Built 2010 to 2019</u>	<u>30</u>	<u>1.6%</u>	
	<u>Built 2000 to 2009</u>	<u>0</u>	<u>0%</u>	
	<u>Built 1990 to 1999</u>	<u>21</u>	<u>1.1%</u>	
	<u>Built 1980 to 1989</u>	<u>384</u>	<u>20.7%</u>	
	<u>Built 1970 to 1979</u>	<u>1,028</u>	<u>55.4%</u>	
	<u>Built 1960 to 1969</u>	<u>320</u>	<u>17.3%</u>	
	<u>Built 1950 to 1959</u>	<u>41</u>	<u>2.2%</u>	
	<u>Built 1940 to 1949</u>	<u>24</u>	<u>1.3%</u>	
	<u>Built 1939 or Earlier</u>	<u>6</u>	<u>0.3%</u>	

Source: 2020 US Census and 2022 American Community Survey 5 Year Estimates
Walter H Keller, Inc.

The population of South Palm Beach continues to have a much different age composition than either Palm Beach County or the State of Florida as a larger portion of the Town's population comprises retired people. Tables 2 and 3 indicate the age and sex composition of the Town's population.

TABLE 2
AGE OF RESIDENTS COMPARISON 1989 TO 2004

AGE CATEGORY*	1989 COMPREHENSIVE PLAN	2004 ESTIMATES
0-15	1.9 %	2.1 %
16-24	3.9 %	1.9 %
25-44	10.4 %	11.3 %
45-64	32.0 %	30.5 %
OVER 65	51.9 %	54.2%

*Age categories were revised from 1989 Comprehensive Plan based on available 2004 data.

Source: 1989 South Palm Beach Comprehensive Plan; US Census Bureau

By comparison, based on the 2000 census, in Palm Beach County 26.2 percent of residents are over 65 years of age and 21.3 percent are under 18. Statewide 17.6 percent are over 65 and 22.8 percent are under 18.

TABLE 3 GENDER COMPARISON 1989 TO 2004

GENDER	1989 COMPREHENSIVE PLAN	2004
MALE	44.4 %	42.9 %
FEMALE	55.7 %	57.1 %

Source: 1989 Comprehensive Plan; US Census Bureau

III. HOUSEHOLD CHARACTERISTICS

Household characteristics of South Palm Beach continue to be substantially different from those of Palm Beach County and the State of Florida due to the greater percentage of retiree population which falls in the “post child-raising” age groups. The most striking difference is in the household size which was far smaller in the Town of South Palm Beach (1.56) (1.76) in 2020 1980 as compared to the size of Palm Beach County (2.41) (2.42) or the State of Florida (2.55). The average household size continues to fall well below the Palm Beach County and State of Florida numbers. The 2000 Census indicates an average household size of 1.54 in South Palm Beach compared to 2.34 in Palm Beach County and 2.46 statewide.

IV. POPULATION PROJECTIONS

The Town of South Palm Beach is completely built out and there are no remaining vacant parcels. This is the single most important factor to be taken into consideration in projecting the Town's population through the year 2035 and 2045. 2016. as shown in Table 1 in keeping with the following assumptions: The Shimberg Center for Housing Studies and BEBR have projected future population estimates for the

Town for 2035 and 2045 which would approximate 10 and 20 year forecasts. The 2035 population estimate is 1,746 and the 2045 population estimate is 1,888.

Forty-four point five percent (44.5%) of the Town’s residential units are used seasonally or occasionally. The resident component of the Town’s population will increase gradually with the corresponding decrease in the seasonal component. This is based on the current trend caused by less movement between northern and southern residences as the population ages. Redevelopment may also occur where additional residential units will be added to the Town’s residential supply. These factors will need to occur in order to reach the future population estimate.

1. ~~The population of the Town of South Palm Beach is very close to a saturation point. It is assumed that the Town’s population will reach that point over the next 25 to 30 years as redevelopment of the existing condominium buildings occurs.~~

2. ~~There are no remaining vacant properties within the Town limits.~~

3. ~~A major shift in the age or sex composition of the Town’s population is not anticipated in the foreseeable future. The median age of the Town’s population will increase slightly over the years.~~

4. ~~The average household size in South Palm Beach will decline only marginally over the years.~~

5. ~~The existing motel (Palm Beach Oceanfront Inn) will continue to exist as a motel with fifty-eight (58) units through the year 2016.~~

CHAPTER 2 PUBLIC PARTICIPATION AND PLAN EVALUATION

I. PUBLIC PARTICIPATION

It is the policy of the Town of South Palm Beach to seek public input throughout the entire comprehensive planning process including consideration of amendments to the Comprehensive Plan ~~and preparation of Evaluation and Appraisal Reports (EAR)~~. The Town recognizes that public input must be sought through a variety of channels, both formal and informal, in order to ensure that the residents of the Town will have ample opportunity to express their concerns and opinions as they may relate to comprehensive planning. In order to implement this policy of the Town encouraging public participation in the planning process, the following procedures are established:

A. The Town shall advertise in a newspaper of general circulation in the Town, any official action that will affect the use of real property in South Palm Beach. Such action shall generally include adoption of a Comprehensive Plan or a Land Development Regulation Ordinance, or any revision or modification to such a plan or ordinance including any change in Zoning Regulations.

B. During the comprehensive planning process, timely written notices shall be sent to all condominium homeowners' associations and owners of single family residences in the Town in order to keep the Town's residents informed of the status of the plan and to seek their written comments as they may relate to comprehensive planning. Such notices shall indicate the information available for review at the Town Hall.

C. Public Hearings shall be held in conformance with Chapter 163, F. S. by the Local Planning Agency and the Town Council prior to adoption of a Comprehensive Plan or any element of the Plan or any revision to such a Plan or any element of the Plan.

D. The Local Planning Agency shall take into consideration all written and verbal comments received from the Town's residents in connection with the Comprehensive Plan during the planning process, and shall prepare a response statement to such comments prior to adoption of the Plan by the Town Council. Copies of the response statement shall be sent to the members of the Town Council and the individuals, organizations and agencies who had made comments during the planning process, at least two weeks prior to the final Public Hearing to be conducted by the Town Council in the Plan adoption process.

E. The Local Planning Agency shall release information at regular intervals during the planning process. Copies of the information to be released shall be made available for review at Town Hall.

II. MONITORING AND EVALUATION

In the preparation of the required seven-year Evaluation and Appraisal Reports (EAR), the following procedures shall be followed:

- A. The Town shall follow adoption procedures outlined in Florida Statutes and the Florida Administrative Code. Additional public input may be solicited by the Town Council at their discretion.
- B. The Evaluation and Appraisal Report shall include updating of the baseline data pertaining to population, housing and traffic where appropriate, and measurable objectives to be accomplished in the seven-year intervals of the Plan adoption and for the long-term period.
- C. The Evaluation and Appraisal Report shall describe accomplishments in the first seven-year period and the degree to which the goals, objectives and policies have been successfully reached. The report shall also identify obstacles or problems which resulted in under achievement of goals, objectives or policies.
- D. In order to correct the problems identified, the Evaluation and Appraisal Report shall modify the existing goals, objectives or policies, or establish new ones.
- E. In order to ensure continuous monitoring and evaluation of the Plan during the seven-year period, the Town Manager's office shall prepare an ANNUAL STATUS REPORT outlining any major change in the baseline data, plan amendments, specific problems encountered in the accomplishments of goals, objectives or policies, and comments received from the concerned citizens.

CHAPTER 3 FUTURE LAND USE ELEMENT

I. EXISTING LAND USE DATA

The Town of South Palm Beach is ~~an~~ a built-out ocean-front community predominately residential in character approximately 80 acres in size. As of ~~February 2023~~ March 2006, the residential land use accounted for ~~seventy-two~~ eighty-four point five percent (~~72%~~) (84.5%) of the total land area within the Town’s jurisdiction. There are only two types of residential land uses existing in the Town: single-family and multi-family of which the latter accounts for ~~seventy~~ (70%) ~~eighty-two point five~~ percent (~~82.5%~~) of the total land area. The table below shows the tabulation of ~~existing~~ land uses. Note, since the Town is built-out, the existing and future land uses are the same.

TABLE 4 EXISTING LAND USES 2006

LAND USE	ACRES	% OF TOTAL
Single Family Residential	1.3	2.0
Multiple Family Residential	54.4	82.5
Commercial**	1.0	1.5
Recreational*	1.3	2.0
Public Buildings	0.9	1.4
Rights-of-Way	7.0	10.6
TOTAL	65.9	100.0

* — Recreational land a coastal strip between the Atlantic Ocean and privately owned ocean front property. ** — Non-conforming use

~~Map 1 illustrates the existing land uses in South Palm Beach.~~ The multi-family residential use is in the form of mid to hi-rise condominium buildings with an average density of approximately thirty-three (33) units per acre. The only single-family residential use is located in the extreme northeast corner of the Town of South Palm Beach and includes four (4) single-family dwellings. Single family and multi-family are the only two types of residential uses permitted in the existing Zoning Ordinance of the Town.

~~The only commercial use in the Town is comprised of a motel containing fifty-eight (58) units. It exists as a non-conforming use, since the existing Zoning Ordinance of the Town does not allow any commercial use in South Palm Beach.~~


The recreational land use within the Town’s jurisdiction consists of the beach along the Atlantic Ocean landward of the mean high-water line. The beach and the Lake Worth Lagoon accounts for the only significant natural resources in the Town. The Palm Beach County 2023 Aerial Map was used to estimate the existing beach and Lake Worth Lagoon areas in the Town. The beach area was estimated to be 3.7 acres and the Lake Worth Lagoon was estimated to be 11.2 acres. The Town is built out with no other natural resources existing within its jurisdiction. The public building use shown above incorporates the Town Hall complex including the public safety building. ~~There is no other public building in the Town.~~

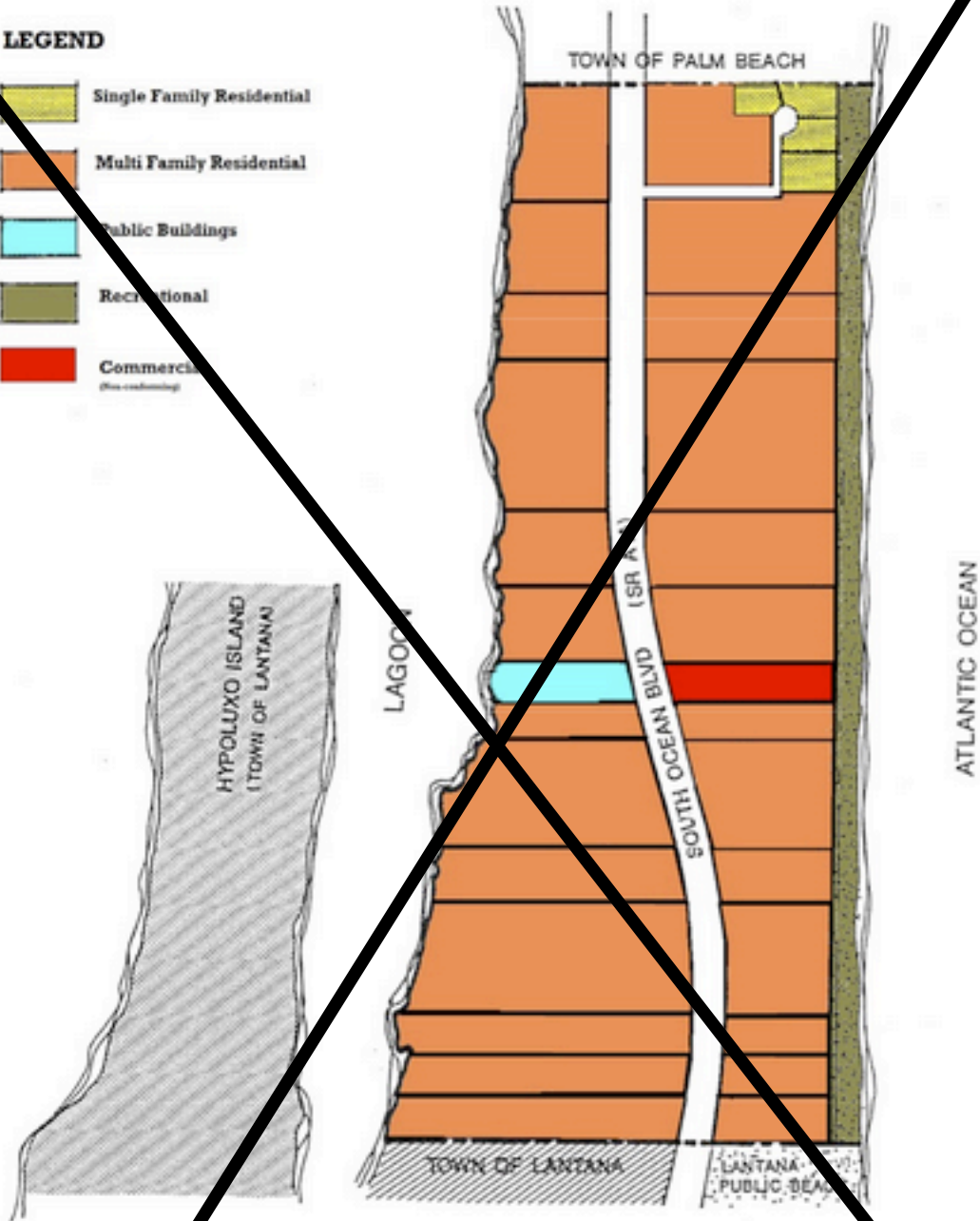
Road right of way Streets in South Palm Beach accounts for nine ~~only ten point six~~ percent (9%) (~~10.6%~~) of the total land area. Included in streets are South Ocean Boulevard (State Road A1A) and the private ingress-egress easement providing access to four (4) single-family dwellings mentioned earlier. South Ocean Boulevard with its 100-foot right-of-way accounts for nearly eight ~~ten~~ percent (8%) (~~10%~~) of the total land area in the Town.

Adjoining the Town to the north is the Town of Palm Beach with multi-family residential use. To the south and west is the Town of Lantana with recreational use east of State Road A1A.

MAP 1

LEGEND

-  Single Family Residential
-  Multi Family Residential
-  Public Buildings
-  Recreational
-  Commercial (this category)



**EXISTING LAND USE MAP
TOWN OF SOUTH PALM BEACH
FLORIDA**

Adopted
March 1989

Due to the fact that no land uses other than residential are allowed in the Town, the residents of South Palm Beach must rely on adjacent communities for their commercial, retail and professional office services. There have been no negative impacts from this arrangement on the past, and none are anticipated in the future due to the built-out nature of the Town.

II. LAND USE ANALYSIS

Traffic circulation provided by the existing facilities including South Ocean Boulevard (State Road A1A) and the private easement, appears to be quite adequate to serve the existing land uses as shown on the Existing Land Use Map. South Ocean Boulevard also has surplus capacity. The existing service infrastructure including sanitary sewer, solid waste, drainage, and potable water services are also adequate to serve the existing land uses, as well as, any future land uses through the year 2016.

There are four classifications of soils found within the Town of South Palm Beach. Definitions of these soils, as provided in the Soil Survey of the Palm Beach County, Florida Area are provided below:

- AX: Arents – Urban land complex, organic substratum. This complex consists of nearly level, somewhat poorly drained, sandy soils and urban land overlying organic soils. The areas were formerly organic marches and swamps that were filled for urban use.

- Bn: Beaches. This classification consists of narrow strips tide-washed sand along the Atlantic coast. As much as half of the beach may be covered by water during daily high tides, and all of the beach may be covered during storm periods.

- Cc: Canaveral – Urban land complex. This complex consists of Canaveral sand and Urban land. About twenty-five to forty percent (25-40%) of this complex is covered by sidewalks, streets, parking areas, building, and other structures. About forty to sixty percent (40-60%) of the complex consists of lawns, vacant lots, and undeveloped areas. These open areas are made of nearly level, somewhat poorly drained to moderately well drained Canaveral soils that have been modified.

- Ur: Urban land. Consists of areas that are sixty (60) to more than seventy five percent (75%) covered with streets, buildings, large parking lots, shopping centers, industrial parks, airports, and related facilities. Other areas are generally altered to such an extent that the former soils cannot be easily recognized.

Map 1.1 on the following page, depicts the generalized soil associations as they are found in South Palm Beach.

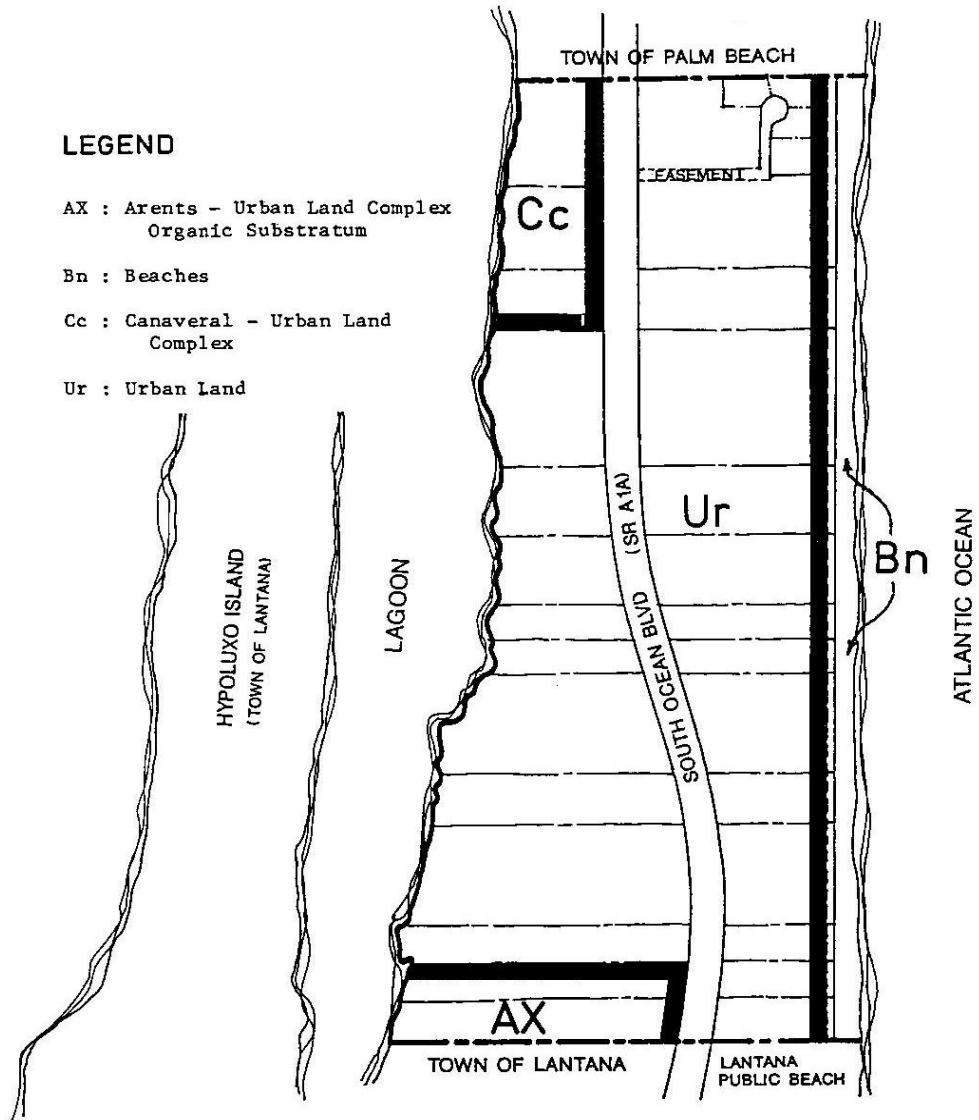
~~As discussed in the populations section earlier, the Town’s population has nearly reached its peak since the Town is built out.~~

~~The Town does not have any areas identified as blighted areas since the entire housing stock of the Town is in good condition. The only inconsistent use with the character of the Town currently existing is the motel, for the Town is a residential community housing a primarily retiree population. The commercial use existing on the motel site is grandfathered in and will continue to exist until its redevelopment. When redeveloped, the use will conform to the residential character of the community.~~

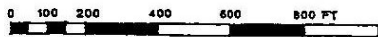
MAP 1.1

LEGEND

- AX : Arents - Urban Land Complex
Organic Substratum
- Bn : Beaches
- Cc : Canaveral - Urban Land
Complex
- Ur : Urban Land



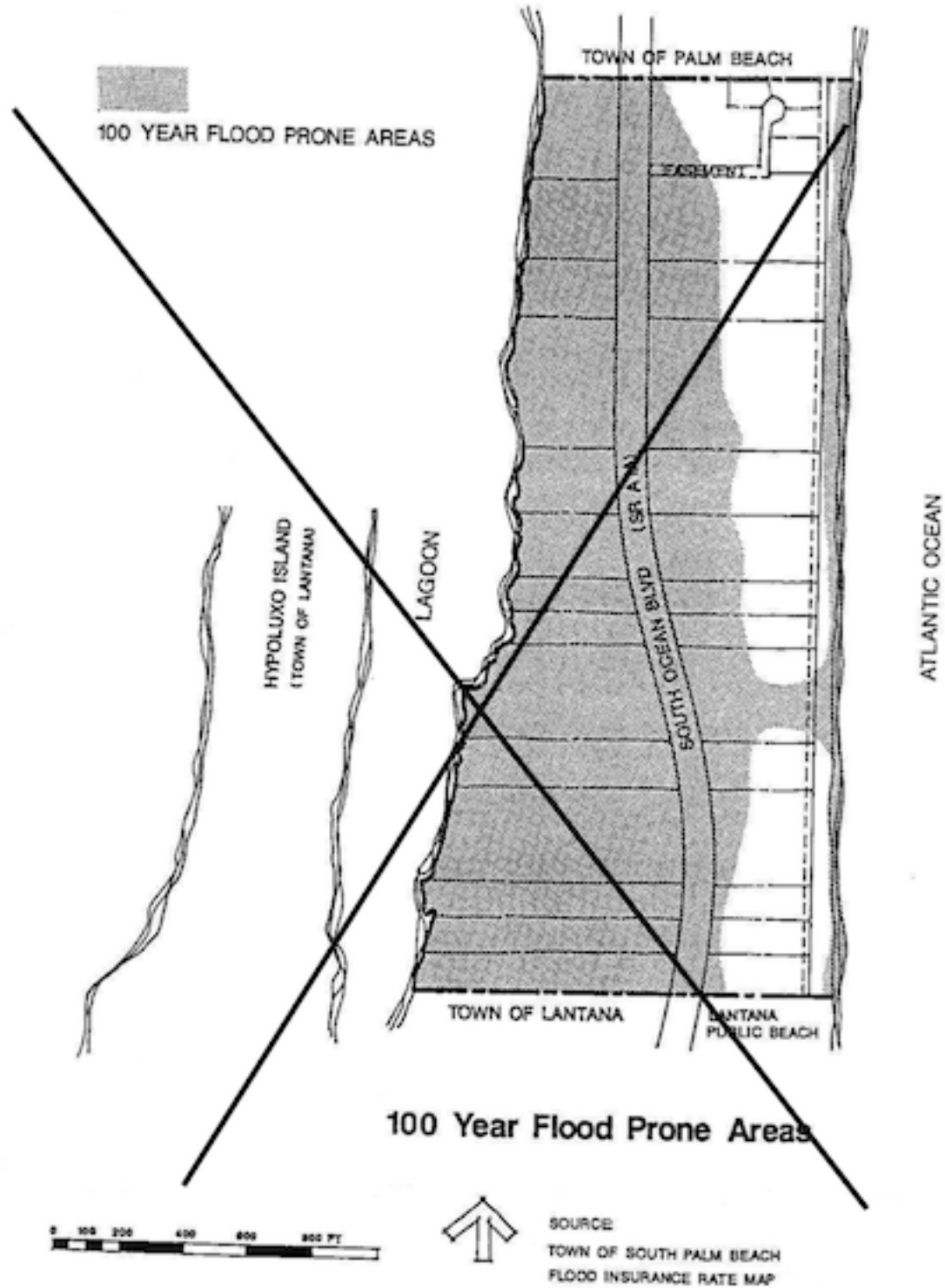
GENERALIZED SOILS MAP
TOWN OF SOUTH PALM BEACH



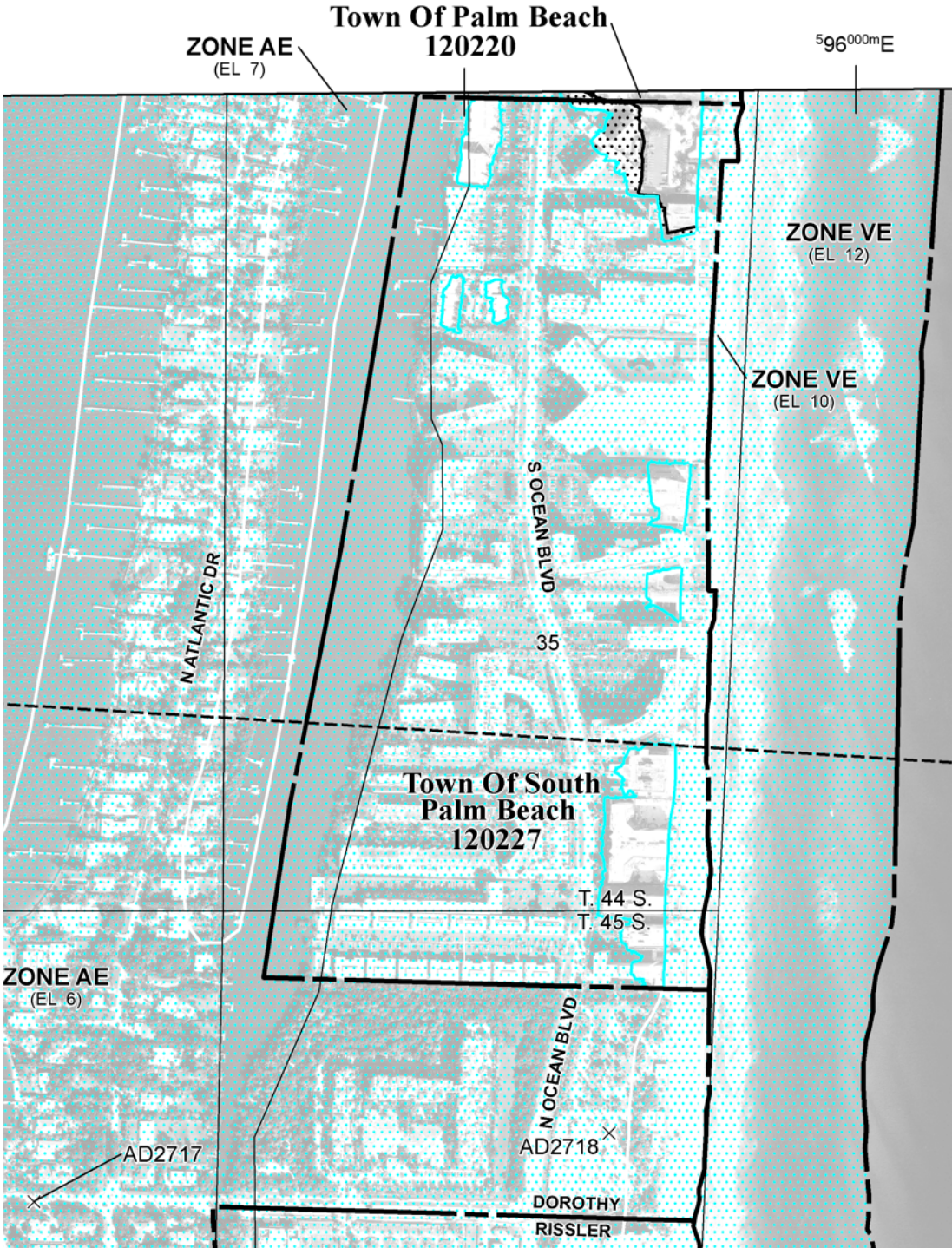
SOURCE: Soil Survey of Palm Beach County Area, Florida. U.S. Dept. of Agric. Soil Cons. Service 12/78

Map 3 delineates the flood prone areas as they are found in the Town.

MAP 3



Map 3.1 below, illustrates the current FEMA Flood Map for the Town of South Palm Beach. The majority of the Town is in the Special Flood Hazard Area with a 1% annual chance flood (100-year flood) Zone AE (Elevation 6). Clear areas border with blue are not part of the Special Flood Hazard Area are Zone X with a 0.2% chance of flood. This Map will be replaced in the near future with Map 3.2 on the following page



Map 3.1- Current FEMA Flood Zone Map
 Source: National Flood Insurance Program, Panel 0783F 10/5/17

Map 3.2 illustrates the preliminary FEMA Flood Map for the Town of South Palm Beach which is expected to replace Map 3.1 in the near future. A majority of the Town is in the Zone AE (Elevation 9) and (Elevation 8). Velocity Zones VE (11 Elevation and 14 Elevation are located along the shoreline along with some Zone X areas which are outside of the Special Flood Hazard Area.



Map 3.2 - Preliminary FEMA Flood Zone Map
 Source: FEMA National Flood Insurance Program, Panel 783, Preliminary 12/20/19

III. FUTURE LAND USE MAP

Table 3 below, identifies the land uses within the Town. As noted previously, the Town is built-out and the existing and Future Land Uses are the same. Map 4, on the following page, illustrates the location of the various land uses.






Table 3 – Existing and Future Land Use

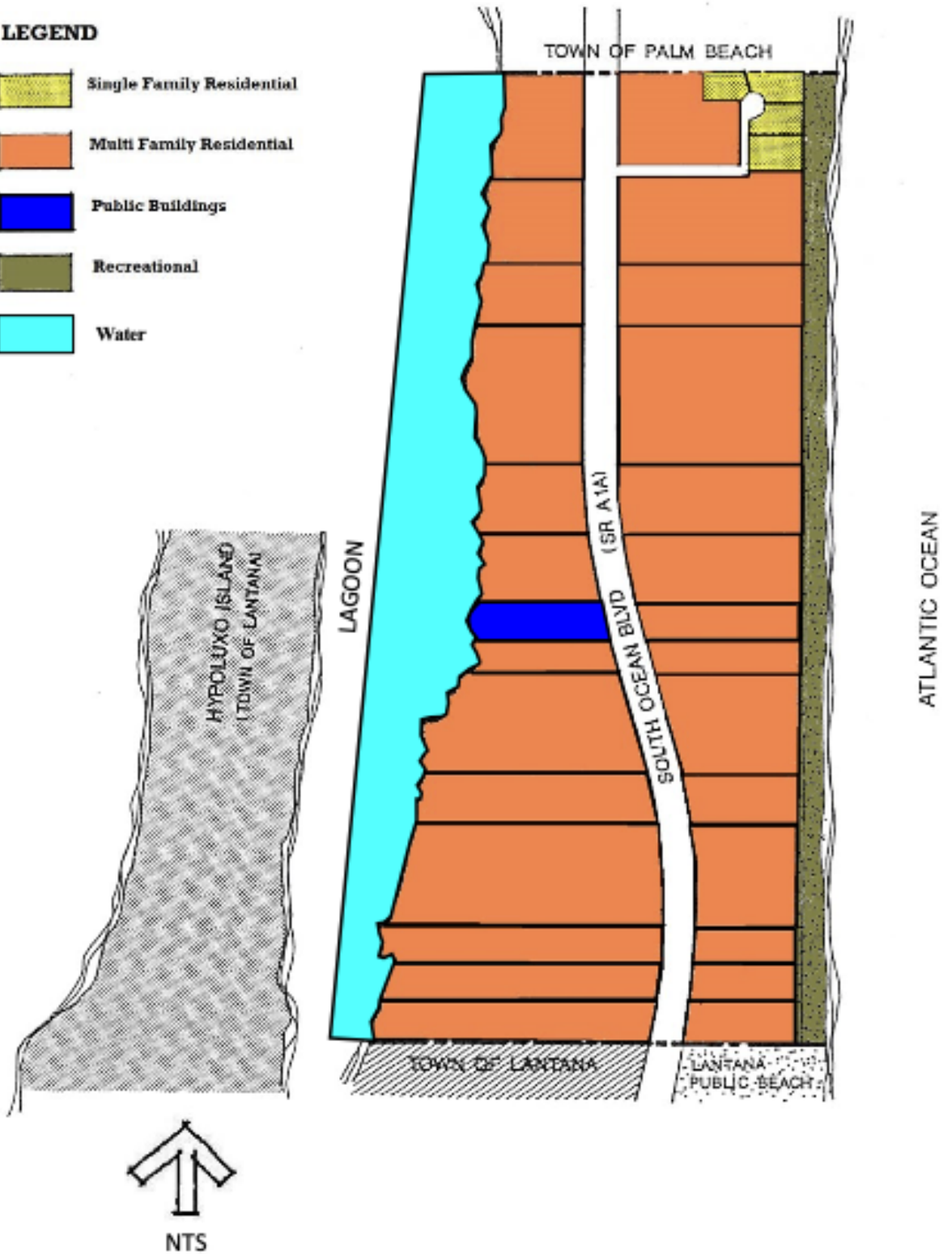
<u>Land Use</u>	<u>Acres</u>	<u>%</u>
<u>Single Family Residential</u>	- 1.3	- 2%
<u>Multifamily Residential</u>	55.4	70%
<u>Public Buildings (Town Hall)</u>	0.9	1%
<u>Private Recreation/Open Space (Beach)</u>	3.7	5%
<u>Water (Lake Worth Lagoon)</u>	11.2	14%
<u>Right of Way (SR A1A)</u>	7.0	9%
<u>Total</u>	<u>79.5</u>	<u>100%</u>

Source: Walter H Keller, Inc.

Notes: Beach and Water Areas are Approximate.

LEGEND

-  Single Family Residential
-  Multi Family Residential
-  Public Buildings
-  Recreational
-  Water



Map 4 – Town of South Palm Beach 2045 Land Use Map
Source: Walter H Keller, Inc.

Map 2 illustrates future land uses in South Palm Beach. With one exception, all existing land uses correlate to land uses depicted on the Future Land Use Map. The existing commercial use (motel) has been eliminated from the Future Land Use Map since it is an isolated commercial activity in conflict with the desired residential character of the Town.

The predominant land use in the Future Land Use Map is residential, primarily multi-family. The four single-family homes retain their land use classification. Aside from residential, there are two other land uses depicted on the Map; public buildings for the Town Hall complex, and recreational for the beach. The Town is completely built out.





Map 3 delineates the flood-prone areas as they are found in the Town.

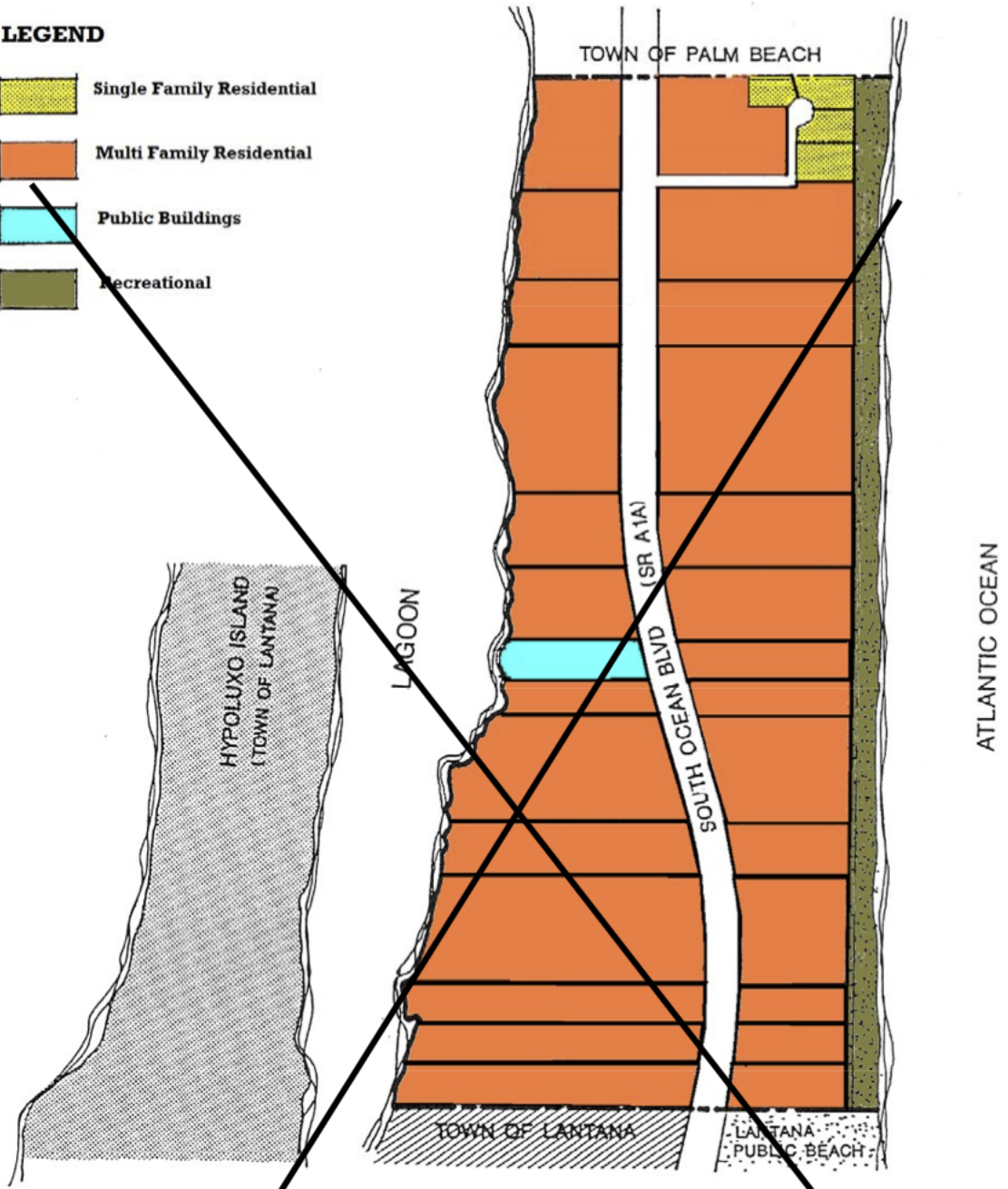
TABLE 5
FUTURE LAND USE

LAND USE	ACRES	% OF TOTAL
Single Family Residential	1.3	2.0
Multiple Family Residential	55.4	84.0
Public Buildings	0.9	1.4
Recreational	1.3	2.0
Rights-of-Way	7.0	10.6
Total	65.9	100.0

MAP 2

LEGEND

-  Single Family Residential
-  Multi Family Residential
-  Public Buildings
-  Recreational



FUTURE LAND USE MAP

TOWN OF SOUTH PALM BEACH

FLORIDA

Adopted
March 1989

IV. GOALS, OBJECTIVES, AND POLICIES

Goal Statement

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY RESIDENTS OF SOUTH PALM BEACH WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE 1:

Ensure that adequate land development regulations are prepared, adopted, implemented, and enforced to manage future development and redevelopment in the Town.

- Policy 1.1: Land development regulations adopted shall regulate the use of land consistent with this element and ensure the compatibility of adjacent land uses.
- Policy 1.2: Multiple family residential densities shall be a maximum of thirty-three (33) dwelling units per acre based on the gross acreage of each individual land parcel designated for multiple family development. Where existing multiple family residential development currently exceeds thirty-three (33) dwelling units per acre reconstruction to the actual density on the site as of January 1, 2008 shall be allowed in the event of voluntary destruction or destruction beyond repair by hurricane, flood, fire, or other disaster. Single family residential densities shall be a maximum of four (4) dwelling units per acre based on the gross acreage of each individual land parcel designated for single family development.
- Policy 1.3 The maximum development intensity on land designated for public buildings on the future land use map shall be a floor area ratio of 1.0.
- Policy 1.4 Land development regulations adopted to implement the Comprehensive Plan shall incorporate standards directed at the regulation of signage throughout the Town.
- Policy 1.5 Land development regulations shall include provisions for safe and convenient on-site parking and traffic circulation for all public and private developments within the Town.
- Policy 1.6 Electric distribution substations shall be allowed in all land use categories on the Future Land Use Map. Prior to January 1, 2010 the Land Development Code shall be amended to include compatibility standards for electric distribution substations.

OBJECTIVE 2:

Future development and redevelopment activities will conform with the land use pattern depicted on the Future Land Uses Map and be consistent with the sound planning, principles, minimal natural limitations including soil capabilities, the goals, objectives and policies contained within this plan, and the desired residential character of the Town.

- Policy 2.1: All future development and redevelopment activities shall reinforce the Town’s image as an ocean-front residential community.
- Policy 2.2: Non-residential land uses other than the necessary public facilities shall be prohibited anywhere in the Town.
- Policy 2.3: Land development regulations shall incorporate construction standards and regulations to guide development or redevelopment of flood prone areas.

OBJECTIVE 3:

Protect natural resources from development and redevelopment activities.

- Policy 3.1: Any development or redevelopment on an ocean-front parcel anywhere in the Town shall be adequately set back from the Coastal Construction Control Line and shall include restoration and re-vegetation of the dune system.
- Policy 3.2: The developer/owner of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

OBJECTIVE 4:

Issue development orders and permits for future development and redevelopment activities only if public facilities necessary to meet level of service standards, as adopted in the Plan, are available concurrent with the impact of the development.

- Policy 4.1: Public facilities and utilities shall be located to maximize the efficiency of services provided; minimize their costs; and minimize their impact on the natural environment.

OBJECTIVE 5:

Eliminating existing land uses which are incompatible or inconsistent with the Future Land Use Element of the Plan at such time, as any existing non-conforming use is discounted or abandoned for six consecutive months or for eighteen months during any three year period.

- Policy 5.1: Expansion or replacement of land uses which are incompatible with the Future Land Use Element of the Plan shall be prohibited.

OBJECTIVE 6:

Coordinate development and redevelopment activities with adjacent municipalities and appropriate State, regional and local entities including the Palm Beach County Emergency Management Agency to ensure that this development does not adversely impact hurricane evacuation times.

- Policy 6.1: Prior to approval of development or redevelopment within the Town, an assessment of the impact of the proposed activity shall be undertaken to ensure that coastal area population densities do not exceed that which can be safely and efficiently evacuated in the event of a storm.

CHAPTER 4 TRANSPORTATION ELEMENT

I. TRANSPORTATION DATA

A. Existing Traffic Circulation

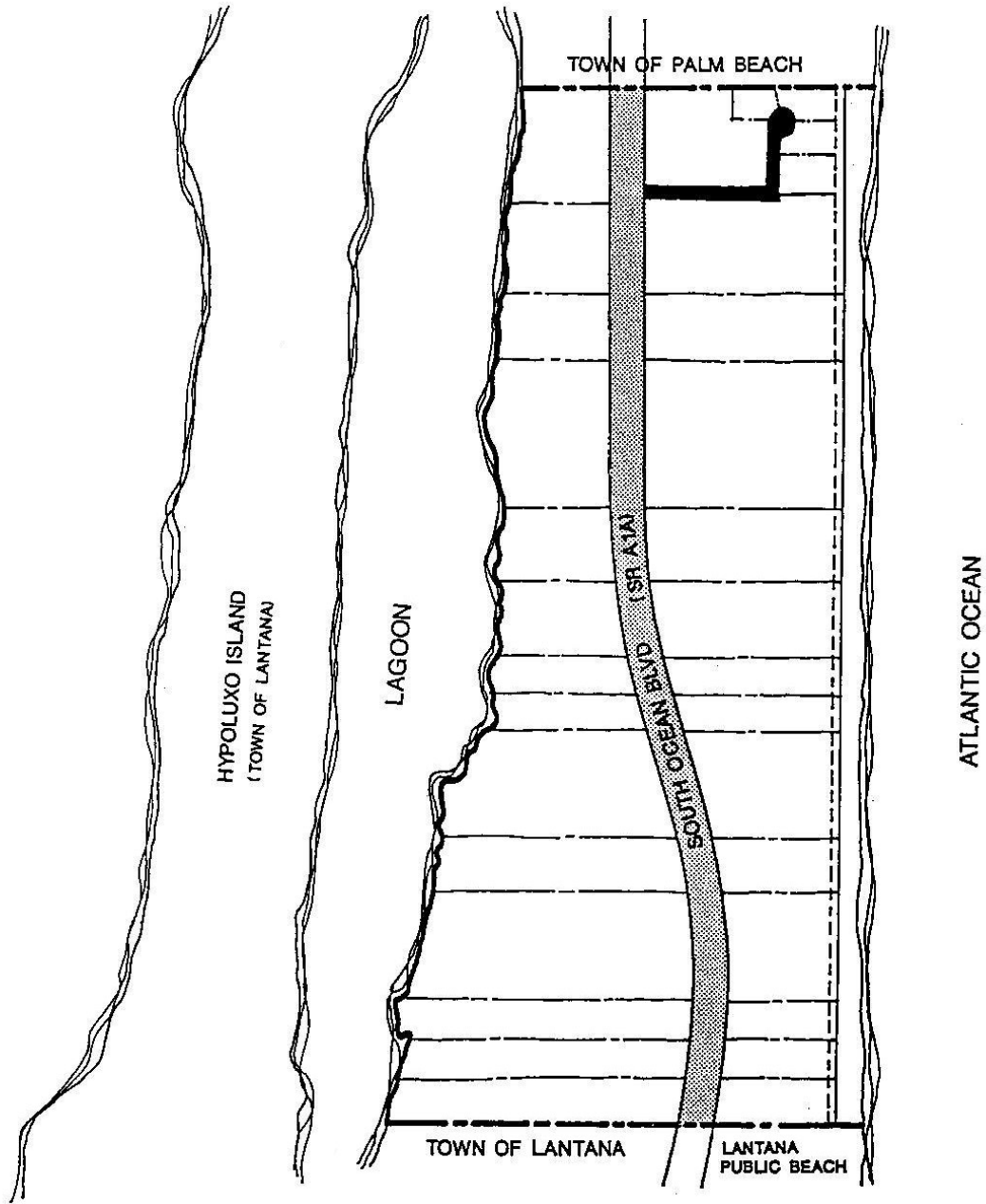
The existing street network in the Town of South Palm Beach comprises a 0.55 mile stretch of South Ocean Boulevard (State Road A1A) and 560 feet of private road in the form of an ingress-egress easement serving four single-family residences located in the extreme northeast corner of the Town.

South Ocean Boulevard (State Road A1A) is the only public roadway in the Town carrying north and south bound traffic passing through the Town and also providing access to properties fronting on both sides of the roadway. All properties located in the Town front on this public roadway with the exception of the four single-family residences. The right-of-way of State Road A1A is one hundred (100) feet wide. South Ocean Boulevard (State Road A1A) is a two-lane facility with grassed swales on both sides. The nearest roadway intersection is at East Ocean Boulevard about one-fifth of a mile south from the southern Town limits.

B. Functional Classification

The functional classification used by the Florida Department of Transportation for all urbanized area roads includes four categories: Urban Principal Arterial, Urban Minor Arterial, Urban Collector, and Local. Criteria or classifying roads are established in Administrative Rule Chapter 14-12.016.

The functional evaluation of roads is based on five roadway characteristics including traffic volume, length of road, number of lanes, speed, and whether the road is divided or undivided. Point values are assigned for each characteristic and the total number of points determines the functional classification of the road. Generally, a road with seventy (70) or more points will be classified as a principal arterial and the one with fifty to seventy (50 to 70) points as a minor arterial. State Road A1A is classified by the Florida Department of Transportation as a minor arterial primarily because of its length (Map 4).

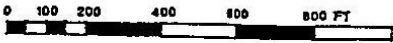


MINOR ARTERIAL (DOT FUNCTIONAL CLASSIFICATION)



LOCAL (PRIVATE ACCESS EASEMENT)

Existing Traffic Circulation



SOURCE:
FLORIDA DEPT OF TRANSPORTATION
TOWN OF SOUTH PALM BEACH

II. TRAFFIC CIRCULATION ANALYSIS

A. Existing Traffic Circulation

The existing design capacity of South Ocean Boulevard (State Road A1A) which is a two-lane roadway is listed below for different levels of service (LOS) assuming uninterrupted flow through the Town of South Palm Beach:

Level of Service	Roadway Volume (ADT)
A	2,500 <u>N.A.</u>
B	7,200 <u>9,225</u>
C	12,700 <u>14,100</u>
D	17,300 <u>19,125</u>
E	23,500

Source: Florida DOT Systems Planning Office, Table 1 Generalized Annual Average Daily Volumes for Florida’s Urbanized Areas 2018 FDOT QLOS Table 4-3 Generalized Annual Average Daily Volumes for Florida’s Rural Undeveloped Areas and Cities or Developed Areas Less than 5,000 Population

The Florida Department of Transportation collects traffic count information ~~in three locations that could be impacted by traffic generated from development in South Palm Beach. The northern most location is on State Road A1A south of State Road 802 (Lake Worth Road). The central location is on State Road A1A north of County Road 812 (Lantana Road). The Average Daily Traffic on this segment for 2022 was 9,900 vehicles per day. This would equate to a LOS of “C”. The 2045 Long Range Transportation Plan projects an average daily traffic volume of 11,700 vehicles per day. The 2045 LOS would still be LOS “C”. The southernmost location is on State Road A1A south of County Road 812 (Lantana Road.) Counts at these locations for 2005 are depicted on Table 6 below. The 2045 Transportation Plan does not indicate a need to widen SRA1A more than the existing 2 lanes.~~

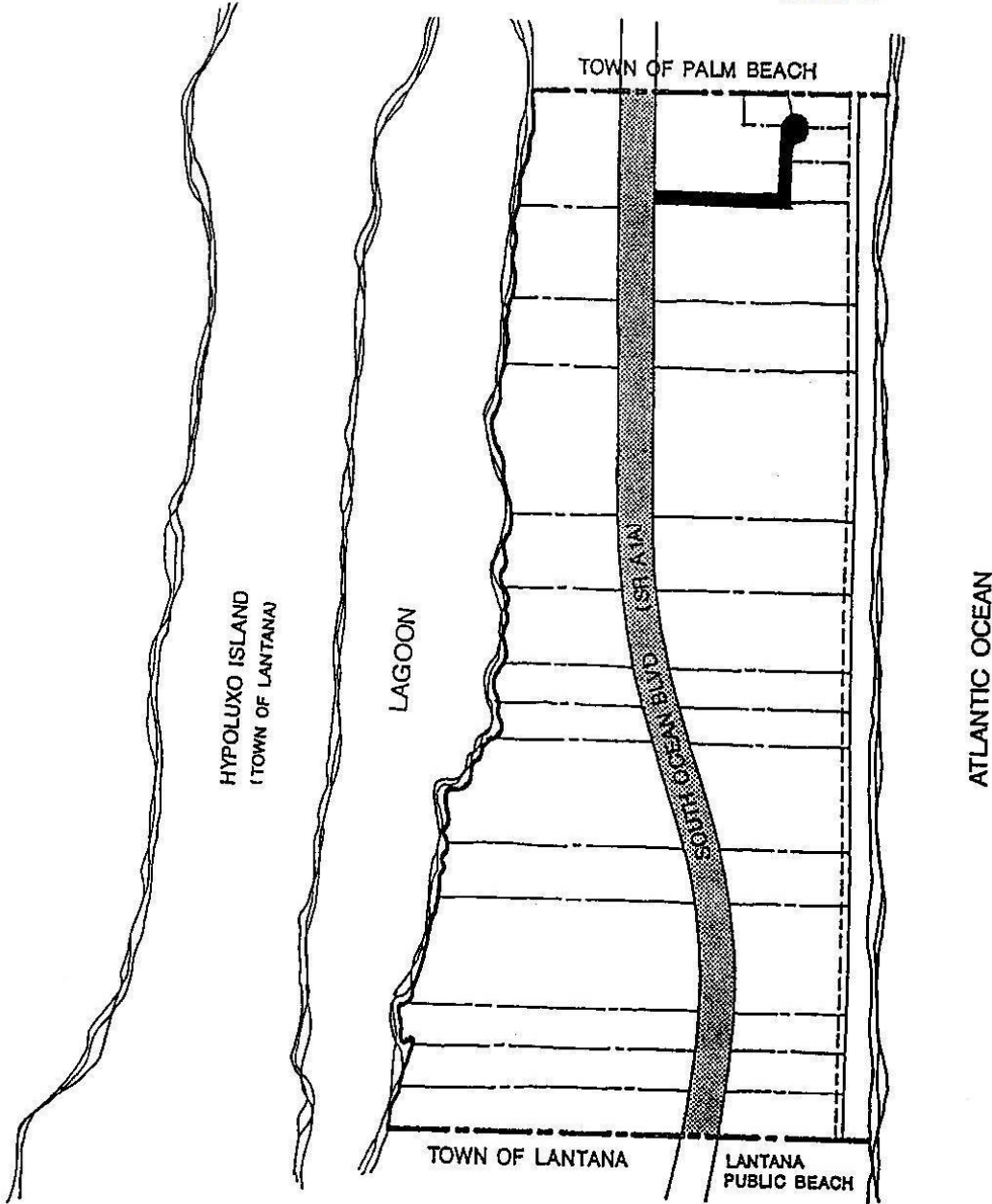
TABLE 6
AVERAGE DAILY TRAFFIC

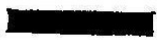
Location	Average Daily Traffic
North	10,400
Central	11,800
South	6,100

Traffic through the Town of South Palm Beach and beyond continues to operate at a level of service C.

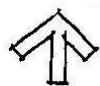
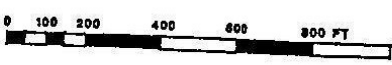
B. Analysis of Projected Needs

As mentioned earlier, the Town is completely built-out. No new facility or expansion of the existing facilities is necessary to satisfactorily handle the Town's future traffic needs.



 MINOR ARTERIAL
 LOCAL (PRIVATE ACCESS EASEMENT)

Future Traffic Circulation



SOURCE
 TOWN OF SOUTH PALM BEACH

III. GOALS, OBJECTIVES AND POLICIES

Goal Statements

CREATE A SAFE, CONVENIENT AND EFFICIENT SYSTEM OF TRAFFIC CIRCULATION TO SERVE THE RESIDENTS OF AND VISITORS TO THE TOWN OF SOUTH PALM BEACH.

OBJECTIVE 1:

The Town shall continue to coordinate with the Florida Department of Transportation, The Treasure Coast Regional Planning Council, and the Metropolitan Planning Organization of Palm Beach County in order to maintain South Ocean Boulevard (State Road A1A) as a two-lane facility safely accommodating traffic movements generated within, and passing through, the Town.

- Policy 1.1: Land uses generally regarded as generating high traffic volumes shall be prohibited in the Town.
- Policy 1.2: South Ocean Boulevard (State Road A1A) shall be maintained within the range of level of service C.
- Policy 1.3: No project shall be approved, or development order issued, if the traffic volumes existing prior to, or as a result of, the approval exceeds the threshold of a level of service C.

OBJECTIVE 2:

Development and redevelopment along South Ocean Boulevard (State Road A1A) will address both the aesthetics along the roadway and the safety of the motorists and pedestrians, while insuring protection and preservation of rights-of-way for this roadway.

- Policy 2.1: Landscaping and signs along South Ocean Boulevard shall be regulated to conform with adopted design criteria.
- Policy 2.2: On-site traffic circulation and parking shall be designed to minimize the number of driveways connecting with South Ocean Boulevard.
- Policy 2.3: Driveways connecting with South Ocean Boulevard shall be so located as to minimize the potential for conflict between roadway and pedestrian traffic.
- Policy 2.4: Land Development Regulations adopted to implement the Comprehensive Plan shall incorporate measures to ensure that the right-of-way for South Ocean Boulevard (State Road A1A) is protected in the future.

OBJECTIVE 3:

Regulate the provision of on-site vehicular parking and a bicycle/pedestrian way along South Ocean Boulevard.

Policy 3.1: On-street parking on South Ocean Boulevard shall be prohibited in the Town.

Policy 3.2: A bicycle/pedestrian way shall be maintained along the entire stretch of South Ocean Boulevard within the Town.

OBJECTIVE 4:

Coordinate with all entities providing or regulating mass-transit systems within central Palm Beach County.

Policy 4.1: When and if public mass transit service becomes available to the Town of South Palm Beach, the Town shall investigate the feasibility of providing a transit stop and related amenities in support of this service.

CHAPTER 5 HOUSING ELEMENT

I. RESIDENTIAL GROWTH

The development of the present Town of South Palm Beach began with the incorporation in July 1955. Prior to the Town's incorporation, the area was mostly undeveloped except for a few small summer houses. The first major building, The Driftwood Motel, was built by the Wood family in January 1953. During the first five years of the Town's existence, construction of single family houses was the predominant type of development activity. The multi-family housing trend was established with the completion of two cooperatives in 1960.

Development continued sporadically during the sixties until the building boom of the early seventies in which more than one thousand multi-family units were built within a little over a year. Although the pace of construction of the early seventies substantially subsided, the trend in multi-family type of housing has continued to date.

II. INVENTORY

A. Characteristics of the Existing Housing Stock

1. TYPE OF DWELLING UNITS

Multi-family has been virtually the only type of housing in South Palm Beach since the building boom of the early seventies. The U.S. Census of 1980 showed that 1406 ninety-nine point six percent (99.6%) out of a total of 1411 housing units in South Palm Beach were multi-family. The data compiled by the Town in 1986 indicates four (4) detached single-family units and 1829 multi-family units, making up a total of 1833 housing units. Since the 1980 Census, the housing stock of the Town has grown by 422 units all of which were multi-family.

There were a total of twenty-five (25) multi-family housing complexes comprising a total of 1829 units in South Palm Beach in 1986. Two-hundred and ninety-five (295) of these multi-family units, representing 16 percent (16%) of the total number of multi-family units, were in four cooperative complexes. The remaining 1534 units or eighty-four percent (84%) were contained in twenty-one (21) different condominium complexes. By 1996 a multifamily housing complex with sixteen (16) units was constructed on the only remaining vacant parcel in the Town. This brought the total housing units within the Town to 1849 where it has remained stable through 2008. The most recently completed multifamily redevelopment occurred in 2019 across from Town Hall where 30 dwelling units were completed.

Table 5 on the following page provides information on the amount of total, year-round units and vacant and seasonal units, vacancy status, units in structure both occupied and vacant. Table 6 then follows with information on households and families (including family size), tenure and year the housing structure was built.

Table 5 – Housing Units, Occupancy and Structure Type

<u>Selected Housing Characteristics</u>	<u>Analysis Sub-category</u>	<u>Total</u>	<u>%</u>
<u>Total Housing Units</u>			
	<u>Total</u>	<u>1,854</u>	
	<u>Year Round Units</u>	<u>943</u>	<u>50.9%</u>
	<u>Vacant & Seasonal</u>	<u>911</u>	<u>49.1%</u>
<u>Vacancy Status</u>			
	<u>Total</u>	<u>911</u>	
	<u>For Rent</u>	<u>34</u>	<u>1.8%</u>
	<u>Rented, Not Occupied</u>	<u>4</u>	<u>0.2%</u>
	<u>For Sale Only</u>	<u>32</u>	<u>1.7%</u>
	<u>Sold, Not Occupied</u>	<u>1</u>	<u>0.1%</u>
	<u>For Seasonal or Occasional Use</u>	<u>825</u>	<u>44.5%</u>
	<u>Other Vacant</u>	<u>15</u>	<u>0.8%</u>
<u>Units In Structure</u>			
	<u>Total</u>	<u>1,854</u>	
	<u>1, detached</u>	<u>4</u>	<u>0.2%</u>
	<u>1, attached</u>	<u>42</u>	<u>2.3%</u>
	<u>5 to 9</u>	<u>135</u>	<u>7.3%</u>
	<u>10 to 19</u>	<u>54</u>	<u>2.9%</u>
	<u>20 to 49</u>	<u>464</u>	<u>25.0%</u>
	<u>50 or more</u>	<u>1,155</u>	<u>62.3%</u>
<u>Structure Type by Occupancy Status</u>			
	<u>Total</u>	<u>1,854</u>	
<u>Occupied Units</u>		<u>943</u>	<u>50.9%</u>
	<u>1, detached</u>	<u>2</u>	<u>0.1%</u>
	<u>1, attached</u>	<u>26</u>	<u>1.4%</u>
	<u>2 - 9 Units</u>	<u>64</u>	<u>3.5%</u>
	<u>10 or more Units</u>	<u>851</u>	<u>45.9%</u>
<u>Vacant Units</u>		<u>911</u>	<u>49.1%</u>
	<u>1, detached</u>	<u>0</u>	<u>0.0%</u>
	<u>1, attached</u>	<u>22</u>	<u>1.2%</u>
	<u>2 - 9 Units</u>	<u>106</u>	<u>5.7%</u>
	<u>10 or more Units</u>	<u>857</u>	<u>46.2%</u>

Source: 2020 US Census & American Community Survey 2016-2020 5 Yr Est.
Walter H Keller, Inc.

Table 6 – Households and Families, Tenure and Year Structure Built

<u>Selected Housing Characteristics</u>	<u>Analysis Sub-category</u>	<u>Total</u>	<u>%</u>	<u>Avg Family Size</u>
<u>Total Housing Units</u>				
	<u>Total</u>	<u>1,854</u>		
	<u>Year Round Units</u>	<u>943</u>	<u>50.9%</u>	
	<u>Vacant & Seasonal</u>	<u>911</u>	<u>49.1%</u>	
<u>Households and Families</u>				
	<u>Total Households</u>	<u>943</u>	<u>100.0%</u>	<u>1.66</u>
	<u>Family Households</u>	<u>385</u>	<u>40.8%</u>	<u>2.32</u>
	<u>Married Couple Households</u>	<u>319</u>	<u>33.8%</u>	<u>2.16</u>
	<u>Male Head of Household, No Spouse Households</u>	<u>10</u>	<u>1.1%</u>	<u>3.70</u>
	<u>Female Head of Household, No Spouse Households</u>	<u>56</u>	<u>5.9%</u>	<u>3.14</u>
	<u>Non Family Households</u>	<u>558</u>	<u>59.2%</u>	<u>1.27</u>
<u>Tenure</u>				
	<u>Owner Occupied Housing Unit</u>	<u>821</u>	<u>87.1%</u>	<u>1.69</u>
	<u>Renter Occupied Housing Unit</u>	<u>122</u>	<u>12.9%</u>	<u>1.49</u>
<u>Year Structure Built</u>				
	<u>Total</u>	<u>1,854</u>		
	<u>Built 2020 or Later</u>	<u>0</u>	<u>0%</u>	
	<u>Built 2010 to 2019</u>	<u>30</u>	<u>1.6%</u>	
	<u>Built 2000 to 2009</u>	<u>0</u>	<u>0%</u>	
	<u>Built 1990 to 1999</u>	<u>21</u>	<u>1.1%</u>	
	<u>Built 1980 to 1989</u>	<u>384</u>	<u>20.7%</u>	
	<u>Built 1970 to 1979</u>	<u>1,028</u>	<u>55.4%</u>	
	<u>Built 1960 to 1969</u>	<u>320</u>	<u>17.3%</u>	
	<u>Built 1950 to 1959</u>	<u>41</u>	<u>2.2%</u>	
	<u>Built 1940 to 1949</u>	<u>24</u>	<u>1.3%</u>	
	<u>Built 1939 or Earlier</u>	<u>6</u>	<u>0.3%</u>	

Source: 2020 US Census and 2022 American Community Survey 5 Year Estimates
Walter H Keller, Inc.

AGE OF HOUSING UNITS

As described in the “Residential Growth” section above, most of the development in South Palm Beach occurred in the seventies and eighties. Well over eighty percent (80%) of the housing units are, therefore, less than thirty-five (35) years old in South Palm Beach.

TABLE 7
NUMBER OF DWELLING UNITS BY AGE, TOWN OF SOUTH PALM BEACH

Year Built	No. of Units	Percent of Total
1987-2008	16	0.86
1981-1986	186	10.07
1976-1980	170	9.19
1971-1975	1122	60.69
1966-1970	160	8.66
1961-1965	0	0.00
1956-1960	191	10.33
1955 or earlier	4	0.20

Source: Town of South Palm Beach 2008

3. TENURE CHARACTERISTICS

The percentage of renter occupied units has declined in South Palm Beach over the years as rental buildings were converted into condominium ownership. In 1986 there was not a single rental complex in the Town. The only rental units were the ones rented out by the absentee owners. Table 8 shows that percentage of renter occupied units was a little higher in Palm Beach County than in South Palm Beach in 2000.

TABLE 8
TENURE CHARACTERISTIC OF HOUSING STOCK SOUTH PALM BEACH AND
PALM BEACH COUNTY, 2000

	South Palm Beach	Palm Beach County		
Owner-occupied	1575	85.2%	354,026	74.7
Renter-occupied	176	9.5%	120,149	25.3
Total occupied	1751	94.7%	474,175	85.2
Total vacant	98	5.3%	82,253	14.8
Total Year-Round Units	1849		497,725	

SOURCE: U.S. Bureau of the Census, 2000

4. COST OF HOUSING

Because of the ocean-front location of the Town, cost of housing in South Palm Beach is significantly higher than in Palm Beach County in general. According to the 2000 U.S. Census, the median value of an owner-occupied unit was \$173,600 in South Palm Beach versus \$135,200 in Palm Beach County. The median rent, according to the same census, was \$820 in South Palm Beach against \$739 in Palm Beach County.

III. HOUSING ANALYSIS

The population of the Town of South Palm Beach is at the saturation point. The Town is completely built-out with no land area left for future growth. The Town virtually reached its peak population in the year 1996 and will continue to maintain more or less the same population through the year 2016. Redevelopment may add up to sixty (60) additional units and ninety-two (92) additional residents by 2016. This peak population which includes residents, as well as, seasonal populations is projected to be just less than 3000. Redevelopment of the few properties that are currently built at densities below the maximum allowed could result in a seasonal population increase to 1399 by the year 2016. The population projections were made on the basis of the fact that the Town has no more land to grow.

The average household size is expected to decline only marginally over the years. No major shift in the age, sex or income characteristics of the Town's population is expected to occur by the year 2016. With no commercial or industrial uses (with the exception of an existing motel), the Town is not expected to attract any working age population which may need housing. The Town is predominately a retiree community and is expected to continue as such through the year 2016. The Town's housing stock included 1849 units in 1996

The existing and projected housing stocks seem quite adequate to meet the housing needs of the Town’s existing and projected populations. Through the year 2016, the Town is not expected to have any special housing needs such as rural and farm worker housing, low and moderate income family housing, group housing or housing rehabilitation.

IV. GOALS, OBJECTIVES AND POLICIES

Goal Statement

PROVIDE DECENT, SAFE AND SANITARY HOUSING TO MEET THE NEEDS OF THE PRESENT, AND FUTURE, RESIDENTS OF THE TOWN.

OBJECTIVE 1:

Maintain the quality of existing housing so as to conserve and extend the useful life of the existing housing stock, and assure that new construction is of high quality.

Policy 1.1: The Town shall continue with strict enforcement of the Standard Building Code and Standard Housing Code and adopt revisions to these codes as appropriate to assure that the new building materials and techniques are allowed with South Palm Beach.

Policy 1.2: The Town shall review and update, as necessary, other land development ordinances to assure that the residential quality of the Town is maintained.

Policy 1.3: The Town shall continue to encourage land developers to consult and coordinate with the Town during the design and construction of residential development through the permit and code enforcement procedures already established in order to assure the maintenance of community character.

OBJECTIVE 2:

Provide opportunities for quality housing for all segments of the Town's population.

Policy 2.1: The Town shall promote the construction of housing which is consistent with the needs of the Town's population by utilizing the procedures outlines in Policy 1.3.

Policy 2.2: The Town shall support regional efforts to address low income and work force housing by working with the Palm Beach County Intergovernmental Plan Amendment Review Committee to attempt to develop and Interlocal Agreement whereby coastal municipalities could jointly pursue a comprehensive approach and solution to this country-wide issue within two (2) years from the date of adoption of this policy.