



Town of South Palm Beach, Florida

Comprehensive Plan 2024 EAR Based Amendments

Adopted April 8, 2025

Prepared by:





Town of South Palm Beach, Florida

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Town of South Palm Beach, Florida
Comprehensive Plan Update
April 8, 2025

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CHAPTER 1 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. By the 1990s, the Town was completely built-out with all parcels developed. This 2024 update of the Comprehensive Plan will address current conditions, Town plans for the future and implement the Evaluation and Appraisal Report (EAR) Based Amendments. The format of the plan is maintained in this update.

The Plan

The 2008 update of the Comprehensive Plan of the Town of South Palm Beach was prepared to meet the requirements of the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, Chapter 163, Florida Statutes.

This current Plan update contains ten required elements in addition to sections on the introduction, population and public participation. The ten elements of the Plan are: Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, 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 2 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. 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.

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 2023 BEBR year-round resident population estimate was 1,469 people. BEBR estimates are the basis for State Revenue sharing.

Table 1 – Population Trends 1990 - 2023

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

Source: Walter H Keller, Inc.

Note: BEBR is the Bureau of Economic and Business Research

II. POPULATION CHARACTERISTICS

A. Age and Sex

The 2020 U.S. Census population estimate in Table 1 was 1,471. 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 population of the Town (resident and seasonal) to be 2,587 people. Table 2 below provides a tabulation of the sex, age groups, median age and average persons per household and persons per family in 2020.

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

Population Estimate and Age Grouping	2020	% of Total
Total Population	1,471	
Male	640	43.5%
Female	831	56.5%
< 5 Years	16	1.1%
5 - 9 Years	14	1.0%
10 - 14 Years	12	0.8%
15 - 19 Years	15	1.0%
Subtotal		3.9%
20 - 24 Years	25	1.7%
25 - 34 Years	79	5.4%
35 - 44 Years	81	5.5%
Subtotal		12.6%
45 - 54 Years	134	9.1%
55 - 64 Years	280	19.0%
65 - 74 Years	410	27.9%
75 Years and Older	405	27.5%
Subtotal		83.5%
Median Age	67.5	
Persons/Household	1.56	
Persons/Family	2.49	

Source: 2020 US Census
Walter H Keller, Inc.

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) in 2020 as compared to the size of Palm Beach County (2.41). The average household size continues to fall below the Palm Beach County numbers.

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. 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-nine point one percent (49.1%) 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.

CHAPTER 3 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. 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 is on the Town's website and 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 4 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 68 acres in size. As of February 2023, the residential land use accounted for eighty-three percent (83%) 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 eighty-one point one (81.1%) percent of the total land area. Note, since the Town is built-out, the existing and future land uses are the same.

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 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 accounts for the only significant natural resource in the Town. The Palm Beach County 2023 Aerial was used to estimate the existing beach. The beach area was estimated to be 3.7 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.

Road right of way in South Palm Beach accounts for ten point-two percent (10.2%) 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.

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.

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~~ in the past, and none are anticipated in the future due to the built-out nature of the Town.

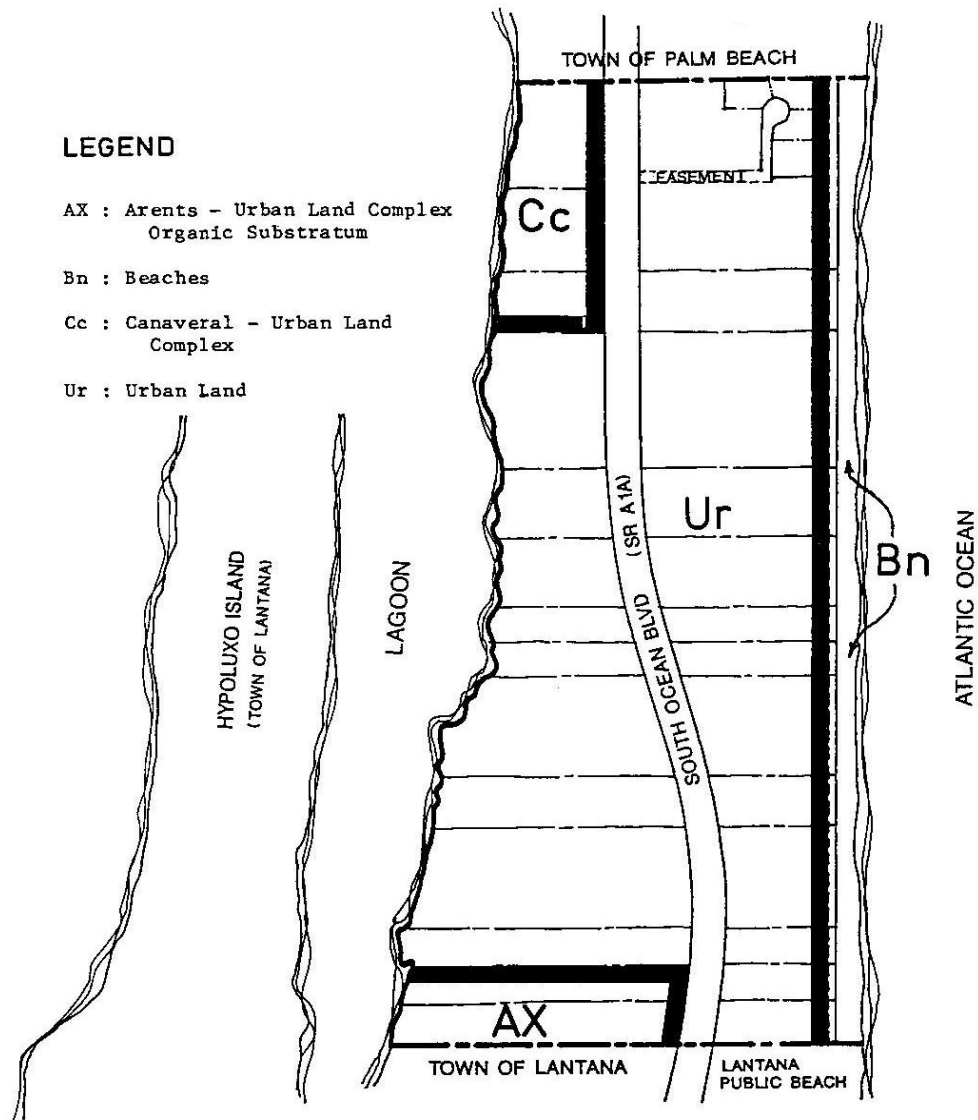
II. LAND USE ANALYSIS

Traffic circulation provided by the existing facilities including South Ocean Boulevard (State Road A1A) and the private easement, appear 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 adequate to serve the existing population and future land uses through the year 2035.

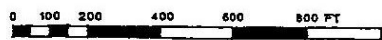
There are four classifications of soils found within the Town of South Palm Beach. Definitions of these soils, as provided in the Soil Survey of the Palm Beach County, Florida Area are provided below:

- 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.

Figure 1 on the following page, depicts the generalized soil associations as they are found in South Palm Beach.



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

Figure 1 – Generalized Soils Map
Source: Soil Survey of Palm Beach County, 12/1978
U.S. Dept of Agriculture
Soils Conservation Service

Figure 2 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 Figure will be replaced in the near future with Figure 3 on the following page

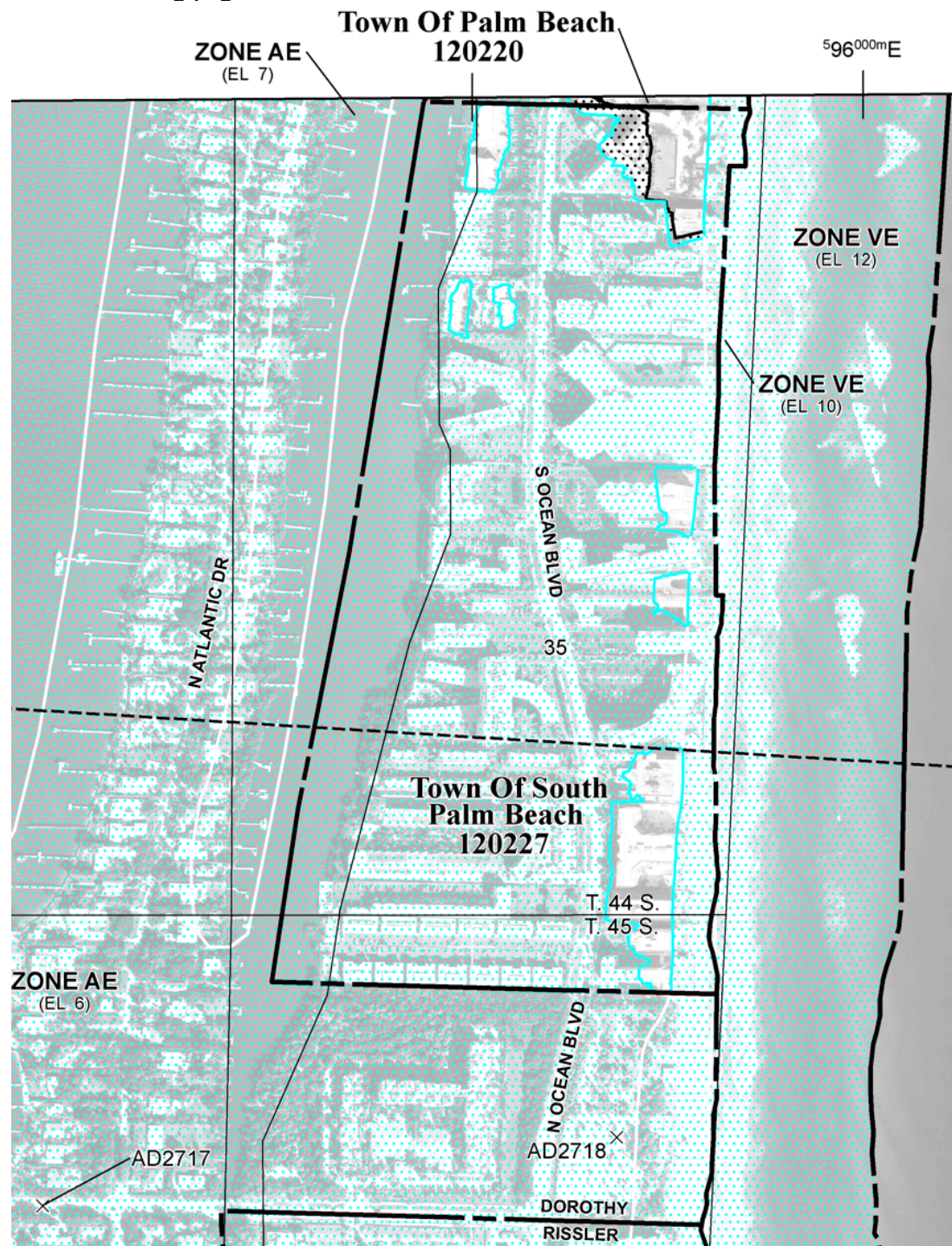


Figure 2 - Current FEMA Flood Zone Map

Source: National Flood Insurance Program, Panel 0783F 10/5/17

Figure 3 illustrates the proposed FEMA Flood Map for the Town of South Palm Beach which will replace Figure 2 on December 20, 2024. 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.



Figure 3 - 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. Figure 4, on the following page, illustrates the location of the Town land uses.

Table 3 – 2024 Existing and Future Land Use

Land Use	Acres	%
Single Family Residential	1.3	1.9%
Multifamily Residential	55.4	81.1%
Public Buildings (Town Hall)	0.9	1.3%
Private Recreation/Open Space (Beach)	3.7	5.4%
Right of Way (SR A1A)	7.0	10.2%
Total	68.3	100.0%

Source: Walter H Keller, Inc.

Note: The Beach Area is Approximate.

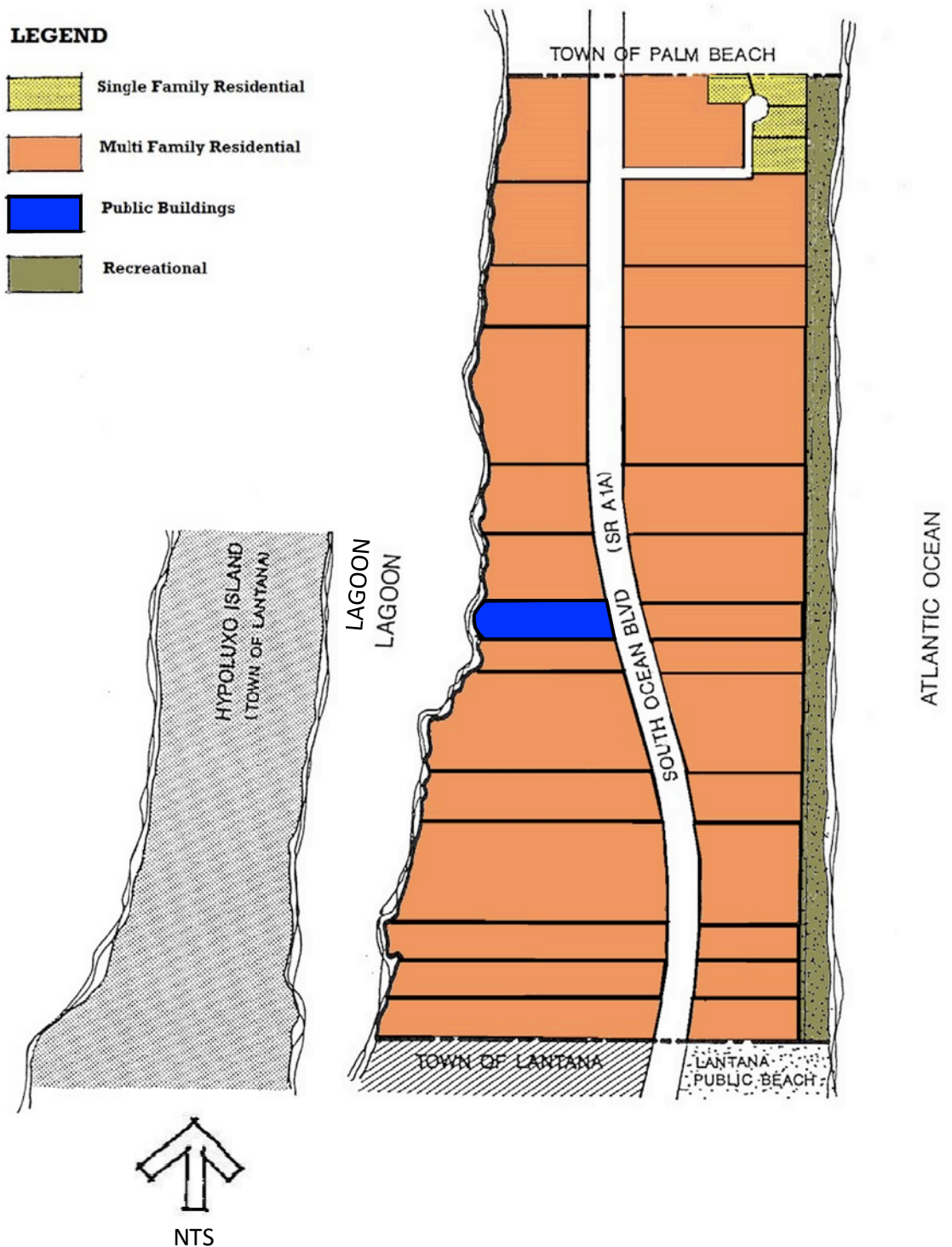


Figure 4 – Town of South Palm Beach 2045 Land Use Map
Source: Walter H Keller, Inc.

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:

The Town shall ensure that adequate land development regulations are prepared, adopted, implemented, and enforced to manage future development and redevelopment.

- 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:

The Town shall ensure 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.

- 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:

The Town shall 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:

The Town shall 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:

The Town shall eliminate 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:

The Town shall 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 the 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 5 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. State Road A1A is under the jurisdiction of the Florida Department of Transportation (FDOT).

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 Avenue 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 for 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 (see Figure 5 on the following page).

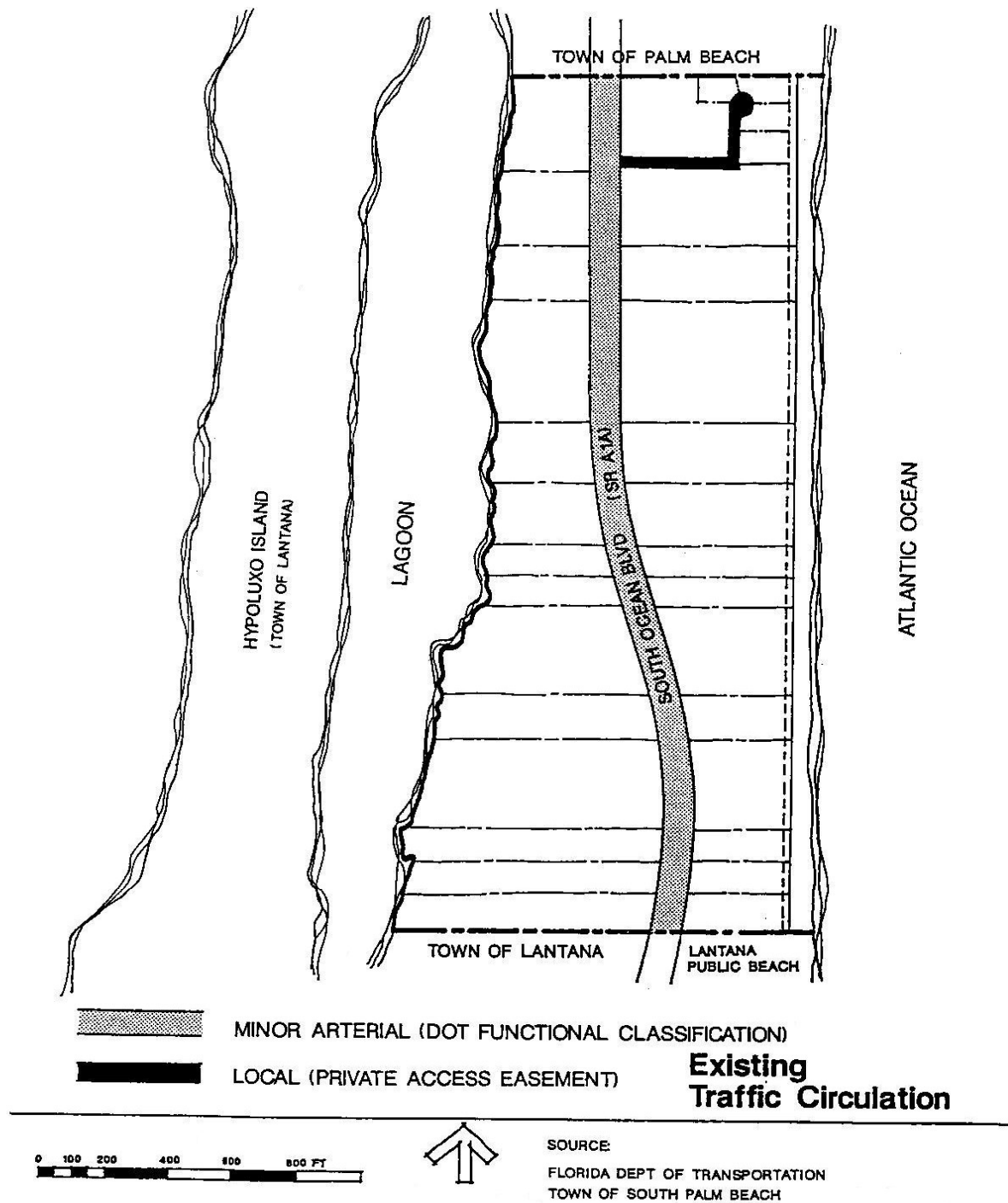


Figure 5 – Existing Traffic Circulation
 Source: Florida Department of Transportation
 Town of South Palm Beach

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	N.A.
B	9,225
C	14,100
D	19,125
E	25,700

Source: Florida DOT Systems Planning Office, Table 1 Generalized Annual Average Daily Volumes for Florida's Urbanized Areas 2018 FDOT QLOS

The Florida Department of Transportation collects traffic count information 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 2045 Transportation Plan (see Figure 6 on the following page) does not indicate a need to widen SRA1A more than the existing 2 lanes.

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.

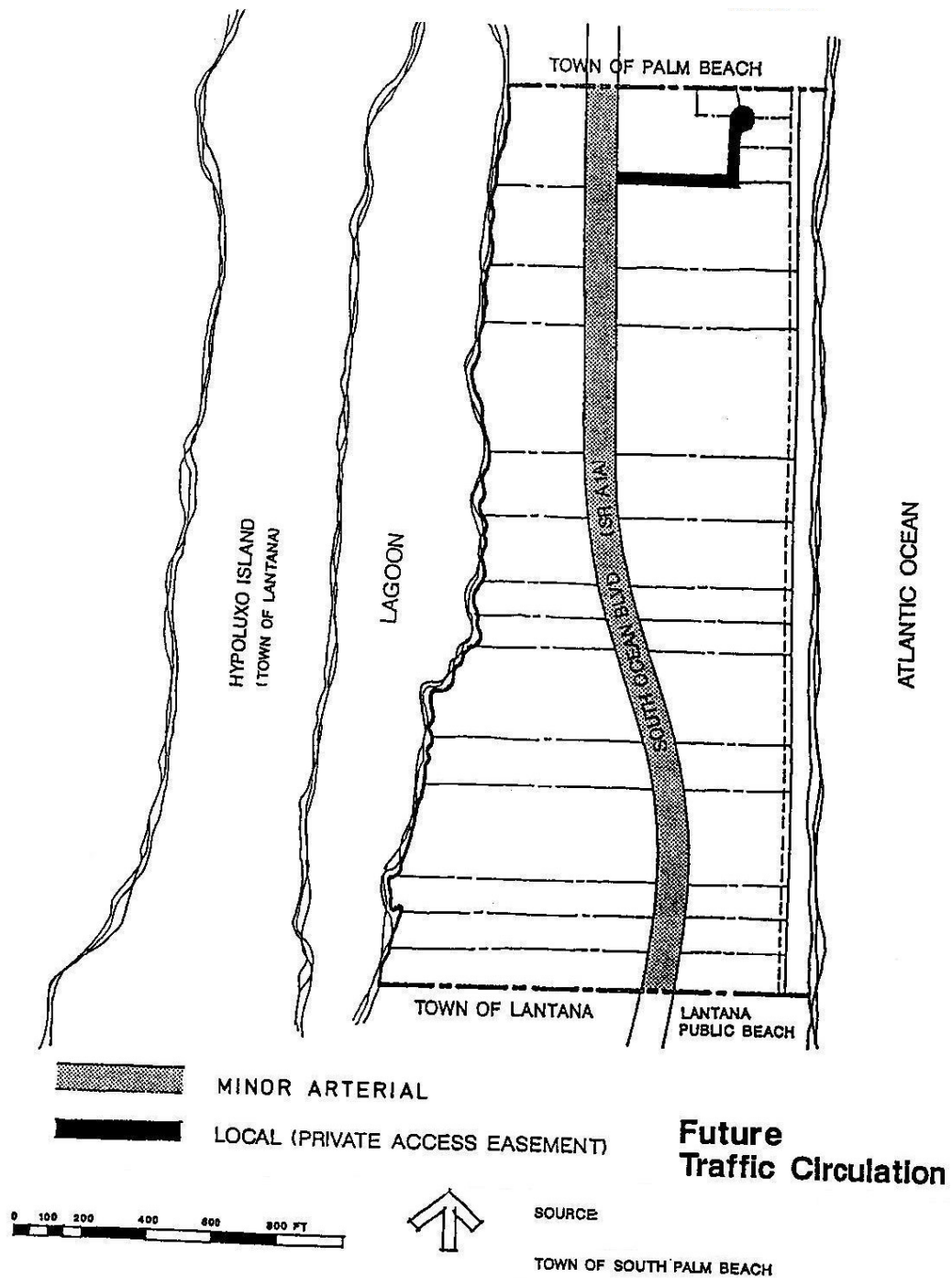


Figure 6 – Future Traffic Circulation
Source: Town of South Palm Beach

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 Palm Beach Transportation Planning Agency 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:

The Town shall ensure development and redevelopment along South Ocean Boulevard (State Road A1A) will address both the aesthetics adjacent to the roadway and the safety of the motorists and pedestrians, while insuring protection and preservation of the 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:

The Town shall 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.

Policy 3.3 Encourage and support Florida Department of Transportation pedestrian safety improvements on South Ocean Boulevard within the Town.

OBJECTIVE 4:

The Town shall 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 6 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.

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 1,411 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 1,829 multi-family units, making up a total of 1,833 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 twenty-five (25) multi-family housing complexes comprising a total of 1,829 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 1,534 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 1,849 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 4 on the following page provides current information on the amount of total, year-round units and vacant/seasonal units, vacancy status, units in structure both occupied and vacant. Table 5 then follows with information on households and families (including family size), tenure and year the housing structure was built.

Table 4 – Housing Units, Occupancy and Structure Type

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

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

Table 5 – Households and Families, Tenure and Year Structure Built

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

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

2. COST OF HOUSING

According to the 2018-2022 U.S. Census American Community Survey, the median value of an owner-occupied unit was \$314,700 in South Palm Beach versus \$368,300 in Palm Beach County. The median rent, according to the same Survey, was \$1,440 in South Palm Beach against \$1,700 in Palm Beach County.

III. HOUSING ANALYSIS

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. Redevelopment may add up to sixty (60) additional units and ninety-two (92) additional residents. This peak population which includes residents, as well as, seasonal population is projected to be just less than 3,000. Redevelopment of the few properties that are currently built at densities below the maximum allowed could result in a seasonal population increase to 1,399. 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. The Town is predominately a retiree community and is expected to continue as such. The Town's housing stock included 1,854 units in 2020.

The existing and projected housing stocks are adequate to meet the housing needs of the Town's existing and projected populations. 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 within South Palm Beach.
- Policy 1.2: The Town shall review and update, as necessary, other land development ordinances to assure that the residential small-town 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 ensure that the residential small-town quality of the Town is maintained.

OBJECTIVE 2:

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

- Policy 2.1: The Town shall promote the construction and refurbishment 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.

CHAPTER 7 INFRASTRUCTURE ELEMENT

I. DATA AND ANALYSIS

A. Sanitary Sewer

The Town of South Palm Beach has an agreement with the City of Lake Worth Beach Utilities for the collection and disposal of wastewater. In addition to South Palm Beach, the Lake Worth Beach Utilities also serves the City of Lake Worth Beach, the southern half of the Town of Palm Beach, Village of Palm Springs, Town of Lantana, Town of Manalapan, City of Atlantis, and Palm Beach State College.

The predominant land use in South Palm Beach and other communities served by the Lake Worth Beach Utilities is residential. Except for the City of Lake Worth Beach, commercial land use is quite insignificant in the service area.

The sanitary sewer facilities in the Town of South Palm Beach include the north-south gravity lines, a lift station, and an eight (8) inch force main. Sewage from individual buildings flows by gravity into the lift station where it is pumped into the force main which also carries sewage from the Town of Manalapan. The force main carries sewage from the Town to the sub aqueous line in the City of Lake Worth Beach to the north that takes the sewage across the Intracoastal waters into the master pumping station just west of the Intracoastal. The sewage is then pumped through the City of Lake Worth Beach system which ties with the County system, which finally carries the sewage to the East Central Regional (ECR) Water Reclamation Facility (Wastewater Plant).

The Regional Facility also serves the City of West Palm Beach and is located near the intersection of the Florida Turnpike and 45th Street in central Palm Beach County. It provides for secondary treatment of the sewage with the effluent disposal through deep well injection. At the present time, the sludge is land filled, but there is a long-range plan for using it as fertilizer.

The plant has a current capacity of 70 MGD. The City of Lake Worth Beach will continue its joint efforts with Palm Beach County and the East Central Regional (ECR) Water Reclamation Facility to develop sufficient plant capacity to serve the Lake Worth Beach Service Area and its sub-regional customers. The City will upsize its facilities in conjunction with the ECR to provide sufficient capacity to its customers.

The Town of South Palm Beach accounted for two point seven percent (2.7%) of the 2008 wastewater capacity allocated to Lake Worth Beach Utilities. The Town previously decided not to participate in the future expansion of the treatment plant since it does not anticipate any significant change in its needs. The Town's current allocation of .342 MGD is sufficient to handle the Town's future needs.

On the basis of the current flow, the level of service at the present time is about one hundred (100) gallons per capita per day. The Town expects to maintain the same level of service in the future. The resident population for 2035 is 1,746 and if the seasonal population components is similar to 2020 conditions, the peak population would be 3,073. This would equate to 0.3073 MGD. For 2045, a similar analysis would equate to 0.3323 MGD.

As discussed above, no expansion or extension of the existing system is needed in South Palm Beach. Periodic maintenance and replacement are, however, necessary to keep the system functioning properly. The Town replaced the portion of the gravity sewer line, which extends south of the lift station, a few years ago. The remaining portion of the gravity sewer line which extends north of the lift station is considered to be in good condition.

Lack of increased capacity needs and continuing participation in the Lake Worth Beach Utilities Regional Treatment facility provides assurance that South Palm Beach will have adequate sewer capacity in the future.

There are no septic tanks or package plants in South Palm Beach.

B. Solid Waste

Solid waste collection in South Palm Beach is provided by a private company based on a franchise agreement with the Town. The Solid Waste Authority (SWA) of Palm Beach County is the entity having operational responsibility for solid waste issues in the County. This agency was established for the purpose of developing and implementing plans for an integrated Countywide solid waste management system comprised of recycling, resource recovery, and transfer station and landfill facilities to serve the future needs of the County at a reasonable cost.

Based on generation characteristics in the Solid Waste Authority of Palm Beach County 1997 Residential Generation Study, the Town of South Palm Beach generates 1,320 tons of solid waste per year.

Solid waste in South Palm Beach is generated by residences. The only non-residential land use in the Town is the Town Hall complex.

C. Drainage

The Town of South Palm Beach does not have public storm sewers, canals, or any other drainage structures. Drainage swales extend on both sides of South Ocean Boulevard (State Road A1A). The runoff from saturated soil and impervious surfaces flows toward the lagoon because the natural slope is downhill from the beach dune to the lagoon.

There is an onsite drainage system incorporated in each development. In some cases the storm water drainage is handled through proper grading of the site which would allow storm water to run into

swales where it can soak into the ground. Most developments, however, also include an underground collection and disposal system which would discharge the excess storm runoff into the lagoon on the west side of the Town. Those properties located to the east of State Road A1A only, have acquired easement from the properties located to the west of State Road A1A to run their storm water drainage pipes to the lagoon.

Up until July of 1988, storm water drainage systems have been addressed on a site-by-site basis. When a developer presented a site plan to the Town, it was up to the developer to design an adequate system. Since July of 1988, the Town has been using the South Florida Water Management District Standards for storm water retention/detention. The Town formally adopted these regulations in their Land Development Code in 1989.

Generally, the performance of these individual drainage systems adequately protect the Town from flooding. Future development and redevelopment will be required to retain or detain runoff in a more environmentally sound manner. Retrofitting the existing developments may prove to be financially unfeasible at this time.

No natural drainage features or natural groundwater aquifer recharge areas exist within the Town of South Palm Beach. The Town is completely built out.

D. Potable Water

Potable water is supplied to South Palm Beach by the City of West Palm Beach Utility Department, which also provides water to the City of West Palm Beach and the Town of Palm Beach. The Utility Department also serves a small portion of unincorporated Palm Beach County north of Belvedere Road and west of Florida Mango Road in central Palm Beach County, on an emergency basis only. The Town of South Palm Beach does not own or maintain the potable water distribution system.

The predominant land uses served by West Palm Beach water system is residential, both in West Palm Beach and in South Palm Beach. In 2019, the West Palm Beach Public Utilities Department served an estimated 124,945 year-round residents. Approximately 1,448 of those residents were located in South Palm Beach.

The distribution network within the Town of South Palm Beach consists of a sixteen (16) inch water main which was installed in 1984 to augment the existing distribution system; a twelve (12) inch line running east of State Road A1A, and an eight (8) inch line running west of State Road A1A. An inline booster station has also been installed on the sixteen (16) inch main in the Town of Palm Beach to regulate water pressure toward the end of the supply line in South Palm Beach.

The water treatment plant for the City of West Palm Beach water system is located at First Street and Tamarind Avenue in West Palm Beach. The water system draws its water from Clear Lake and Lake Magnolia which are fed by a nine (9) square mile water catchment area located to the west of the City. The water catchment area itself is replenished by the L-8 Canal.

The West Palm Beach Utility Department supplied an average of 29 million gallons a day in 2019. The Town of South Palm Beach uses a maximum of 150 gallons per person per day for a total of 432,150 gallons per day. The water consumption in the Town of South Palm Beach accounts for nearly one point five percent (1.5%) of the total supply of the City of West Palm Beach water system.

The per capita consumption of water in South Palm Beach could vary from 100 to 150 gallons per day depending upon the time of year. The Town expects to maintain a level of service of 150 gallons per capita per day through the year 2035. Using this level of service, the projected peak population of 3,073 by 2035 will require a supply of 460,950 gallons a day.

The water system is designed to provide an average day-round pressure of nearly 75 psi and a minimum of 20 psi under fire flow conditions.

With 47.3 million gallons a day treatment capacity, the water system of the West Palm Beach Utility Department has a surplus treatment capacity of 18.3 million gallons per day above the average per day use in 2019.

The water demand in South Palm Beach is not expected to increase significantly through the year 2035 since the Town is built out. If the demand increases through 2045, it will not be due to any increase in overall population, but rather due to a shift in the proportions of permanent and seasonal residents as explained in the population section herein. In any case, the increase in demand is projected to be quite insignificant. For the Town, the ultimate demand through 2035 is expected to be 460,950 gallons per day, a level that the existing system is capable of handling without any expansion.

West Palm Beach has a 2013 consumptive use permit from the South Florida Water Management District that is valid for twenty (20) years. The permit includes a continuance of water supply to the Town of South Palm Beach. The permit includes provisions for West Palm Beach to seek alternative water supply sources.

The Town adopted by reference the West Palm Beach Water Supply Facility Work Plan on August 10, 2020.

II. GOALS, OBJECTIVES AND POLICIES

Goal Statement

ENSURE THAT NEEDED PUBLIC FACILITIES ARE AVAILABLE FOR PLANNED DEVELOPMENTS AND ARE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.

OBJECTIVE 1:

The Town shall ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 1.1: The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

FACILITY	LEVEL OF SERVICE STANDARD
Sanitary Sewer	Average sewage Generation Rate: 100 gallons per capita per day
Solid Waste	Average Solid Waste Generation Rate: 7.13 lbs. per capita per day
Drainage	Water Quality Standard: Greater of first inch of runoff or 2.5 inches times the percentage of impervious areas to be retained or detained on site. Water Quality Standard: Post-development runoff volumes shall not exceed pre-development runoff volumes for a storm event of three day duration and twenty-five (25) year return frequency.
Potable Water	Average Water Consumption Rate: 150 gallons per capita per day

Policy 1.2: The entire Town shall be considered a service area within which the Level of Service standards for sanitary sewer, solid wastes and potable water established above shall be applicable.

Policy 1.3: The Town shall prepare annual summaries of capacity and demand for each facility if new development occurs.

- Policy 1.4 Prior to the issuance of a building permit the Town shall consult with the City of West Palm Beach or other water supplier, if applicable, to determine if adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy by the Town.

OBJECTIVE 2:

Provide adequate storm water drainage to afford reasonable protection from flooding and to prevent degradation of the quality of the receiving waters. The Town shall also implement, in the Town Land Development Code, criteria to identify and correct existing drainage facility deficiencies and coordinate future expansion or improvement of these facilities in order to meet future needs.

- Policy 2.1: All development and redevelopment in the Town shall be required to conform with the standards and guidelines established in the most recent edition of VOLUME IV (Management and Storage of Surface Waters) of Permit Information Manual of South Florida Water Management District. In addition, the Town shall incorporate these standards into their Land Development Code.
- Policy 2.2: The Town shall incorporate criteria in the Land Development Code to establish priorities for the replacement, correction and provision of existing and future drainage facility needs.

OBJECTIVE 3:

The Town shall conserve potable water resources.

- Policy 3.1: The Town shall continue to work in cooperation with the Lake Worth Drainage District and South Florida Water Management District to maintain adequate surface water levels.
- Policy 3.2: The Town shall continue to coordinate with State, regional and local entities in the development and implementation of water conservation programs. Specific actions the Town will accomplish include: require a minimum of fifty percent (50%) of all landscaping to be drought tolerant species; print and deliver educational brochures to all residents providing information on water conservation techniques and Town Comprehensive Plan policies and other regulations regarding water conservation; require that rain sensor devices are components of all irrigation systems and limit the hours of irrigation consistent with limitations established by the South Florida Water Management District; and require use of low water volume plumbing fixtures. The requirements shall be implemented with adoption of the Ten (10) Year Water Supply Plan that is incorporated into the Infrastructure Element.
- Policy 3.3: The Town will implement the provisions of the Water shortage Emergency Plan when requested to do so by the South Florida Water Management District.

Policy 3.4 The Town's potable water service is provided by the City of West Palm Beach (City). The City included the Town's estimated population and water demand projections in the West Palm Beach 10-Year Water Supply Facility Work Plan Sub-Element. The Town adopted by reference the City of West Palm Beach 10-Year Water Supply Facility Work Plan on August 10, 2020. The Town will coordinate with the City on the Town's population projections, water demands, water conservation, and alternative water supply needs.

Policy 3.5: The Town will update the Town's Water Supply Facility Work Plan within 18 months of any updates of the Lower East Coast Water Supply Plan by the South Florida Water Management District.

OBJECTIVE 4:

The Town shall continue to coordinate with the Solid Waste Authority in order to continue to maintain solid waste facilities, and plan for the expansion or improvement of these facilities to meet future demands.

Policy 4.1: South Palm Beach shall coordinate with the Solid Waste Authority and all other applicable entities to establish priorities for solid waste facilities.

Policy 4.2: The Town shall coordinate with the Solid Waste Authority in reducing solid waste quantities, establishing a resource recovery and recycling program, and providing for the disposal of household hazardous waste materials.

CHAPTER 8 COASTAL MANAGEMENT ELEMENT

I. DATA AND ANALYSIS

A. Existing Land Uses

South Palm Beach is a coastal community bounded by the Atlantic Ocean to the east and a lagoon within Lake Worth formed by the northern end of Hypoluxo Island to the west. The entire Town is located on the barrier island with approximately 2,800 feet of ocean front. The Town is approximately 2.8 miles north of South Lake Worth Inlet and 11.5 miles south of the Lake Worth Inlet.

Characterized by mid-rise to high-rise condominium development, South Palm Beach is predominately a residential community. Table 6 shows the existing land uses in the coastal area which encompasses the entire Town:

Table 6 – 2024 Existing Land Uses

Land Use	Acres	%	Units	Density
Single Family Residential	1.3	1.9%	4	3 Units/Ac
Multifamily Residential	55.4	81.1%	1,854	34 Units/Ac
Public Buildings (Town Hall)	0.9	1.3%		
Private Recreation/Open Space (Beach)	3.7	5.4%		
Right of Way (SR A1A)	7.0	10.2%		
Total	68.3	100.0%		

Source: Walter H Keller, Inc.

Notes: The Beach and Water Areas are Approximate.

The future land uses are illustrated on Figure 4 on page 13 in the Future Land Use Element. Shoreline uses through the entire Town are residential except for the Public Building Complex (Town Hall).

B. Water-Dependent and Water-Related Uses

The Town is completely built out. Water dependent recreation is the only water dependent use occurring in the Town. The beach along the ocean provides recreational opportunities to the Town's residents and others. Public access to the beach is available at the nearby public beaches. Lantana Municipal Beach with its one hundred, sixty-two (162) parking spaces adjoins the southern border of the Town; Lake Worth Public Beach offers seven hundred, fifty (750) parking spaces and a fishing pier one mile north of the Town.

No need for water-dependent or water-related development is anticipated within the Town for the foreseeable future.

C. Effect of Future Land Uses

The Town is predominately a retirement community with no industrial or business uses. The implementation of the future land use plan is not likely to have any impact on the economic base of the Town. Nor would the implementation of the future land use plan have any impact on the vegetative cover; areas subject to coastal flooding; wildlife habitat; or living marine resources

D. Impact on Historic Resources

There are no known local, state or federal historic sites or buildings in South Palm Beach.

E. Estuarine Pollution

The lagoon to the west of the Town is part of the Intracoastal Waterway connected with the Atlantic Ocean through South Lake Worth Inlet to the south. The lagoon is within the corporate limits of the Town of Lantana.

There are no known point sources of estuarine pollution within South Palm Beach. The Town has supported the countywide study of non-point sources of estuarine pollution and has agreed to cooperate to the extent practicable in the development and implementation of specific water quality management tools as recommended in the Palm Beach County Area Wide Waste Treatment Management Plan. Table 7 provides a listing of State, regional and local regulatory agencies and programs which maintain or improve estuarine environmental quality.

F. Perils of Flood, Post Disaster Planning Concerns and Coastal High Hazard Areas

The areas projected to experience the most severe damage are identified in Figure 3 on page 11 in the AE and VE Zones east of SR A1A although the Town is fortunate that much of this area has higher elevations. The Town participates in the National Flood Insurance Program and the Community Rating System (CRS). The Town is a Class 8 community. The Town reviews site plans and building permits relative to consistency with Flood Management Requirements.

Table 7 – Regulatory Activities on Estuarine Environmental Quality

STATE

1. Department of Environmental Protection. The Department of Environmental Protection (DEP) is responsible for regulating air and water quality and in some cases, water quantity (through the water management district) within the Intracoastal Waterway (ICW). The DEP is also the local contact for the initiation of dredge and fill applications in conjunction with the U.S. Army Corps of Engineers. The DEP is responsible for programs designed to protect and enhance the natural amenities throughout the State of Florida.
2. FloridaCommerce Bureau of Community Planning and Growth is responsible for reviewing Developments of Regional Impact (DRI) and for designating Areas of Natural Resources.
3. Marine Fisheries Commission. A seven member committee appointed by the Governor is delegated full rulemaking authority over marine life, with the exception of endangered species.
4. Florida Fish and Wildlife Conservation Commission (FWC). The Florida Fish and Wildlife Conservation Commission's Environmental Services office in Vero Beach, along with the central office, assists in developing fish and wildlife protection programs.
5. Florida Department of Transportation (FDOT). The Florida Department of Transportation works with the local governments on anticipated projects having possible impacts on the natural resources of the Town.
6. Department of State. The Division of State Library and Archives of Florida in the Department of State works closely with interested individuals and municipalities in order to protect archeological and historical sites.

REGIONAL

1. South Florida Water Management District (SFWMD). The Water Management District administers permitting programs for the local consumable use of water, storm water discharge, and dredge and fill activities

Table 7 (continued)

REGIONAL (cont.)

2. Treasure Coast Regional Planning Council (TCRPC). The Treasure Coast Regional Planning Council serves Palm Beach, Martin, St. Lucie and Indian River Counties. Among the TCRPC's duties are: assist the local governments with planning expertise; act as the regional representatives for the Development of Regional Impact review process; serve as a regional clearinghouse for State and Federal projects and programs; and convey information from the local governments to the State and Federal levels.
3. Florida Inland Navigation District (FIND). FIND is responsible for providing and maintaining spoil areas to the U.S. Army Corps of Engineers for the dredging and maintenance of the Intracoastal Waterway (ICW).
4. Lake Worth Drainage District (LWDD). The LWDD is responsible for drainage and surface water control throughout southeastern Palm Beach County, from Okeechobee Boulevard to the north, to the Hillsboro Canal and the Palm Beach County/Broward County line to the south. Although the District does not include the Town of South Palm Beach, freshwater inputs from this system are eventually discharged to the ICW, and for that reason the LWDD has been included here.

LOCAL GOVERNMENTS AND SPECIAL DISTRICTS

1. Adjacent Municipalities. The Town of South Palm Beach coordinates its land use policies and environmental concerns with Palm Beach and Lantana. Further coordination mechanisms have been provided in the Intergovernmental Coordination Element.
2. Town of South Palm Beach Departments. The Town of South Palm Beach has programs and/or policies which are utilized in the maintenance or improvement of environmental quality.

G. Hurricane Evacuation/Disaster

The Town of South Palm Beach is bordered on the east by the Atlantic Ocean and on the west by a lagoon within Lake Worth. Both of these bodies of water critically impact the hurricane/disaster evacuation plans of the Town. The Town is located on the barrier island in the Palm Beach County Mandatory Evacuation Zone. The Disaster Plan General Orders of the Town supplements the Palm Beach County Hurricane Evacuation Plan and provides for an orderly system of timely evacuation of the Town's residents and visitors. Considering the Town's coastal location as described above, the entire population of the Town will require evacuation during a hurricane/disaster. The year-round resident population in 2023 was estimated to be 1,469.

Although the entire population of the Town would require evacuation during a hurricane/disaster, the number of persons requiring hurricane shelters would be much smaller, as many people would prefer staying in motels, with family members, or friends. A Human Behavior Survey conducted as part of the Lower Southeast Florida Hurricane Evacuation Study estimates that no more than fifteen percent (15%) of the evacuees would seek public hurricane shelters during Category 1, 2 or 3 storms. The percentage increases to twenty percent (20%) for a Category 4 or 5 storm. Based on this percentage, no more than 300 people in South Palm Beach can be expected to seek public shelter during a hurricane/disaster.

The Town of South Palm Beach Emergency Plan recommends four (4) Red Cross hurricane shelters for the Town's residents and visitors.

The official evacuation route for the residents and visitors is South Ocean Boulevard (State Road A1A) in the southbound direction to Ocean Avenue and then west to U.S. 1 in Lantana and on to designated shelters or other final destinations (see Figure 7).

The transportation and hazard constraints in the evacuation route exist primarily due to the fact the only route in and out of the Town is South Ocean Boulevard (State Road A1A). A severe storm, hurricane, or abnormal tide conditions which could cause serious flooding, which in turn could inundate this road, making the evacuation of the Town's population difficult, if not impossible. Further complicating this situation is the likelihood of an influx of mainland residents drawn to the Town as spectators of a hurricane/disaster, causing heavy traffic congestion, which could impede evacuation efforts via South Ocean Boulevard (State Road A1A).

The Town's Police Department previously estimated the evacuation of the Town's entire population could be accomplished within five (5) hours or less in the event of a hurricane/disaster. Since the Town's entire population is expected to increase only marginally in the future, the implementation of the future land use element is not expected to have any significant impact on the Town's current evacuation plan.

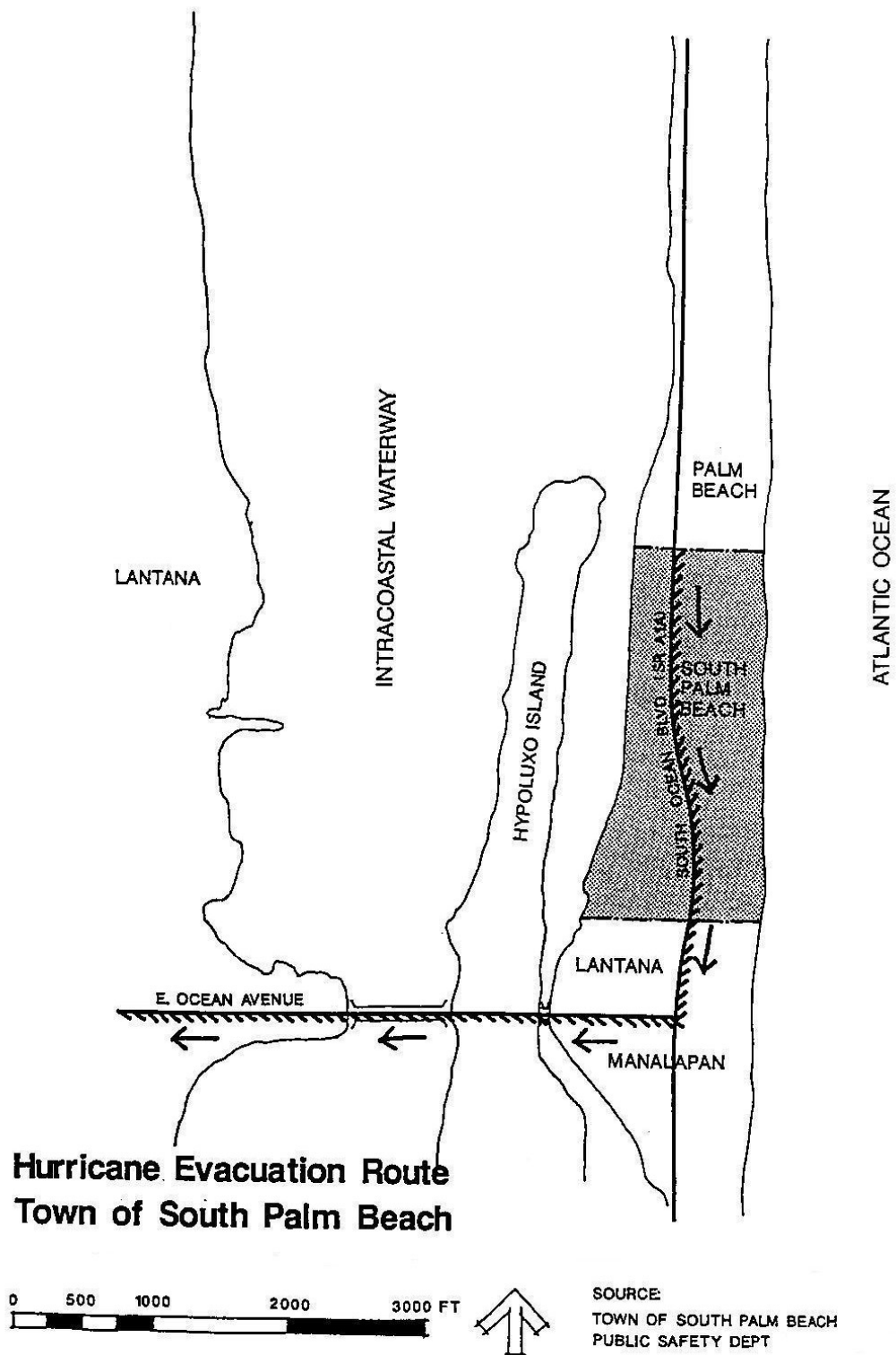


Figure 7 – Hurricane Evacuation Route
Source: Town of South Palm Beach

To facilitate the evacuation of the Town's population, the Town's Emergency Plan proposes that a traffic control and counting point be established at the south boundary of the Town on South Ocean Boulevard (State Road A1A) to assist westbound traffic on Ocean Avenue, and to restrict eastbound pedestrians and vehicular traffic from entering the Town. The Plan also proposes a traffic control and counting point at the north boundary of the Town on South Ocean Boulevard (State Road A1A) to block northbound traffic movement. The Town of Lantana Police department has also agreed to establish a similar post at the intersection of East Ocean Avenue and U.S. Highway 1.

The Town of South Palm Beach has a large number of elderly residents. The 2020 U.S. Census showed that over fifty-five point four percent (55.4%) of the Town's population was 65 years or over in age. The Town's Emergency Plan recognizes this and provides for free transportation service for evacuation for those who do not own automobiles or those who cannot drive. The Plan also provides for special assistance to those who are disabled or need special medical care if they are pre-registered with the Town. This service is provided in conjunction with the Palm Beach County Special Care Units Program offered by the Palm Beach County Emergency Management Division.

The Town of South Palm Beach recognizes the potential danger of a hurricane/disaster to a community located on a barrier island. In view of this potential danger, the Town is fully prepared to proceed with evacuation if the situation warrants it. The Town's experience with Hurricane David in 1979, Frances and Jeanne in 2004, and Wilma in 2005, proved that evacuation of the Town's population which desire evacuation can be accomplished within a reasonable time.

H. Coastal High-Hazard Areas

The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. See FEMA FIRM Maps previously provided in Figure 2 and Figure 3 on pages 10 and 11 respectively.

I. Post-Disaster Redevelopment

In the event that property becomes available for redevelopment due to damage by storm, fire or other disaster, or due to attrition or age, the Town faces a range of options for redevelopment. Alternately, continuing beach erosion will force a choice among a range of options. These options fall into the following categories:

1. Abandon the shoreline. In light of the public and private investments on the barrier island, this is not considered a reasonable alternative.
2. Structural Solutions

In February 2007, an erosion control study for the Town of South Palm Beach and the Town of Lantana was completed by Coastal Planning and Engineering Inc. under contract with Palm Beach County. The report indicated that the beach was narrow with a majority backed by seawalls and other coastal armoring. The report went on to say that: "the beach has

experienced significant fluctuations, long term erosion, and waves have impacted the seawalls during major storm events.” This report documents in detail the historic erosion that has occurred to the shoreline in South Palm Beach. The report included an analysis of the following action alternatives and their probable effect on beach nourishment. The alternatives evaluated were: No Action, Beach Re-nourishment (large scale), Beach Renourishment (small scale), and Groins, T-head Groins, Offshore and Near Shore Segmented Emergent Breakwaters, Upland Coastal Structural Reinforcement /Replacement, and various combinations. The alternative that seemed to have the most promise for South Palm Beach was a combination that included near shore breakwaters. The Town of South Palm Beach has been working with Palm Beach County to perform the necessary engineering and to secure the necessary environmental permits to construct near shore breakwaters. The Town is not considering near shore breakwaters and funding for this project is not established.

3. Regulatory Solutions

The use of Town ordinances and rules to define an acceptable level of development. These would include the protection of beaches and dunes, minimum setbacks for storm protection, and restoration of degraded dunes.

II. GOALS, OBJECTIVES AND POLICIES

Goal Statement One

PRESERVE, PROTECT AND ENHANCE THE COASTAL RESOURCES AS DEVELOPMENT OR REDEVELOPMENT OCCURS IN SOUTH PALM BEACH.

OBJECTIVE 1.1:

The Town shall protect existing native vegetation as development or redevelopment occurs.

Policy 1.1.1: Native vegetation communities such as those located in dunes along the ocean and along the lagoon to the west shall be preserved and incorporated in any development or redevelopment project through procedures adopted in the Land Development Code.

Policy 1.1.2: The Town shall coordinate with the State and local agencies to provide for the reestablishment of shoreline vegetation where it has been removed.

Policy 1.1.3: The Land Development Code shall require that the plant material used in landscaping of any development or redevelopment project shall be predominately native. The code shall contain a list of recommended native plant species adapted to the coastal environment of the area.

OBJECTIVE 1.2:

The Town shall continue to coordinate with the applicable Federal, State, and County agencies in order to protect and restore beach and dune system as a viable feature providing storm protection for upland property and serving as an important recreation and aesthetic resource.

Policy 1.2.1: Codes which control and regulate construction activities in the coastal zone areas shall be adopted and enforced consistently throughout the Town.

Policy 1.2.2: Codes shall be updated when necessary to conform with new state regulations and advances in the understanding of the coastal process.

Policy 1.2.3: The coastal building setback requirement shall be modified when necessary to allow the setback line to follow any repositioning of the Coastal Construction Control Line (CCCL).

Policy 1.2.4: In order to ensure storm protection to upland property, existing seawalls shall be maintained by the owner in a functional condition until such can be replaced by more appropriate storm protection methods.

Policy 1.2.5: The Town shall establish a set of criteria for seawalls. Seawall horizontal alignment and toe scour protection shall be as permitted and required by the Florida Department of Environmental Protection. The Town shall adopt a land development regulation

requiring minimum vertical height for seawalls, annual inspection criteria and maintenance and repair requirements.

- Policy 1.2.6: The Town shall continue to support County and State beach re-nourishment programs which include the segments of beachfront in South Palm Beach and actively campaign for State and Federal funding for beach re-nourishment or erosion control.
- Policy 1.2.7: The Town shall endeavor to enter into interlocal agreements with adjacent municipalities and Palm Beach County and the State of Florida to put in place vehicles for the funding of beach re-nourishment or erosion control programs.
- Policy 1.2.8: The Town shall explore the feasibility of improving public access to the beach by acquiring public easements and developing walkways from South Ocean Boulevard (State Road A1A) to the beach. The Town shall also explore the possibility of creating a public access at the northern boundary of the Town.
- Policy 1.2.9: In coordination with the Department of Environmental Protection, regulations that provide for the protection and restoration of dunes following beach restoration shall be established. Such regulations shall require the restoration of degraded dunes as part of any development or redevelopment project.
- Policy 1.2.10: The Land Development Code shall specify the appropriate vegetation for planting in dunes, and that such vegetation shall be protected from pedestrian and vehicular traffic. Any construction or reconstruction of beach access shall provide for dune crossing over walks.
- Policy 1.2.11: The Town shall cooperate with Palm Beach County on any programs of community awareness toward beach erosion problems and solutions that can be initiated on an individual basis.
- Policy 1.2.12: The Town will cooperate with the Department of Environmental Protection in regulatory efforts to re-vegetate and restore the dune system.

OBJECTIVE 1.3:

Protect, conserve and enhance coastal resources, living marine resources, wildlife and wildlife habitats, especially those with special status.

- Policy 1.3.1: The Town shall cooperate with the State to implement adopted regulations that provide for the protection of sea turtle nesting areas by prohibiting the disturbance of nests, restricting beach cleaning activities in nesting season, and controlling the emission of light from structure on, or adjacent to, the beach.
- Policy 1.3.2: Beach re-nourishment or erosion control projects shall protect sea turtles nesting areas by limiting construction in such areas to winter and spring months, or by authorizing personnel collecting eggs from their nests, incubating them, and releasing the hatchlings.

Policy 1.3.3: The Town shall adopt regulations to regulate the specific and cumulative impacts of development and redevelopment on coastal resources, living marine resources wildlife and wildlife habitats, especially those with special status.

Policy 1.3.4: The Town shall coordinate with the Department of Environmental Protection in implementing a manatee awareness program.

OBJECTIVE 1.4:

Maintain and/or improve estuarine environmental quality by preventing potentially adverse impacts of development or redevelopment from affecting this natural resource.

Policy 1.4.1: The Town shall coordinate with the South Florida Water Management District, Department of Environmental Protection and other entities to establish a regulatory program to limit the specific and cumulative impacts of development or redevelopment on this multi-jurisdictional estuarine system.

Goal Statement Two

PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

OBJECTIVE 2.1

Limit public expenditures that subsidize development permitted in coastal high-hazard areas except for restoration and enhancement of natural resources.

Policy 2.1.1: No construction or development activity shall be permitted, except through the Florida Department of Environmental Protection, seaward of the Coastal Construction Control Line (CCCL) unless it is intended for restoration and enhancement of natural resources.

Policy 2.1.2: Existing permanent structures protruding into the coastal high-hazard areas shall be required to meet the most recent version of coastal building codes and regulations established by the Florida Department of Environmental Protection when redevelopment occurs on the property.

Policy 2.1.3: The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. This encompasses that portion of the Town lying west of State Road A1A (see FEMA FIRM Maps previously provided in Figure 2 and Figure 3 on pages 10 and 11 respectively). Public infrastructure within this area may be built and reconstructed when necessary but not for the purpose of facilitating an increase in permitted density.

OBJECTIVE 2.2

The Town shall continue to maintain a hurricane evacuation time for a Category 3 storm of less than nine (9) hours.

Policy 2.2.1: The Town shall cooperate with, and support, Palm Beach County in planning for hurricane evacuation.

Policy 2.2.2: Every year, prior to hurricane season, the Town shall notify all condominium, cooperative and single family residents of their need to evacuate at various threat levels.

OBJECTIVE 2.3:

The Town shall continue to coordinate with the Palm Beach County Emergency Management Office to provide immediate response to post-hurricane situations.

Policy 2.3.1: The current Local Emergency Plan shall be modified to comply with the policies under this objective and shall contain step-by-step details for post-disaster recovery operations.

Policy 2.3.2: After a hurricane, but prior to re-entry of the population into the evacuated areas, the Town Council shall meet to hear preliminary damage assessments, appoint a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.

Policy 2.3.3: The Recovery Task Force shall review and decide upon emergency building permits, and repair and cleanup actions needed to protect public health and safety; coordinate with County, State and Federal officials to prepare disaster assistance applications; develop a redevelopment plan; and recommend amendments to the Comprehensive Plan, Local Emergency Plan, and other appropriate policies and procedures.

Policy 2.3.4: Repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 2.3.5: If rebuilt, structures which suffer damage in excess of fifty percent (50%) of their appraised value shall be built to meet all current code requirements, including those enacted after construction of the structures.

OBJECTIVE 2.4:

The Town shall ensure that building, development and redevelopment activities minimizes damage to life and property from tropical storms, hurricanes and future sea level rise.

- Policy 2.4.1: All new construction and redevelopment shall conform to the Town's floodplain management regulations which are coordinated with the Florida Building Code. The Town shall adopt the current Flood Insurance Rate Map providing for substantial improvement and substantial damage determinations, permitting requirements and development and redevelopment in flood hazard areas.
- Policy 2.4.2: Continue to review finish floor elevations and building locations in the proximity of Special High Hazard Areas to eliminate potential flooding and sea level rise impacts.
- Policy 2.4.3: Continue to participate in the Community Rating System (CRS) and document CRS activities to maintain or improve the Town's Class rating in the CRS Program.
- Policy 2.4.4 Consider the impacts of sea level rise in the Town's Special Flood Hazard Areas when evaluating land use plan amendments to minimize any adverse flooding impacts of such amendments.

Goal Statement Three

PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS AND VISITORS TO THE TOWN'S COASTAL AREA.

OBJECTIVE 3.1:

Whenever development orders or permits are requested, the Town shall apply the level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal area (entire Town) and additional standards under this objective. The entire Town shall be considered a service area for solid waste, drainage, water and sewer facilities.

- Policy 3.1.1: Beach re-nourishment projects shall meet the following level of service standards:
- (a) Beach fill must include a protective berm high enough to prevent flooding by a ten- year storm event; and
 - (b) Beach re-nourishment projects shall have a design life of at least five (5) years.
- Policy 3.1.2: Redevelopment projects must demonstrate that a negative impact will not occur to a renourished beach or any of the Town's beaches, as a result of the redevelopment project.
- Policy 3.1.3: The entire Town shall be considered a service area for solid waste, drainage, water and sewer facilities. Development within the Town shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this Comprehensive Plan.

CHAPTER 9 CONSERVATION ELEMENT

I. ENVIRONMENTAL SETTINGS

The Town of South Palm Beach is geographically located on the east coast of Palm Beach County, entirely on the barrier island, and occupies a land area of about 0.11 square miles. It is bordered on the east by the Atlantic Ocean and on the west by a lagoon within Lake Worth formed by the northern end of Hypoluxo Island. The Town has approximately 2,800 feet of ocean front. The Town is 2.8 miles north of the South Lake Worth Inlet and 11.5 miles south of the Lake Worth Inlet.

II. INVENTORY AND ANALYSIS

A. Water Resources

There are no rivers, bays, lakes, or wetlands in South Palm Beach. The Town's jurisdiction on the lagoon side of the Town runs along the shoreline leaving the lagoon water within the jurisdiction of the Town of Lantana.

B. Air Quality

South Palm Beach has very little air pollution originating in, or being transported by, the ocean breeze which tends to dissipate any pollutants which may enter the Town's air from nearby areas. The air quality in the Town is generally excellent. In spite of these factors the U.S. Environmental Protection Agency has classified all of Palm Beach County as being an ozone non-attainment area. This nonattainment classification is caused primarily by pollution generated from automobiles and light duty trucks, as well as stationary sources within adjacent municipalities.

Ambient air quality is monitored through the State and Local Air Monitoring System (SLAMS). There are several stations in Palm Beach County under this system but none in South Palm Beach.

C. Floodplains

Nearly seventy percent (70%) of the Town's area is within the 100 Years Flood Zones (Zones AE and VE) as shown on Map 3 in accordance with the Flood Insurance Rate Map dated October 5, 2017. Most of the Town is within Flood Zone AE with Base Flood Elevation of seven (7) feet. The base flood elevation rises to ten (10) feet in the V Zone along the ocean. All the land within the 100 Year flood prone area is developed predominantly for multi-family residential use.

The Town has adopted several ordinances to address the beach and dune protection and construction in the flood prone areas. Ordinance No. 131, adopted in 1987, and known as the Coastal Construction Code establishes design criteria for wind loading, elevation, foundations, wave forces, water pressure loads, and public access to beaches. Ordinance No. 132, also adopted in 1987, is the Flood Damage Prevention Ordinance which requires all buildings and structures to be set back twenty-five (25) feet landward of the Coastal Construction Control Line (CCCL) and

elevated above the base flood elevation. The Ordinance also sets forth certain construction requirements to protect buildings against flood damage and provides for protecting dunes against alterations. Beach and dune protection ordinances will be revised to ensure consistency with current State regulations.

D. Commercially Valuable Mineral

There are no known areas of commercially valuable minerals in South Palm Beach.

E. Soil Erosion

With the exception of the eroding beach which runs along the eastern boundary of the Town, there is no soil erosion in South Palm Beach, since all the land in the Town is built out. The beach erosion problem in South Palm Beach is discussed in detail in the Coastal Management Element.

F. Flora and Fauna

The Town of South Palm Beach is entirely within the South Florida Coastal Strand Ecological Community as described in *26 Ecological Communities of Florida*, Soil Conservation Service, 1981. This community is identified by its location adjacent to the Atlantic Ocean and by plants that are adapted to, or influenced by, the salty environment. The natural vegetation of this community is low growing grasses, vines, and plants, with few trees or large shrubs. The trees and shrubs often occur in stunted form due to the action of the wind. A variety of shorebirds, terns, and gulls can be found on or near the beach.

There is no parcel of land in South Palm Beach which has not been cleared of natural vegetation over the years. The only natural vegetation in South Palm Beach exists in some eroded dunes along the ocean to the east and in some areas along the lagoon shoreline to the west. The dominant plant species along the ocean include sea grape, coco plum, beach morning glory, and sea oats. Along the lagoon, the predominant species are red, white and black mangroves.

The Soil Conservation Service publication, mentioned above, identifies one plant occurring in the South Florida Coastal Strand Ecological Community as being on the list of rare and endangered plant species. The plant is beach star (*Remirea maritima*) which is designated as an endangered species by the Florida Department of Agriculture.

The dominant mammal and reptile wildlife species in South Palm Beach include raccoon, mice, frogs, and lizards. Dominant birds include the American kestrel, pelicans, gulls, terns, shorebirds, and songbirds. The beach area, in addition to providing habitat to crustaceans such as crabs, serves as an important nesting ground for sea turtles which are designated as endangered or threatened species as shown in Table 8.

Green, loggerhead and leatherback turtles are known to nest along the sandy beaches of South Palm Beach. The nesting season occurs from April through November. Lights along the beaches tend to disorient baby sea turtles, causing them to move toward artificial lights after hatching,

rather than following the glint on the ocean. The Sea Turtle Protection Ordinance adopted by Palm Beach County in August 1987 would require “lights out” from May to October along beaches in Palm Beach County, where sea turtles nest, then hatch and return to the ocean to continue their life cycle. The ordinance also requires coastal developers to submit a sea turtle protection plan with their site plan; which prohibits campfires, horses, and motorized vehicles (with some exceptions) on the beach from May to October; and requires that car lights be shielded from the beach using shrubbery and dune vegetation. A separate ordinance providing for the protection of sea turtles was also adopted for the Town of South Palm Beach in 1988.

The Atlantic Ocean to the east offers a wide range of habitat for saltwater fishes. In this area, the ranges of many tropical and subtropical species overlap giving the area a rich and diversified ichthyofauna. The marine finfish species occurring in the area are numerous. They include both commercially and recreationally important species, and those associated with coral reefs. Commercially important invertebrates are also found offshore.

With the disturbance and destruction of the natural environment of the area, the number of wildlife species has declined in South Palm Beach as in many other coastal communities. A number of wildlife species occurring in and around South Palm Beach have special protection status as shown in Table 8.

G. Commercial, Recreational and Conservation Uses

None of the resources in South Palm Beach is large enough for any significant commercial, recreational or conservation use. Marine resources of the Atlantic Ocean do have the potential for recreational and commercial uses, but the waters of the ocean are outside the Town’s jurisdiction. The beach along the ocean does provide recreational opportunities and the Town is committed to conservation of the existing beach and dune resources.

H. Pollution Problems

The Department of Environmental Protection (DEP) has investigated water quality throughout the State and published its findings in the 1988 Florida Nonpoint Source Assessment. According to this report, the Lake Worth area is classified as a severely impaired waterway. Symptoms of a severely impaired waterway include fish kills, aquatic vegetation problems, algal blooms, a decline in the fishery, odor, turbidity/siltation, closed to swimming and shell fishing, and oxygen depletion. Some of the pollutants found in this area are sediments, nutrients, bacteria, pesticides, debris, oils/grease and others. The sources of these pollutants range from construction to agricultural runoff, and the effects of urban development. The Town of South Palm Beach presently discharges untreated storm water to the lagoon during storm events.

DEP has established a number of programs to correct the water quality problems found in Lake Worth Beach. The Town of South Palm Beach shall continue to utilize best management practices for development and redevelopment in order to improve the quality of this waterway.

Table 8 – Special Protection Status of Wildlife Species in the Town Area

Common Name		Designated FWC	Status USFWS
<hr/>			
Fish			
Common Snook		SSC	
Amphibians and Reptiles			
American alligator		SSC	T
Atlantic loggerhead turtle		T	T
Atlantic green turtle		E	E
Leatherback turtle		E	E
Atlantic hawksbill turtle		E	E
Atlantic ridley turtle		E	E
Birds			
Limpkin		SSC	
Southeastern snowy plover		T	UR
Little blue heron		SSC	
Reddish egret		SSC	UR
Snowy egret		SSC	
Tricolored heron		SSC	
Arctic peregrine falcon		E	T
American oystercatcher		SSC	
Wood stork		E	E
Brown Pelican		SSC	
Least tern		T	
Mammals			
Right whale		E	E
Sei whale		E	E
Finback whale		E	E
Humpback whale		E	E
Florida mouse		SSC	UR
Sperm whale		E	E
West Indian manatee		E	E
<hr/>			
Index			
E		Endangered	
T		Threatened	
SSC		Species of Special Concern	
UR		Under Review for Listing	
FWC		Florida Fish and Wildlife Conservation Commission	
USDWS		United States Fish and Wildlife Service	
Source:	FWC, West Palm Beach Regional Office, August 1987		

I. Water Use

Water needs of South Palm Beach are met by the City of West Palm Beach Utility Department which draws its water from Clear Lake and Lake Magnolia. The two lakes are fed by a large water catchment area to the west of the city replenished by the L-8 Canal.

There are no agricultural or industrial uses in South Palm Beach. The Town's Future Land Use Element does not designate a commercial use in the Town. The demand for water, therefore, is generated by residential use primarily. Since the Town is built out, no significant increase in the Town's water use is anticipated through the year 2035. In 2016 the Town's estimated demand per the West Palm Beach Water Supply Facility Work Plan was 348,600 gallons per day for 1,433 residents. The projected water need of the Town by the year 2035 for 1,746 residents is about 424,800 gallons per day.

South Palm Beach will coordinate and cooperate with West Palm Beach in development of a ten (10) year water supply plan that includes water conservation and alternative sources of water.

III. GOALS, OBJECTIVES AND POLICIES

Goal Statement

CONSERVE, PROTECT, AND APPROPRIATELY MANAGE THE NATURAL RESOURCES OF SOUTH PALM BEACH TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

OBJECTIVE 1:

Improve, protect and maintain air quality in South Palm Beach to meet or exceed the minimum air quality levels established by the Florida DEP.

Policy 1.1: South Palm Beach shall cooperate with the County and the State in monitoring an Air Pollution Inventory System Facility if located in South Palm Beach.

Policy 1.2: Land uses which could potentially have a negative impact on the area's air quality shall be prohibited in South Palm Beach.

OBJECTIVE 2:

The Town shall maintain per capita use of potable water at 150 gallons per capita per day.

Policy 2.1: The Town shall cooperate with Palm Beach County and South Florida Water Management District (SFWMD) in promoting water conservation programs.

Policy 2.2: The Town shall continue to coordinate with the South Florida Water Management District in a program of water conservation during non-emergency and emergency conditions as declared by the SFWMD.

OBJECTIVE 3:

Establish a framework of codes and rules to protect and restore dunes along the ocean.

Policy 3.1: The Town shall require restoration of degraded dunes as a part of development or redevelopment of ocean-front parcels.

Policy 3.2: The Town shall require planting of appropriate dune vegetation in dune restoration projects.

Policy 3.3: Beach access shall be constructed or reconstructed by means of appropriate dune over walks.

OBJECTIVE 4:

The Town shall continue to promote community awareness and education regarding the importance of restoring degraded dunes following beach restoration.

Policy 4.1: To the extent possible, the Town shall consider the following techniques in achieving the above objective:

- (a) Establish a program of community awareness toward beach erosion problems and solutions that can be initiated on an individual basis.
- (b) Educate citizens in the methods of dune restoration and re-vegetation.
- (c) Encourage property owners to re-vegetate, restore dunes, and to construct over walks to protect emerging dune systems.

OBJECTIVE 5:

The Town shall support and cooperate with State and other wildlife management organizations in efforts to manage and protect all existing ecological communities and wildlife, especially rare and endangered species, found in South Palm Beach.

Policy 5.1: The Town shall protect the existing dune vegetation and habitat by requiring preservation and restoration of the dune system.

Policy 5.2: The Town shall require preservation of the existing native vegetation along the lagoon shorelines on the west side.

Policy 5.3: The Town shall continue to enforce their sea turtle protection policies to protect the rare and endangered species of sea turtles.

Policy 5.4: The Town shall continue to coordinate with the Florida Department of Environmental Protection, Florida Game and Freshwater Fish Commission, and all other agencies to protect endangered and threatened species as they are found in South Palm Beach.

Policy 5.5: The Town shall include the following three species in the present “Prohibited Trees” listing in the Landscape Code: Brazilian Pepper, Melaleuca, and Australian Pine. In addition, the Town shall encourage the removal of these species from private lands in a manner that prevents their spread or re-establishment.

Policy 5.6: The Town shall protect and conserve the natural functions of existing soils, fisheries, floodplains, and marine habitats through the regulation of development and redevelopment activities.

Policy 5.7: Natural Resources shall be protected from the adverse impacts of hazardous wastes through coordination with the Solid Waste Authority of Palm Beach County for disposal and handling of these materials.

OBJECTIVE 6:

The Town shall support establishment of a program sponsored by the South Florida Water Management District and other State agencies to conserve, appropriately use and protect the quality and quantity of waters flowing into the lagoon and ocean.

Policy 6.1: The Town shall support efforts of the SFWMD, Florida Department of Environmental Protection and other entities to establish a regulatory program to restrict activities known to adversely affect the quality of estuarine and oceanic waters.

CHAPTER 10 RECREATION AND OPEN SPACE ELEMENT

I. EXISTING FACILITY INVENTORY

There are no publicly owned recreation sites within the Town of South Palm Beach. There are two major natural features adjoining the Town, the ocean running along the eastern boundary, and the lagoon along the western boundary of the Town that provide excellent opportunities for resource based recreation activities. Most of the condominium complexes also contain recreation facilities such as swimming pools, tennis courts and shuffleboard courts for their residents.

Most Town residents have access to the beaches. Beach access is made possible through normal land ownership rights and private agreements which include condominium homeowners' agreements and easements across neighboring properties. The entire land area contiguous to the beach is privately owned. There are two public beaches within the two miles of South Palm Beach with public parking and access. Lantana Municipal Beach with a total of one hundred, sixty-two (162) parking spaces is located on the southern border of the Town. The other nearby public beach is Lake Worth Beach's Public Beach with seven hundred, fifty (750) parking spaces located approximately one mile north of the Town.

The Town of South Palm Beach has numerous private recreational facilities available to the residents. All 27 multiple family residential buildings provide private recreational facilities. Table 9 below depicts the existing facilities in 2008.

Table 9 – Inventory of Private Recreation Facilities

Recreational Facility Type	Total Number Available
Pool	26
Barbeque Grill	31
Exercise Room	7
Sauna	17
Club House/Leisure Room	14
Tennis Court	1
Shuffle Board Court	1
Billiard Room	3
Jacuzzi/Spa	3
Dock	3

Source: 2008 Town Comprehensive Plan

II. FACILITY NEEDS ANALYSIS

There are several important factors to consider when determining recreational facility needs for the Town of South Palm Beach. Among the factors are:

1. Per the 2020 U.S. Census, more than fifty-five percent (55.4%) of the population are over 65 years in age. Another twenty-six percent (26.4%) are between 45 and 64 years in age.
2. The Town is completely built out with no land remaining to provide public recreational facilities.
3. Every multiple family development within the Town provides an array of private recreational facilities.
4. During public meetings, additional recreational facilities were not mentioned as a need or desire by Town citizens.
5. Over sixty percent (60%) of the Town residents have direct beach access. Most of the remaining residents have beach access through private easements. The furthest distance any resident must travel to access a public beach with other recreational facilities available, is 3,300 feet.
6. New development causing additional recreational facilities demand is not possible due to the built-out condition of the Town. Redevelopment will create a very small number of additional units.

The Future Land Use Map of the Town of South Palm Beach shows the existing beachfront as a recreational area. The Town is committed to preserving this resource for recreational purposes. The Town is a participant with Palm Beach County in a beach renewal project that includes the segment of beachfront in South Palm Beach. There is no other recreational use depicted on the Future Land Use Map of the Town.

III. GOALS, OBJECTIVES AND POLICIES

Goal Statement

ENSURE THAT ADEQUATE RECREATION OPPORTUNITIES AND OPEN SPACE ARE AVAILABLE TO SATISFY THE HEALTH, SAFETY AND WELFARE NEEDS OF THE CITIZENS OF SOUTH PALM BEACH.

OBJECTIVE 1:

Cooperate with the County and other municipalities in establishing public recreation facilities and open space areas in Palm Beach County.

Policy 1.1: The Town shall coordinate through interlocal agreements, when necessary, with the neighboring municipalities and the County in an effort to ensure that recreation facilities and open space areas located in other local jurisdictions are accessible to the citizens of South Palm Beach.

Policy 1.2: The Town shall coordinate with the county to build, operate and maintain recreation facilities designed to serve the central Palm Beach County area. Coordination efforts shall consist of technical assistance and interlocal agreements when feasible.

OBJECTIVE 2:

Encourage the development and use of private recreation and open space facilities in South Palm Beach.

Policy 2.1: The Town shall require, through the Land Development Code that developers provide recreation and open space facilities in their developments.

Policy 2.2: The Land Development Code shall include recreation and open space definitions and standards as they apply to the Town of South Palm Beach.

OBJECTIVE 3:

Require maintenance of private recreational facilities and require any redevelopment of existing, multiple family residential units to provide recreational facilities at a minimum of the same level of service that is currently provided.

Policy 3.1: Recreational amenities should be included in any redevelopment of multifamily residential properties including items from Table 9 when appropriate.

CHAPTER 11 INTERGOVERNMENTAL COORDINATION ELEMENT

I. INVENTORY OF ENTITIES

In an effort to promote intergovernmental coordination and cooperation, the Town of South Palm Beach coordinates and maintains a working relationship with the entities listed below. The Office of the Town Manager is responsible for day-to-day coordination with these entities.

A. Adjacent Municipalities

1. TOWN OF PALM BEACH

The Town of Palm Beach adjoins South Palm Beach to the north. Like South Palm Beach it is an ocean front community stretching north-south along the ocean with State Road A1A providing primary vehicular circulation.

2. TOWN OF LANTANA

Adjoining South Palm Beach to the south is the Town of Lantana with a Town-owned parcel separating South Palm Beach from Manalapan, another ocean front community to the south of South Palm Beach.

B. Other Local Governments

1. PALM BEACH COUNTY

South Palm Beach has a formal agreement with Palm Beach County for Fire Rescue Services and participates with other law enforcement agencies in Palm Beach County through the Law Enforcement Agencies Operational Assistance and Voluntary Cooperation and Mutual Aid Agreement.

C. Special Function Local Agreements

1. THE SCHOOL BOARD OF PALM BEACH COUNTY

The public school system of Palm Beach County incorporates the Town of South Palm Beach. There is no school facility within the Town, but the children are bused to schools in nearby communities.

D. Utilities

1. CITY OF WEST PALM BEACH UTILITIES

Through a formal agreement with South Palm Beach, the City of West Palm Beach provides water service to the Town.

2. CITY OF LAKE WORTH BEACH UTILITIES

The Town has entered into an agreement with the City of Lake Worth Beach Utilities for the disposal of wastewater.

E. Regional Agencies

1. TREASURE COAST REGIONAL PLANNING COUNCIL

The Town is a member of the Council and is required to coordinate its planning activities with the Council under Chapter 163, F. S.

2. SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Under Chapter 373, F. S., the Town assists the Water Management District, when requested, in the enforcement of the provisions of the water resources legislation. The Town has also adopted by reference a Water Supply Facility Work Plan (see Attachment “A” in the back of book).

F. State Agencies

1. FLORIDA COMMERCE BUREAU OF COMMUNITY PLANNING AND GROWTH

The Town will coordinate its planning activities and Comprehensive Plan with FloridaCommerce, Bureau of Community Planning and Growth through periodic submissions and approvals.

2. DEPARTMENT OF ENVIRONMENTAL PROTECTION

The Town does not have any agreement with the Department of Environmental Protection, presently. However, any beach re-nourishment project that the Town participates in will have to be approved by, and coordinated with, this state agency.

4. DEPARTMENT OF TRANSPORTATION

SR A1A (South Ocean Boulevard) is the Town’s only public roadway. SR A1A is under the jurisdiction of the Florida Department of Transportation and the Town will coordinate with the Department on protecting the existing right of way and roadway, bicycling and pedestrian safety.

5. DEPARTMENT OF STATE – DIVISION OF HISTORICAL RESOURCES

Although no historically or archeologically significant resources have been identified in the Town, in the event a site is identified, the Town will coordinate with this agency to protect and preserve the resource.

II. ANALYSIS

A. Existing Coordination Mechanism

The Town of South Palm Beach has entered into several formal agreements with local agencies and governments, and informal arrangements with some neighboring municipalities as described above. These mechanisms have been quite effective in promoting intergovernmental coordination in South Palm Beach. The Town is also represented in the Palm Beach County League of Cities, which serves as a very important vehicle for intergovernmental communication in Palm Beach County. The Town Manager is responsible for coordinating activities between South Palm Beach and other entities.

B. Comprehensive Plan Elements

1. FUTURE LAND USE ELEMENT

The Town of South Palm Beach is fully built out. The Town of Palm Beach land adjoining the Town to the north is also built out.

2. TRANSPORTATION ELEMENT

As the only traffic circulation corridor in South Palm Beach, South Ocean Boulevard (State Road A1A) needs to be protected and maintained.

3. INFRASTRUCTURE ELEMENT

The Town is adequately served by the City of West Palm Beach Utility Department for potable water and by the City of Lake Worth Beach Utilities for sanitary sewerage. No significant increase in demand is anticipated for either of these services since minimal future growth is expected in the Town. The Town will continue to coordinate with these agencies its planning activities in the future.

4. CONSERVATION ELEMENT

With the exception of the beach and eroded dunes, no significant natural resources exist in South Palm Beach.

5. COASTAL MANAGEMENT ELEMENT

The Town should continue working with Palm Beach County and the Department of Environmental Protection on the beach renewal project that includes South Palm Beach.

6. RECREATION AND OPEN SPACE ELEMENT

There are no public recreation facilities in the Town and none are planned for the future. The recreational needs of the citizens are being met through either private recreational facilities or at public facilities in adjacent communities. The Town has not identified any recreational needs or problems

which would benefit from Intergovernmental Coordination. In the event that policies regarding the use of recreational facilities in adjacent communities are modified to exclude or prohibit the residents of South Palm Beach, it may be necessary to enter into an interlocal agreement for the provisions of recreational facilities.

7. HOUSING ELEMENT

The existing housing stock of the Town is in sound condition. There is no public or subsidized housing of any type in the Town and none is needed to satisfy the housing needs of the Town's population. Many of the existing multifamily residential buildings will need to address the new State requirements for Milestone Reports and Structural Integrity Reserve Studies.

C. Strategic Regional Policy Plan (SRPP)

As mentioned earlier in this element, South Palm Beach is built out. The focus of the Town's Comprehensive Plan is not so much management of new growth and development as stabilization and preservation of existing development and coastal resources.

Protection of coastal resources is a major regional issue in the Treasure Coast Regional Planning Council's SRPP (Goal 9). The Town of South Palm Beach is concerned about these resources and has proposed several policies and implementation strategies to protect and preserve these resources. Of special interest to the Town are protection and restoration of dunes, renewal of the beach, and protection of sea turtle nesting areas. The Town must coordinate its efforts in achieving its goals and objective related to these issues with the Regional Planning Council since they are also of great significance to the entire region.

III. GOALS, OBJECTIVES, AND POLICIES

Goal Statement

ESTABLISH A SYSTEM OF INTERGOVERNMENTAL COORDINATION BETWEEN SOUTH PALM BEACH AND NEIGHBORING MUNICIPALITIES AND OTHER LEVELS OF GOVERNMENT TO ACHIEVE: COORDINATION OF DEVELOPMENT ACTIVITIES; PRESERVATION OF THE QUALITY OF LIFE; AND EFFICIENT USE OF AVAILABLE RESOURCES.

OBJECTIVE 1:

The Town shall ensure that all planning, development related activities, and establishment of Level of Service (LOS) Standards are coordinated with the Comprehensive Plan of adjacent municipalities, the County, and other units of local government providing services, but not having regulatory authority over the use of land.

- Policy 1.1: The Town shall forward copies of the proposed Comprehensive Plan and any amendments to the plan to the adjacent municipalities and Palm Beach County through the Intergovernmental Plan Amendment Review Committee (IPARC), as well as, the City of West Palm Beach Utilities Department, the City of Lake Worth Beach Utilities, and the Treasure Coast Regional Planning Council.
- Policy 1.2: The Town shall file a written request with IPARC to receive copies of proposed comprehensive plans or plan amendments for review.
- Policy 1.3: The Town shall inform neighboring municipalities of major planning and development activities in South Palm Beach through the IPARC process.
- Policy 1.4: The Town shall utilize the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments.
- Policy 1.5: The Town shall update the 10 Year Water Supply Work Plan within eighteen (18) months of the date that the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan.

OBJECTIVE 2:

The Town shall coordinate the development of community facilities and services with adjacent governments to determine if such services could be provided more efficiently and economically on an inter-jurisdictional basis.

- Policy 2.1: The Town shall maintain and strengthen existing interlocal cooperation through continued participation in mutual aid arrangements.

OBJECTIVE 3:

Coordinate the management of the Lake Worth Lagoon and all other natural resources which fall under the jurisdiction of more than one local government with all applicable entities.

Policy 3.1: The Town shall coordinate with all agencies or communities who have jurisdiction over the estuary in order to:

- a) Prevent increased levels of estuarine pollution;
- b) Control surface water runoff; and
- c) Protect living marine resources as they now exist.

OBJECTIVE 4:

Coordinate water supply issues and needs on a continuing and ongoing basis with the City of West Palm Beach.

Policy 4.1: The Town shall continue to participate in coordination efforts with the City of West Palm

Beach regarding water supply issues through the following activities: Continued participation in the Interlocal Plan Amendment Committee (IPARC) to discuss any water supply issues; annual meetings with West Palm Beach Utilities staff to share information regarding water supply issues and needs, use projections, implementation of alternative water supply projects, conservation measures, and other pertinent water supply issues that arise; and responding to annual contacts from West Palm Beach, required by the West Palm Beach Comprehensive Plan, relative to major projects, population projections, and water usage information.

CHAPTER 12 CAPITAL IMPROVEMENTS ELEMENT

I. INVENTORY

A. Needs Derived From Other Elements

The Town of South Palm Beach is a small ocean-front community which is built out. The analyses performed in the other elements of the Comprehensive Plan indicate that the existing facilities are adequate to serve the existing, as well as, future developments in the Town provided maintenance and operational needs are performed. No facility improvements are needed to meet the existing or future demands for transportation, sanitary sewer, solid waste, drainage, potable water or recreation facilities.

The Town of South Palm Beach working in partnership with Palm Beach County had an Erosion Control Study completed in February, 2007, for our beach. This study analyzed the existing conditions of the beach and developed several alternative options for beach restoration. The consensus option having the most likelihood of success was the installation of erosion control structures classified as near shore breakwaters. Palm Beach County is taking the lead associated with detail engineering, permitting and construction of the near shore breakwaters. The estimated construction cost in 2010 was \$5,100,000 with the Town's share to be \$1,020,000. The Town did not approve continuing with this project and no funding for this effort has been established.

B. Public Educational and Health Care Facilities

No public educational or health care facilities are located in the Town of South Palm Beach.

C. Existing Revenue Sources & Funding Mechanisms

The Town of South Palm Beach adopted fiscal year 2024-2025 budget had a total of \$3,091,641 in revenues. As shown on Table 10 on the following page, the Town's major sources of revenues are: property taxes; intergovernmental revenues such as state revenue sharing, sales tax, communications services tax, etc.; and franchise fees.

II. ANALYSIS

Local Conditions and Practices

As a community built out, the Town of South Palm Beach does not have any specific policies to guide the timing and location of construction, extension or increases in capacity of public facilities.

The Town has two (2) projects in the Capital Improvement Program; renovation and or reconstruction of the sanitary sewer lift station located on the Town Hall parcel; and reconstruction of the Town Hall site to a multistory Town Hall and Community Center. The estimated cost for the lift station is \$500,000 and the estimated cost for the Town Hall and Community Center is \$5,000,000. Final costs to be refined. Both projects are to be implemented in the fiscal year 2025-2026 time frame.

Table 10 – FY2024-2025 Adopted Town Budget

Revenue Sources	FY 2024-25	%
Ad Valorem Taxes	\$ 2,119,191	68.5%
Local Optional Gas Tax	\$ 10,450	0.3%
Utility Taxes	\$ 199,600	6.5%
Communication Service Tax	\$ 83,000	2.7%
Franchise Fees	\$ 149,000	4.8%
Federal Grant - Public Safety	\$ -	0.0%
State Grant - DOT	\$ -	0.0%
Half Cent Sales Tax	\$ 150,000	4.9%
State Revenue Sharing	\$ 40,000	1.3%
Business Tax Receipts	\$ 6,400	0.2%
Culture & Recreation	\$ 9,000	0.3%
Fines & Forfeitures	\$ 2,000	0.1%
Miscellaneous Revenue	\$ 30,000	1.0%
Interest Income	\$ 160,000	5.2%
Administrative Fee (Building Dept)	\$ 133,000	4.3%
Total General Fund Revenues	\$ 3,091,641	100.0%

Source: Town of South Palm Beach

There are no public educational or health care facilities, nor any public facilities provided by any State agency, except State Road A1A, or the Water Management District in South Palm Beach.

There are no other tax bases, or sources of revenue, such as impact fees or user fees in South Palm Beach presently. With little growth projected in the Town and absence of user-oriented facilities, impact fees or user fees are not a feasible source of future revenues.

The analysis above makes it clear that the capital expenditures discussed above will have to be financed through a combination of general fund surplus and long-term bond issue.

III. GOALS, OBJECTIVES, AND POLICIES

Goal Statement

UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS OF THE TOWN IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND MAXIMIZES THE USE OF EXISTING FACILITIES.

OBJECTIVE 1:

The Town shall provide capital improvements to replace or rebuild worn out, obsolete or eroded facilities when necessary, and include these capital improvements in the 5-Year Schedule of Improvements of this element, as soon as the need becomes evident.

- Policy 1.1: All capital improvement projects with costs of \$25,000 or greater shall be included in the 5-Year Schedule of Improvements of this element.
- Policy 1.2: Proposed capital improvement projects including those proposed by State, Regional, and local entities which provide services to the Town, shall be evaluated and ranked in order of priority according to the following guidelines:
- a) Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment, to provide facilities and services, or to preserve or achieve full use of existing facilities.
 - b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, or provides service to developed areas lacking some service.
- Policy 1.3: The Schedule of Capital Improvements shall be revised annually in conjunction with the annual revision of the Town budget. The Capital Budget shall be adopted annually as part of the operational budget of the Town.
- Policy 1.4: The Town shall direct capital improvement expenditures in a manner which is consistent with the other elements of the Comprehensive Plan.
- Policy 1.5: Capital Improvements financed by the Town shall be funded by either a debt to be repaid by user fees or assessments; or through the use of current assets; or a combination of the two.

OBJECTIVE 2:

Limit public expenditures that are for the purpose of increasing density in coastal high hazard areas.

Policy 2.1: The Town shall participate with other governmental agencies to the extent feasible, in funding the beach renewal project that includes the segment of beachfront within the Town's jurisdiction.

OBJECTIVE 3:

Ensure that decisions regarding the issuance of development orders and permits are based upon coordination of the development requirements included in the Comprehensive Plan, the Land Development Regulations, and the availability of necessary public facilities needed to support such development.

Policy 3.1: The Town shall use the following LOS standards in reviewing the impacts of new development or redevelopment upon public facility provision:

Sanitary Sewer	100 gallons per capita per day
Solid Waste	7.13 pounds per capita per day
Drainage	Water Quality Standard: First inch of runoff or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater, to be detained on site. Water Quality Standard: Post development runoff volumes shall not exceed predevelopment runoff volumes for a storm event of three-day duration and twenty-five (25) year return frequency.
Potable Water	150 gallons per capita per day
State Road A1A	Level of Service "C"

Policy 3.2: Any plan amendment and development or redevelopment project shall conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element.

Policy 3.3: Development and redevelopment activities shall be approved only if public facilities are necessary to meet level of service standards as adopted in this plan and are available concurrently with the impact of the development.

OBJECTIVE 4:

The Town shall require future development and redevelopment activities to fund the proportionate cost of the needed facility improvements necessitated by the development.

Policy 4.4: Development and redevelopment shall be assessed a pro rata share of costs for improvements or expansion to public facilities, necessitated by the development impact, in order to maintain the adopted levels of service.

IV. IMPLEMENTATION

Monitoring and Evaluation

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element. This is largely because the Town's revenue and expenditure streams are subject to fluctuations every year. In order to maintain the effectiveness and relevance of the Capital Improvements Schedule, the Capital Improvements Element requires a continuous program for monitoring and evaluation. In accordance with Chapter 163, F.S., this element will be revised on an annual basis.

The annual review will be the responsibility of the Local Planning Agency, and the Town Manager will serve as advisory member at all formal deliberations related to capital improvement monitoring and evaluation. The Local Planning Agency's findings and recommendations will be presented to the Town Council at a public meeting. The Town Council will then direct the Town Manager to take appropriate action based upon the Local Planning Agency's findings and recommendations.

CHAPTER 13 PROPERTY RIGHTS ELEMENT

I. OVERVIEW

House Bill 59 (2021), Chapter 2021-195, Laws of Florida became effective on July 1, 2021. The Bill requires each local government adopt a Property Rights Element into its comprehensive plan. The inclusion of this element is intended to acknowledge and respect private property rights and to ensure they are considered in the local decision-making processes of the Town of South Palm Beach, Florida. In the following Goals, Objectives and Policies, the use of “Town” refers to the Town of South Palm Beach, Florida.

II. GOALS, OBJECTIVES, AND POLICIES

Goal Statement

THE TOWN WILL MAKE DECISIONS WITH RESPECT FOR PROPERTY RIGHTS AND WITH RESPECT FOR PEOPLE’S RIGHTS TO PARTICIPATE IN DECISIONS WHICH AFFECT THEIR LIVES AND PROPERTY.

OBJECTIVE 1:

The Town will respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1: The Town will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2: The Town will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3: The Town will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.

Policy 1.4: The Town will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Because Success Doesn't Just Happen



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