

*Town of
Highland Beach*



2030 Comprehensive Plan



Prepared by Bell David Planning Group

Adopted January 4, 2011

Revised & Adopted: May 5, 2015

Housing Element

Goal 1

A community where the build-out level of residential development results in a safe and desirable living environment and where housing is maintained and conserved to ensure wholesome and healthful neighborhoods.

Objective 1.1

The Town will require that future housing development be compatible with adjacent existing developments.

Policy 1.1.1

The town will review periodically ordinances, codes, regulations, and the permitting process to determine the requirements for insuring compatibility of developments.

Policy 1.1.2

Where compatibility requirements are lacking in the codes, the Town will institute more specific requirements.

Objective 1.2

The town will require that future housing development provide safe and efficient means for handling on-site pedestrian and vehicular circulation.

Policy 1.2.1

The Town will periodically review ordinances, codes, regulations, and the permitting process to determine appropriate provisions for resolving pedestrian and vehicular conflicts and the means for connecting the two with the public circulation system.

Policy 1.2.2

Where sufficient means for resolving pedestrian and vehicular conflicts do not exist and where providing appropriate access to the public circulation system are lacking, the Town will institute more specific requirements.

Objective 1.3

The Town will seek to rehabilitate or eliminate all substandard housing through effective code enforcement and other programs to conserve housing.

Policy 1.3.1

The Town will identify substandard housing and enforce the appropriate codes and regulations to correct all deficiencies.

Policy 1.3.2

The Town shall maintain standards for the quality of housing and the stabilization of neighborhoods as required to prevent blight and structural deterioration.

Policy 1.3.3

The Town shall manage its housing resources so as to conserve stable housing, require adequate maintenance and upgrading of housing when rehabilitation is economically feasible, and require demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence safety hazard or an incompatible and inappropriate land use.

Objective 1.4

The Town will enable use of a sufficient supply of housing sites to meet demonstrated needs for low and moderate income housing and for development of group homes and foster homes as well as mobile homes with standards and criteria which assure compatible land development problems.

Policy 1.4.1

The Town shall make necessary provisions in its land development regulations to permit group homes and foster care facilities which foster non-discrimination as well as mobile homes in areas of comparable density and intensity so as to assure meeting the needs of all populations and such housing shall be provided with appropriate supporting infrastructure.

Policy 1.4.2

The Town will implement strategies to remove regulatory barriers to achieving affordable housing and otherwise ensure efficient housing production.

Objective 1.5

The Town will ensure that adequate and affordable housing is provided to meet the needs of its existing population and future population, as well as households with special housing needs as may be identified.

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Policy 1.5.1

The Town will consider utilizing federal, state, and local subsidy programs to meet demonstrated needs for such assistance.

Policy 1.5.2

The Town supports non-discrimination in housing in the provision of both conventional housing and housing for special population groups.

Policy 1.5.3

The Town shall coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand.

Policy 1.5.4

The Town will coordinate as appropriate with other agencies to ensure that its income qualified resident are made aware of affordable housing and housing assistance programs, and will support regional affordable housing efforts through such mechanisms as letters of support, lobbying, and the dissemination of information.

Policy 1.5.5

The Town shall require new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.

Policy 1.5.6

The Town shall require the use of renewable building materials in the construction of new or redevelopment of existing housing.

Policy 1.5.7

The Town shall develop and implement a green building certification program, with associated regulations, incentives and standards, in order to implement policies 1.5.5 and 1.5.6 above.

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Objective 1.6

The Town shall strive to identify, designate and protect historic, archaeological and cultural resources that may be located within its boundaries by conducting surveys to identify such resources.

Policy 1.6.1

The Town will be alert to events, personalities, and circumstances which provide a worthy basis for declaring any housing structures to be of historical significance.

Future Land Use Element

Goal 1

The Town of Highland Beach shall foster a pattern of land uses and residential densities that fosters a wholesome, safe and attractive physical environment, avoids blighting influences, protects natural resources and has the potential to be served with public facilities and services in a timely and cost-effective manner.

Objective 1.1

The Town shall implement residential density regulations, non-residential intensity standards, and land development regulations to achieve the following purposes:

1. Reduction in the potential beach and dune erosion and loss of life and property damage associated with landfall of tropical storms.
2. Reduction in the total future demand upon the potable water supply to be provided by the Town.
3. Retention of endangered and threatened plant and animal species.
4. Avoidance of a decline in the level of traffic service on S.R. A1A with resulting increases in vehicular accidents, noise levels and air pollution which together cause a general decline in the quality of the Town's living environment.
5. Adherence to a policy of encouraging development which enhances the Town's living environment through prohibition of types of intensity of land development which lead to obstruction of views, overcrowding of land and reduction in light and air.
6. Assure development which is compatible with topography and soil conditions.
7. Discourage and reduce urban sprawl.
8. Ensure energy-efficient land use patterns that are consistent with existing and future energy electric power generation and transmission systems.
9. Address greenhouse gas reduction strategies.

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Policy 1.1.1

The Town will take the following steps to establish reasonable and appropriate residential density standards and otherwise enable the Town to protect environmental features, achieve harmonious development patterns, provide for compatibility between adjacent land uses and maintain safe and healthful living conditions:

1. The Town supports and will cooperate in achieving compliance through the local permitting process all regulations and requirements of state and county agencies directed toward mangrove protection and protection of other threatened and endangered plant species as well as environmentally sensitive lands in conjunction with any land clearing or other development activities.
2. The Town will enforce its tree ordinance and nuisance ordinance as a means of protecting mangroves.
3. The Town will review all residential development permit applications in relation to the latest available data indicating remaining capacity of public facilities in accordance with adopted level of service standards and promptly enact appropriate permitting rules and regulations to avoid exceeding level of service standards.
4. A mapped land use zone having at least half of the land area within the zone developed at a dwelling unit density which meets the density requirements of a lower density classification, shall be considered for reclassification to such lower density.

Policy 1.1.2

The Town implement the following Concurrency Management System to ensure that the facilities and services meet the established level of services adopted in this Comprehensive Plan and that they will be available concurrent with the impacts of development.

CONCURRENCY MANAGEMENT SYSTEM

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of

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the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Recreation and Open Space

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

Transportation

Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimis impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are under construction, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement

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may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S. In addition, transportation concurrency is demonstrated if improvements necessary to achieve the Level of Service Standard are included in the Five Year Capital Improvements Schedule, and are scheduled to commence within three years of the date of the development order.

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

Policy 1.1.3

The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution conditions consistent with County and State water quality standards; and provide safe on-site vehicular circulation and off-street parking.

Policy 1.1.4

The Town of Highland Beach, through its Land Development Regulations, will coordinate current land uses and any future land use changes with the availability of water supplies and water supply facilities.

Policy 1.1.5

The Town's adopts residential density standards for each residential land use classification designated on the Future Land Use Map are as follows:

<u>Residential Land Use Classification</u>	<u>Density Standard</u>
Single Family	up to 4 Dwelling Units per Acre
Multiple Family (Low)	up to 6 Dwelling Units per Acre
Multiple Family (Medium)	6.1-12 Dwelling Units per Acre
Multiple Family (High)	12.1-16 Dwelling Units per Acre

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Policy 1.1.6

The Town's non-residential intensity standards for each non-residential land use classification designated on the Future Land Use Map are as follows:

Non-residential Land Use Classification	Intensity Standard
Government	Floor Area Ratio (FAR) of 2.0
Recreational Open Space	FAR of .10
Conservation	FAR of .10

Policy 1.1.7

The Town will maintain and administer effectively local codes and ordinances so as to prevent beach and dune erosion and property damage resulting from flooding.

Policy 1.1.8

Public schools shall be permitted in all future land use districts except Conservation and Potential Conservation.

Policy 1.1.9

Although there are no substations or power generation systems the Town shall implement land development regulations to accommodate, regulate, and protect existing and future energy efficient electric power generation and transmission systems, including right-of-way protection, allowing substations and transmission lines in Future Land Use and zoning districts.

Policy 1.1.10

Although there are no military installations within or proximate to the Town at present, the Town will adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Objective 1.2

The Town will cooperate with adjacent communities and the Palm Beach County Emergency Preparedness Office to assure inter-community coordination of population growth and development patterns so as to avoid adverse effects on hurricane evacuation times or increases in potential hazards during storm conditions.

Policy 1.2.1

The Town supports all efforts to reduce the potential threat to human life and property which may occur as a result of storms, flooding and other emergencies.

Objective 1.3

The Town will protect historic resources which may be identified through future surveys, construction activities, or other means.

Policy 1.3.1

Properties of historic interest which may be so determined by recognized authorities following careful study and reasonable verification shall be preserved or otherwise protected in accordance with the adopted Land Development Regulations.

Objective 1.4

The Town will encourage innovative land development approaches and concepts in the event of post-disaster redevelopment which will have the effect of reducing dependence on automobile travel, conserving valuable natural resources, and preventing property damage as well as threats to human safety and security.

Policy 1.4.1

The Town shall continue to pursue opportunities for encouraging the use of innovative land development regulations.

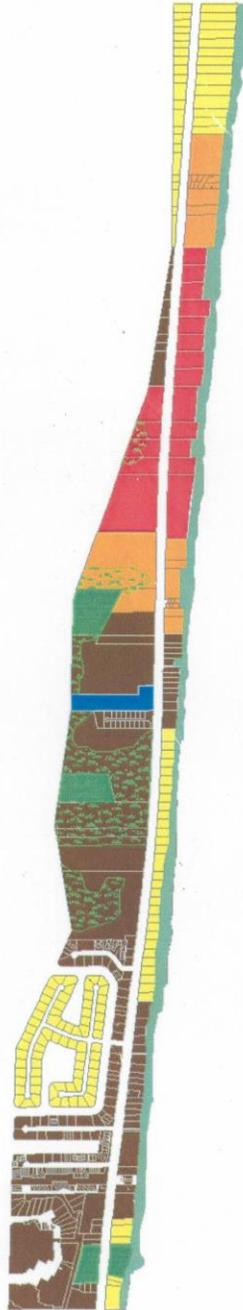
Future Land Use Map



YEAR 2030

Legend

- Government
- Multi Family High Density
- Multi Family Low Density
- Multi Family Medium Density
- Recreational Open Space
- Single Family
- Conservation
- Potential Conservation



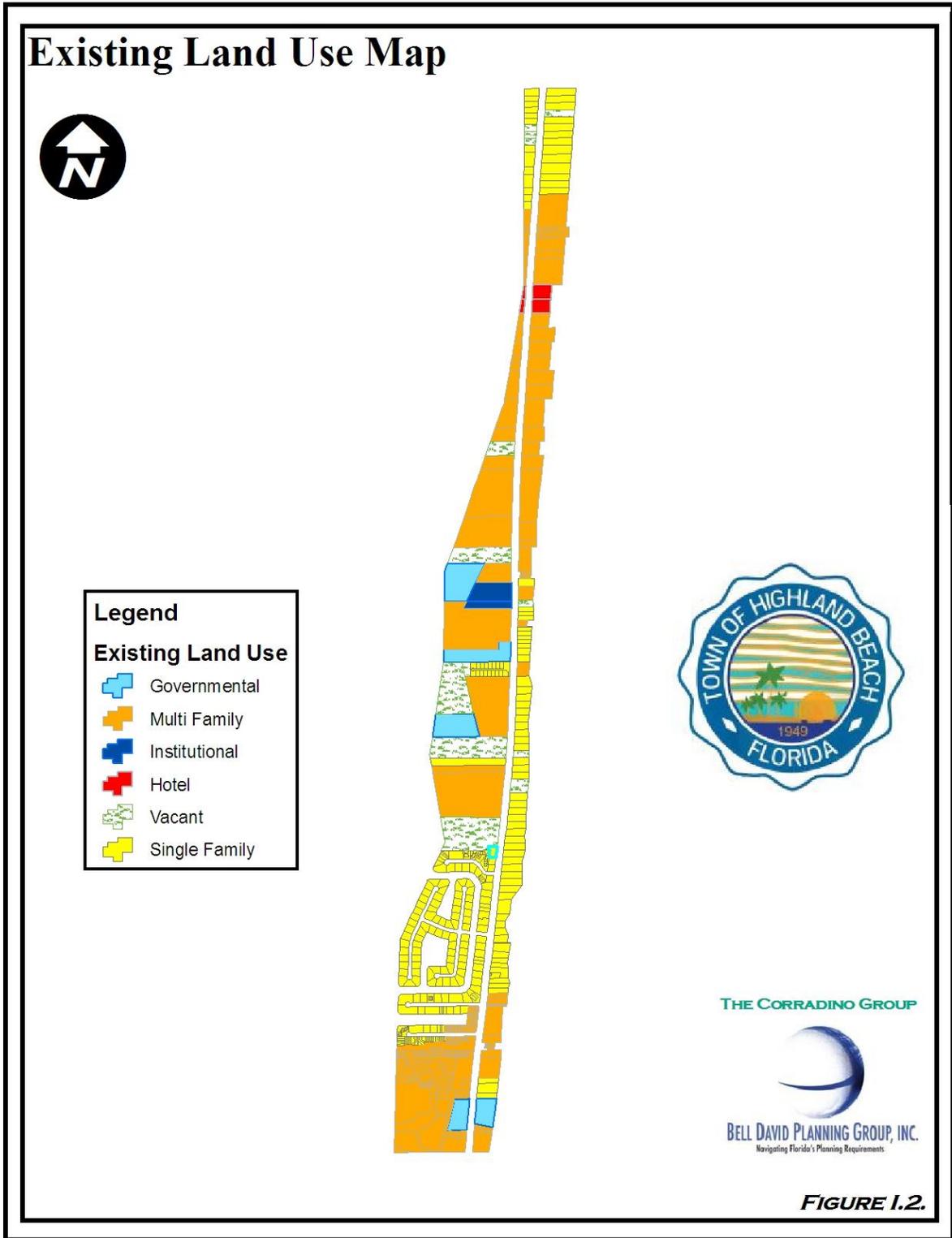
"The Town of Highland Beach is located entirely within the boundaries of the Coastal High Hazard Area, as defined in Section 163.3178(2)(h), Florida Statutes (F.S.). The Town will amend the boundaries of the Coastal High Hazard Area on this Map as necessary when the new Palm Beach County Storm Tide Atlas becomes available."

THE CORRADINO GROUP



BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

FIGURE I.3.



Infrastructure Element, Solid Waste Subelement

Goal 1

To provide a reliable sewage collection and transport system to meet the present and future needs of the Town of Highland Beach.

Objective 1.1

The Town will utilize a level of service standard for solid waste generation which is compatible with disposal facility capacities and operational policies of The Palm Beach County Solid Waste Authority (SWA).

Policy 1.1.1

The Town of Highland Beach's adopted level of service standard for solid waste is 5 lbs per person per day. The Town shall continue to seek the reduction of solid waste requiring disposal through support of and participation in the recycling program of the Solid Waste Authority of Palm Beach County.

Policy 1.1.2

The Town shall cooperate with the SWA in any resource separation programs (e.g., newspaper, glass, and aluminum) and shall assist the SWA in implementing its recycling program.

Objective 1.2

The Town will continue to maintain accurate data relating to the amount of solid waste generated.

Policy 1.2.1

The Town will continue to require its solid waste collection contractor to provide waste tonnage records.

Infrastructure Element, Sanitary Sewer Subelement

Goal 1

To provide a reliable sewage collection and transport system to meet the present and future needs of the Town of Highland Beach.

Objective 1.1

The Town will take necessary steps to assure that both existing deficiencies and future demands will be met in a cost effective manner while maintaining adequate reserve capacity.

Policy 1.1.1

The Town will maintain a systematic inspection and rehabilitation/ replacement program for sewer lines and manholes to reduce the amount of increased sewage flow due to groundwater infiltration and stormwater inflow.

Policy 1.1.2

The Town will maintain its practice of using PVC, SDR 35 pipe and precast manholes for all new wastewater collection systems.

Policy 1.1.5

The Town's adopted the following level of service standards for sanitary sewer are as follows:

- a. Average wastewater contribution – 68 GPCD.
- b. Gravity sewers, force mains and pump stations will be sized for peak flows determined by using the following peaking factors.

Avg. Daily Flow (MGD)	Peaking Factor
0.01 to 0.05	3.5
0.05 to 0.25	3.0
0.25 to 2.00	2.5

Infrastructure Element, Drainage Subelement

Goal 1

Adequate stormwater drainage will be provided for protection against flooding and to prevent the degradation of the quality of the receiving waters.

Objective 1.1

The Town will maximize the use of the existing system, and make necessary improvements to meet future needs.

Policy 1.1.1

The Town, on an ongoing basis, will monitor existing drainage conditions and the stormwater management system under the jurisdiction of the Town to determine needed improvements to the system and its operating condition in accordance with the adopted level of service standard.

Policy 1.1.2

The Town's adopted level of service standards for the stormwater system capacity is as follows: Design Storm: 3 year frequency, 10 minute concentration with 1 foot freeboard below gutter elevation.

Policy 1.1.3

The Town will provide routine maintenance to drainage facilities under its jurisdiction so as to maintain optimum capacity and prolong their service life.

Policy 1.1.4

The Town will establish priorities for correcting existing problems and deficiencies and implement programs to ensure the identified problems are resolved.

Objective 1.2

The Town will achieve maximum feasible preservation of marshes and environmentally sensitive lands through stormwater management practices.

Policy 1.2.1

The Town will require, prior to permitting, that any future development within the Town comply with all requirements of the Department of Natural Resources, Department of

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Environmental Protection, South Florida Water Management District, and Palm Beach County Department of Environmental Resources Management.

Policy 1.2.2

The Town will coordinate with State and County regulatory agencies and the South Florida Water Management District to ensure that all existing and future development within the Town provide and maintain stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

Policy 1.2.3

The Town will maintain and enforce necessary regulations within its land development regulations including requirements that on-site retention achieve a level of treatment equivalent to retaining the first one inch of runoff or runoff from a one hour, three year storm event, whichever is greater.

Objective 1.3

The Town will maintain and enforce necessary regulations to protect the functions of the dune as the natural drainage feature by preventing erosion.

Policy 1.3.1

The Town will enforce vigorously Chapter 20 and 26 of its Code of Ordinances and require through site plan review that all improvements of private properties be designed and located so as to protect the natural drainage features.

Infrastructure Element, Potable Water Subelement

Goal 1

A reliable and adequate source of potable water for present and future needs of the Town of Highland Beach.

Objective 1.1

The Town will maintain access to raw water supply systems to meet the Town's future potable water needs and maintain adequate reserve capacity to meet all Federal and State drinking water regulations.

Policy 1.1.1

The Town shall continue to maintain and operate its Reverse Osmosis Water Treatment Plant with the capacity to produce a potable water flow of up to 3.0 million gallons per day (MGD).

Policy 1.1.2

The Town shall continue to maintain and operate its finished water storage facilities and water distribution system in accordance with its adopted Level of Service standard.

Policy 1.1.3

Before issuance of a development order or permit, the Town will determine that service can be supplied to the proposed development without reducing the level of service for potable water below the following adopted level of service standards.

a. Water mains must be a minimum of 8-inches in diameter.

b. All water service shall be looped.

c. Minimum flow:

Single Family	500 GPD
Multi Family	750 GPD
Non-Residential	2,000 GPD

d. Average daily per capita
(year-round and seasonal)
consumption. 372 GPD

- e. Maintain a minimum of 35 psi pressure at hydrants.

Policy 1.1.4

The Town will maintain a water supply as required to maintain or exceed the level of service standard set forth in this Element the operation and maintenance of the Reverse Osmosis Water Treatment Plant, finished water storage facilities, and water distribution system, and through agreements with other providers as may be deemed necessary.

Objective 1.2

The Town will ensure that existing facilities are kept in good operating condition.

Policy 1.2.1

The Town will maintain and operate the Reverse Osmosis Water Treatment Plant, finished water storage facilities, water distribution system, valves and fire hydrants.

Objective 1.3

The Town will continue to maintain and reduce its current rate of water consumption to the maximum extent feasible.

Policy 1.3.1

The Town will continue to maintain and enforce its Florida Friendly Landscaping ordinance.

Policy 1.3.2

The Town will continue to require all new development to include water-saving plumbing fixtures and prohibit installation of non-recirculating water-cooled air conditioning systems.

Policy 1.3.3

The Town will continue to maintain its three tiered rate structure in accordance with Ordinance 09-004-0 in order to maintain its current rate of water consumption of 372 gallons per capita per day, and achieve water conservation goals.

Policy 1.3.4

The Town will continue its community awareness program regarding water conservation, the necessity of Florida Friendly Landscaping concepts and temporary water use restrictions when imposed by the Town through coordination with

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condominium association managers, the Town newsletter and website (bi-monthly), and public service messages on the public information access channel of cable television.

Objective 1.4

The Town of Highland Beach shall comply with its 20-year Water Supply Work Plan adopted May 5, 2015, as required by Section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on February 15, 2007 and September 12, 2013. The Work Plan will be updated, at a minimum, every 5 years. The Town of Highland Beach's Water Supply Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

Policy 1.4.1

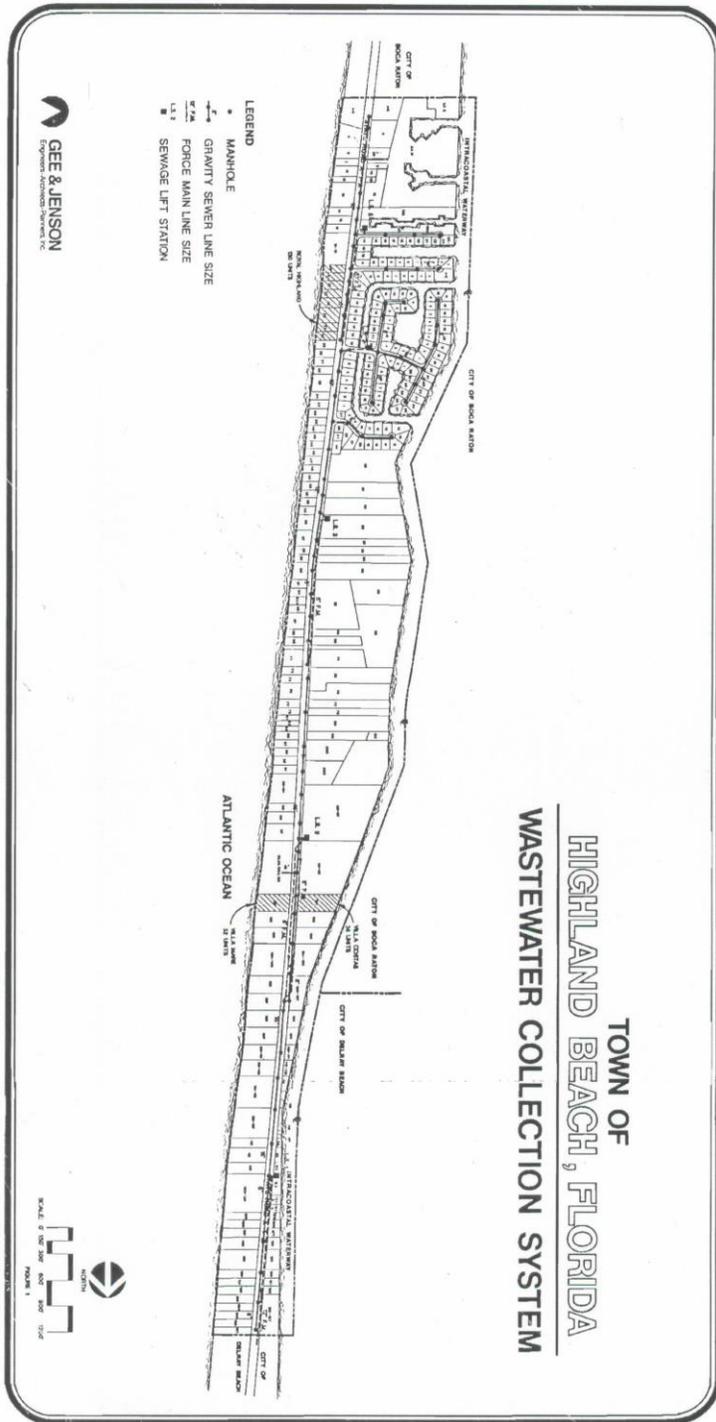
Comply with the Town's 20-Year Water Supply Work Plan and incorporate such Work Plan by reference into the Town of Highland Beach Comprehensive Plan.

Policy 1.4.2

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted February 15, 2007 and September 12, 2013 and with the Palm Beach County 20-Year Water Supply Work Plan adopted August 21, 2008. The Town shall amend its Comprehensive Plan and Water Supply Plan as required to provide consistency with the District and County plans.

Monitoring Measure for Object 1.4

The Work Plan shall remain consistent with the Palm Beach County 20-Year Water Supply Work Plan, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.



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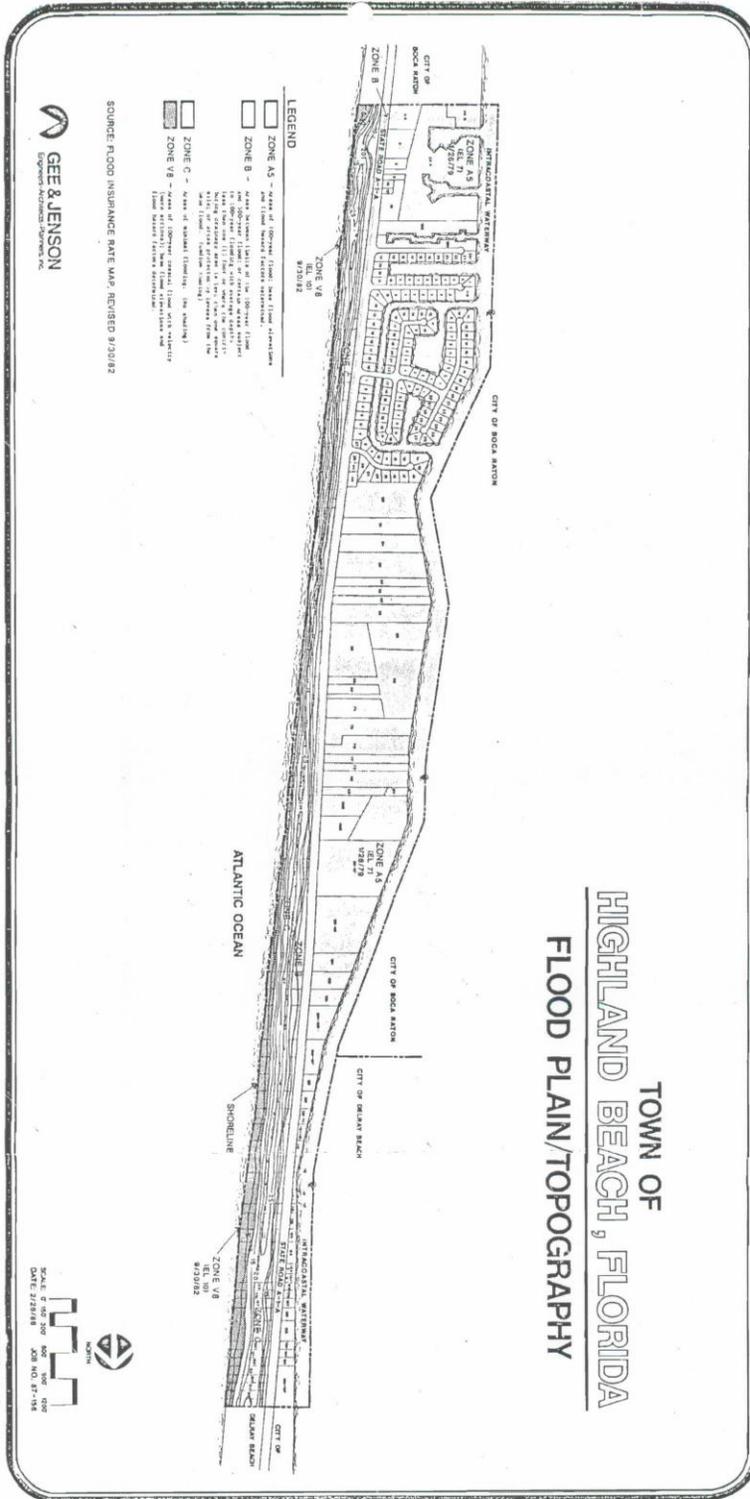
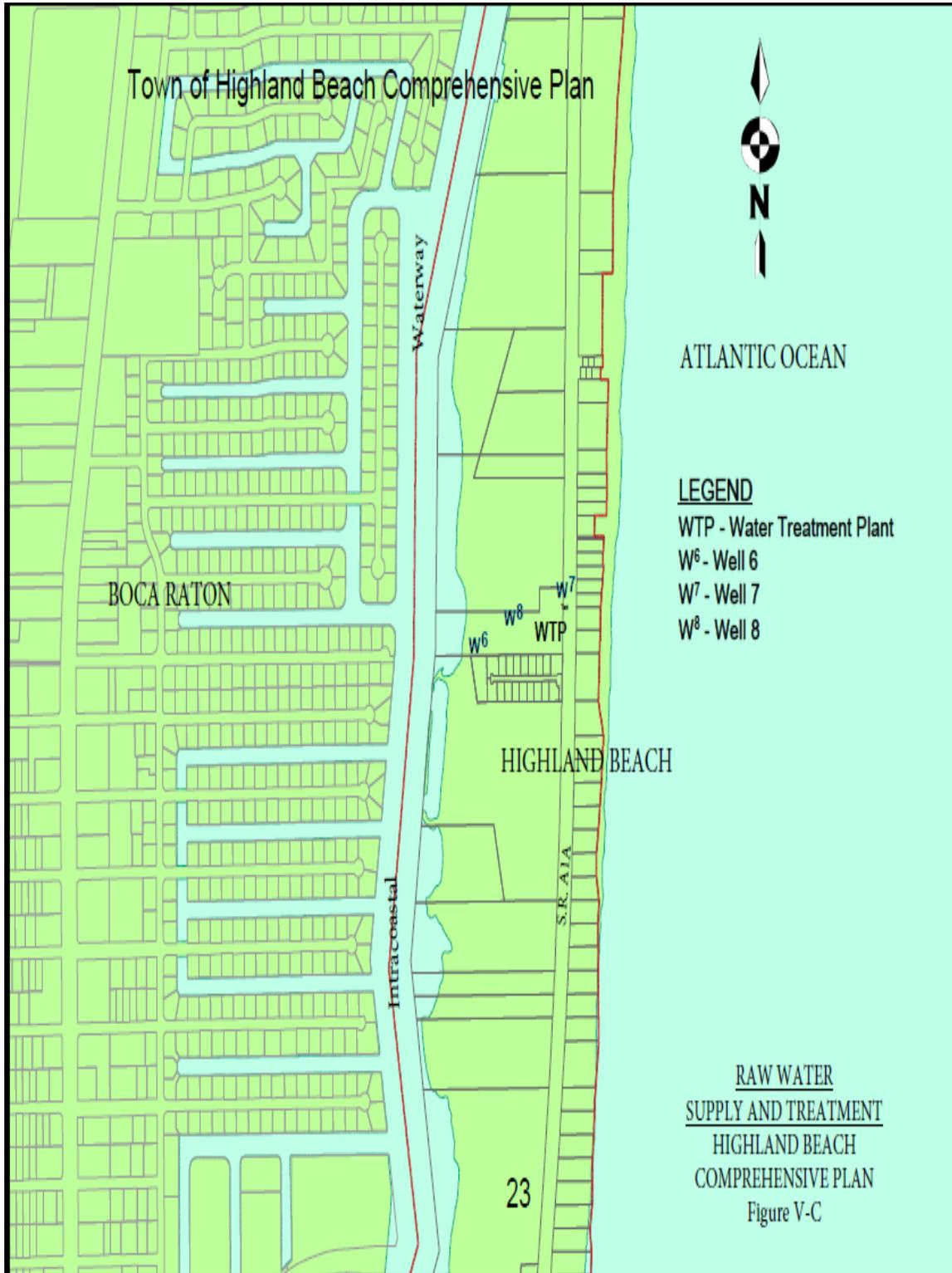


FIGURE V-8

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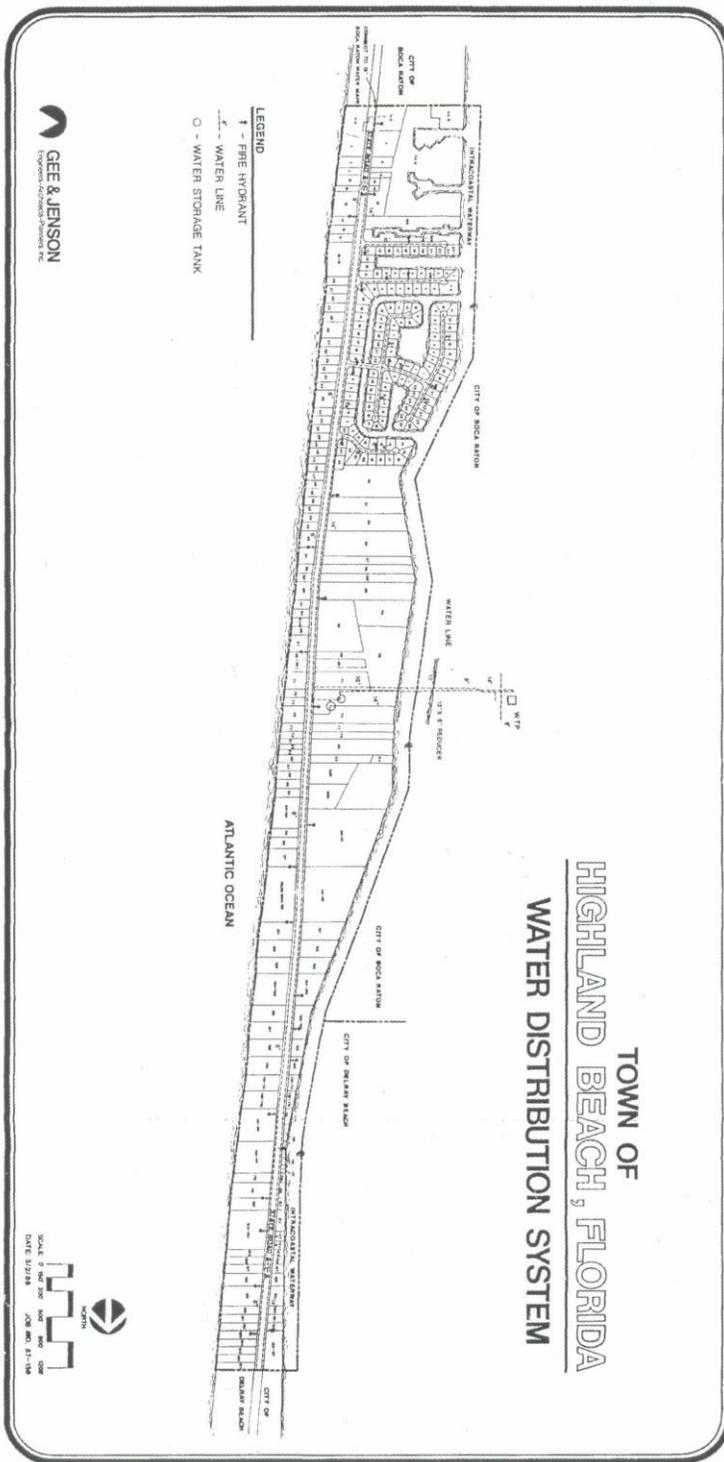


FIGURE V-D

Transportation Element

Goal 1

To provide for the safe and efficient movement of people and goods, at minimum cost and minimum detriment to the environment.

Objective 1.1

The Town will cooperate with the State of Florida, Palm Beach County and adjacent communities to achieve coordinated planning of land uses, transportation programs and traffic circulation so as to achieve and maintain service level adopted by each local unit of government and to protect the necessary rights of way through development permitting.

Policy 1.1.1

The Town will assist the County in undertaking transportation improvements and services which are consistent with this Comprehensive Plan, the Treasure Coast Regional Policy Plan and State and County transportation plans.

Policy 1.1.2

The Town will protect the present 80-foot right of way for S.R. A1A through its development permitting processes but the Town opposes the widening of S.R. A1A as a means of accommodating substantial increases in average daily traffic. The Town favors minor improvements which may be proposed by Florida Department of Transportation (FDOT) to improve safety and efficiency.

Policy 1.1.3

The Town will review any development request that will increase residential density or non-residential intensity to determine impacts on the transportation Level of Service, and ensure that such impacts are addressed through the Concurrency Management System and associated proportionate fair share contribution requirements.

Policy 1.1.4

The Town supports expansion of present transit service to include service along S.R. A1A and would encourage transit usage dissemination of schedule information, and by other means as may be appropriate.

Policy 1.1.5

The Town shall coordinate with the City of Boca Raton, City of Delray Beach, Palm Beach County, the Florida Department of Transportation and other agencies in order to ensure the use of consistent Level of Service standards and common methodologies for evaluating transportation impacts.

Policy 1.1.6

The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies include promoting the use of alternate transportation modes including mass transit, bicycles, and pedestrian facilities, and requiring Transportation Demand Management Programs as a condition for development approvals.

Objective 1.2

The Town's adopted peak season/peak hour level of service standard for S.R. A1A is "D". This standard shall serve as the basis for analyzing traffic impacts prior to the Town issuing a development order.

Policy 1.2.1

The Town shall not permit developments which will result in traffic impacts which will cause the established level of service to be exceeded in accordance with the Concurrency Management System described in Policy 1.1.2 of the Future Land Use Element.

Objective 1.3

The Town will maintain and administer design and construction standards for driveways and on-site traffic flow, local streets, driveways, paved shoulder and sidewalks to assure safe and efficient traffic movements.

Policy 1.3.1

The Town will maintain and enforce its regulations regarding driveway/street intersections, sight distance requirements and other relevant regulations to assure that accepted design standards are met for onsite traffic flow and parking, access drives to public thoroughfares, and pedestrian circulation facilities prior to authorizing specific development projects.

Objective 1.4

The Town will assist FDOT in achieving improved safety conditions for bicyclists and pedestrians who travel on the paved shoulder located within the S.R. A1A right of way and who desire to cross the roadway.

Policy 1.4.1

The Town will coordinate with FDOT and other appropriate agencies in order to maintain and improve the existing paved shoulder.

Policy 1.4.2

Improvements to the existing paved shoulder, and the provision of additional public bicycle facilities, shall be included in the Capital Improvements Element Five Year Capital Improvements schedule.

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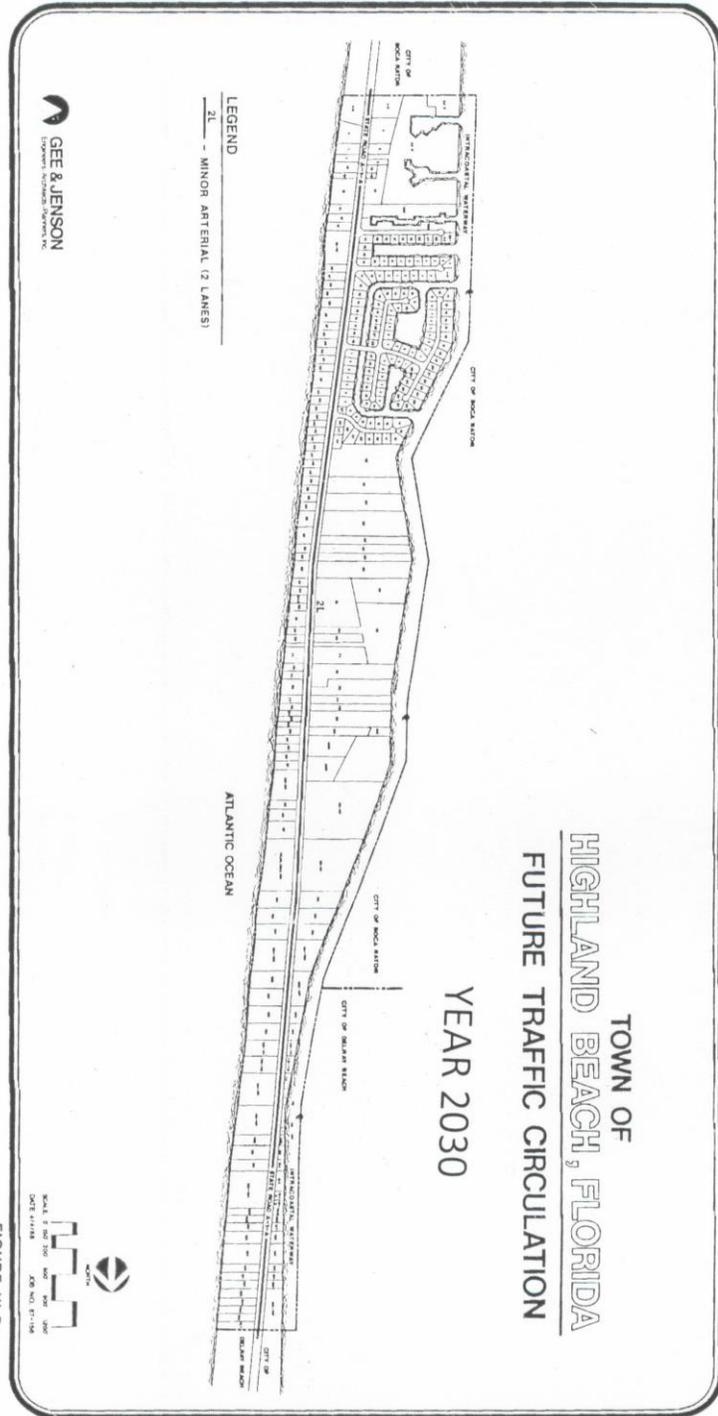


FIGURE VI-B

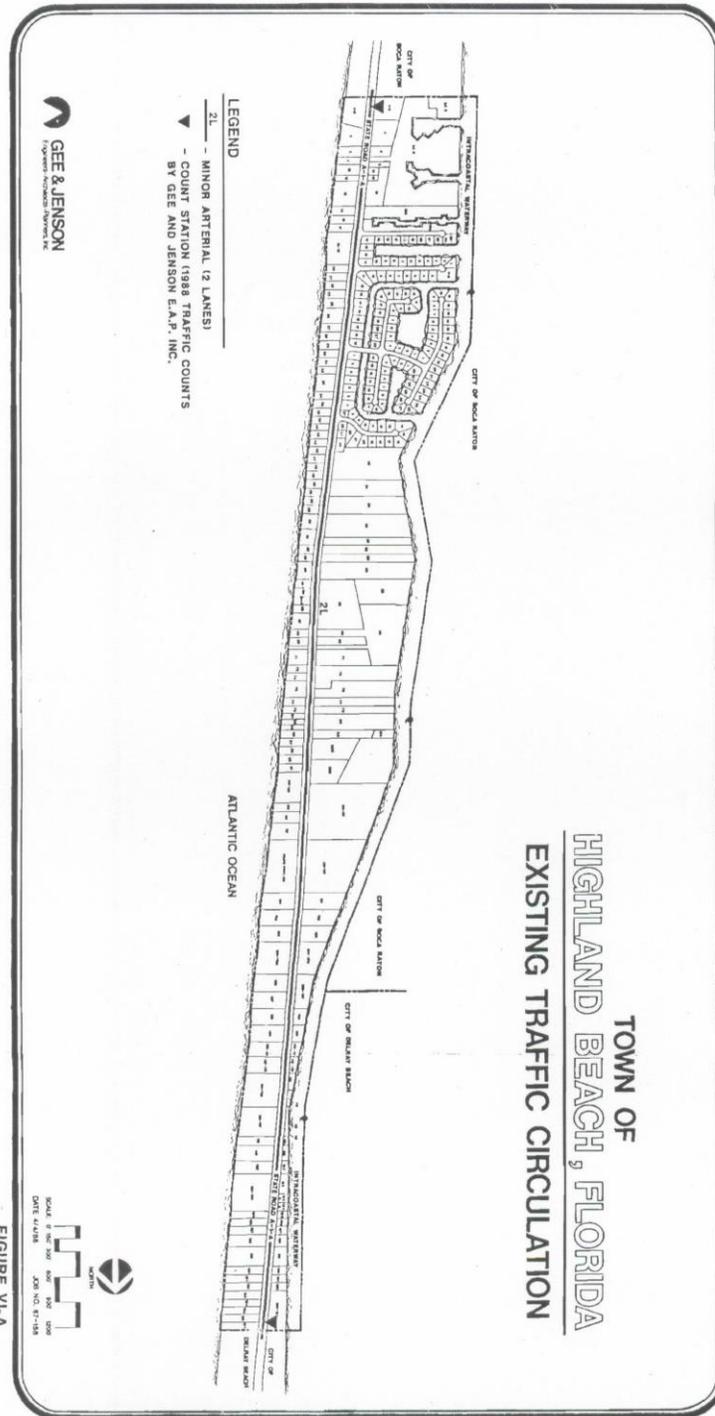


FIGURE VI-A

Coastal Management/Conservation Element

Goal 1

To ensure a beach and dune system and other natural environmental features which are preserved and enhanced to minimize erosion under normal conditions, provide protection against storm impacts and protect/conservate environmental features and wildlife habitats either through protection or mitigation programs.

Objective 1.1

The Town will prevent damage and destruction to the dune system, resulting from construction activities, pedestrian crossings and other disturbances.

Policy 1.1.1

The Town will enforce rigorously Chapter 6, 20 and 30 (Trees, Shrubs, and Vegetation) of its Code of Ordinances.

Policy 1.1.2

The Town encourages removal of invasive exotic species.

Policy 1.1.3

The Town will support beach and dune restoration-programs and activities as necessary in order to maintain and improve its coastal resources and shoreline.

Objective 1.2

The Town will prohibit construction activities and location of buildings and site improvements which might cause or increase harmful effects of hurricanes and other natural disasters, including property damage, degradation of natural resources, wetlands and estuaries, inappropriate or conflicting land uses and exposure of human life.

Policy 1.2.1

The Town supports environmental conservation programs and directs the Town Manager to monitor enforcement of applicable regulations of State and Federal and local governmental agencies regarding construction within the coastal high hazard area and require certified statements of all permittees as to how requirements have been met prior to the Town's approval of developments prior to issuance of occupancy permits.

Policy 1.2.2

The Town supports and will assist effective local government review and comment processes for projects and actions proposed seaward of the Coastal Construction Control Line.

Policy 1.2.3

The Town supports the periodic re-evaluation of the Coastal Construction Control Line in accordance with current accepted methodology.

Policy 1.2.4

The Town shall define its coastal high hazard area as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area shall be shown on the Future Land Use Map series.

Policy 1.2.5

The Town will not permit shoreline uses which will be incompatible with the established residential character, will not provide public marina sites, and will not permit activities or land uses which could cause estuarine pollution or endanger living marine resources.

Policy 1.2.6

The Town will continue to prohibit removal of sand from the Town as a result of construction activities and requires that sand shall be retained and deposited on beachfront property.

Policy 1.2.7

The Town will enforce rigorously Chapter 20 (Trees, Shrubs, and Vegetation) of its Code of Ordinances as a means of protecting mangroves.

Objective 1.3

The Town will establish guidelines and enforcement procedures, requiring removal, repair or replacement of any structure or site improvements within or adjacent to the beach when such structure or improvements have experienced damage due to erosion or storm effects, thereby constituting a potential safety hazard for the public.

Policy 1.3.1

The Town, in accordance with Section 163.3202 (1) Florida Statutes, shall maintain and enforce applicable ordinances and administrative procedures to assure that unsafe conditions due to damaged structures or hazardous conditions shall not be permitted to remain indefinitely on the beach and foredune areas.

Objective 1.4

The Town will actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds, and mangrove stands

Policy 1.4.1

The Town will coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy 1.4.2

The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands, in its Code of Ordinances.

Objective 1.5

The Town will coordinate with the South Florida Water Management District to ensure that all future developments meet stormwater retention criteria and requirements of that agency.

Objective 1.6

The Town's standard for prioritizing shoreline land uses gives priority to water-dependent uses so that (1) beaches will be conserved and protected for public recreation and resource conservation purposes; and (2) that in the event post disaster redevelopment is necessitated, or conditions occur to enable demolition and reconstruction of oceanfront structures.

Goal 2

To ensure provision of maximum feasible protection of life and property from the effects of storms and natural disasters.

Objective 2.1

The Town will coordinate its planning and permitting activities with the Palm Beach Emergency Operations Center (EOC) so as to maintain an evacuation time of not more than six (6) hours during daytime conditions and eight (8) hours during nighttime conditions.

Policy 2.1.1

The Town's Future Land Use Map shall reflect residential density ranges and allocation of land area to those density ranges so as to enable the Town to maintain the evacuation times set forth in Objective 2.1.

Policy 2.1.2

The Town shall review its Emergency Management Plan annually to determine needed activities or procedures to facilitate maximum safety conditions and minimum evacuation times following issuance of an evacuation order.

Policy 2.1.3

Through active participation in the Palm Beach County emergency planning program, the Town will assure its activities and procedures are coordinated with those of adjacent communities and Palm Beach County.

Policy 2.1.4

The Town will not expend public funds to subsidize development within the coastal high hazard area other than expenditures necessary to achieve the objectives and policies of the Comprehensive Plan.

Policy 2.1.5

The Town will only permit development in areas subject to potential storm hazards in accordance with Chapter 6 of the Town's Code of Ordinances (Coastal Construction Code) and shall maintain that Code to conform with the Comprehensive Plan as well as State and Federal requirements.

Policy 2.1.6

The Town's land development regulations shall continue to include provisions to ensure that required infrastructure is available to serve development or redevelopment in accordance with adopted level of service standards, sound practices of coastal resource protection, and safe evacuation.

Objective 2.2

The Town will not permit rebuilding of structures experiencing damage due to storm-related conditions or erosion when such damage exceeds fifty percent (50%) of the value of the structure unless reconstruction is in compliance with the Town's Code of Ordinances, applicable to new construction.

Goal 3

Objective 3.1

The Town will prohibit the construction of any land uses which could have a negative impact on air and water quality or which will generate hazardous wastes.

Policy 3.1.1

The Future Land Use Plan shall not reflect any commercial or industrial land use designations.

Policy 3.1.2

The Town shall continue to identify and protect environmentally sensitive lands, and maintain and enforce requirements and standards related to the disturbance of those areas due to development activities.

Policy 3.1.3

The Town shall coordinate with Palm Beach County and State regulatory agencies all activities related to hazardous waste management which may occur in the Town so as to protect human life and natural resources.

Objective 3.2

The Town will coordinate permitting with State and County agencies so as to ensure the preservation of existing native tropical vegetation including mangroves and seagrasses in accordance with State and County permitting standards so as to protect the functions of natural systems.

Policy 3.2.1

The Town will enforce Chapter 20 and 30 (Trees, Shrubs, and Vegetation) of its Code of Ordinances requiring that vegetation assessments be submitted to the Town prior to land clearing and development and the Town must determine that the proposed activity

will offer maximum achievable protection of vegetation including mangroves and seagrasses.

Policy 3.2.2

The Town will continue to coordinate with the City of Delray Beach, Palm Beach County, the City of Boca Raton and other coastal communities in the development, maintenance and enforcement of consistent to regulate and manage development along the Intracoastal Waterway to ensure its protection from environmental degradation including control of surface runoff, protection of marine resources, ensuring public access to the Waterway, and reduction of exposure to natural hazards.

Policy 3.2.3

The Town will continue to maintain within its development permitting process procedures that ensure compliance with all resource management plans applicable within the Town and copies of such plans will be kept on file for reference.

Objective 3.3

The Town will take steps to protect endangered or threatened wildlife species.

Policy 3.3.1

The Town shall abide by its standing policy supporting wildlife conservation including all listed endangered and threatened wildlife species and shall not permit development that will result in a net loss of such species.

Policy 3.3.2

The Town will maintain within its land development regulations appropriate provisions requiring that habitat assessments be made for all new development prior to permitting, and will make a determination if the proposed activity will offer maximum protection for habitats identified in the assessment.

Policy 3.3.3

The Town will include within its land development regulations provisions to require limitations on outside lighting so as to not attract sea turtle hatchlings away from the water during hatching season.

Objective 3.4

The Town shall take steps to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy 3.4.1

The Town shall maintain and enforce provisions within its land development regulations requiring all future development to meet stormwater quality standards as set forth by the South Florida Water Management District.

Policy 3.4.2

The Town will maintain and enforce provisions within its land development regulations requiring that when existing developments are altered to increase their density or intensity by 30% or more; or, when redevelopment is required due to damage resulting in a 50% or more loss in the structure's value, that stormwater management regulations applicable to new development shall be imposed as a condition of permitting for such repair or reconstruction.

Policy 3.4.3

The Town shall enforce emergency conservation requirements in accordance with the plans of the South Florida Water Management District.

Policy 3.4.4

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

Policy 3.4.5

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 3.4.6

As a result of the potable water network's ability to interconnect to the County-wide system through the City of Boca Raton or the City of Delray Beach, the Town's Public

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Works Department will cooperate with Palm Beach County Water Utilities Department and the City of Boca Raton and the City of Delray Beach to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

Policy 3.4.7

If in the future there are issues associated with water supply, conservation or reuse the Town will immediately contact the Palm Beach County Water Utilities Department, the City of Boca Raton, and the City of Delray Beach to address the corresponding issue(s). In addition, the Town will follow adopted communication protocols with the Water Utilities Department to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

Policy 3.4.8

The Town will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new and retrofitted residential projects.

Policy 3.4.9

The Town will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 3.4.10

The Town will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.

Objective 3.5

The Town will cooperate with Palm Beach County and other local governments in meeting established air quality standards.

Objective 3.6

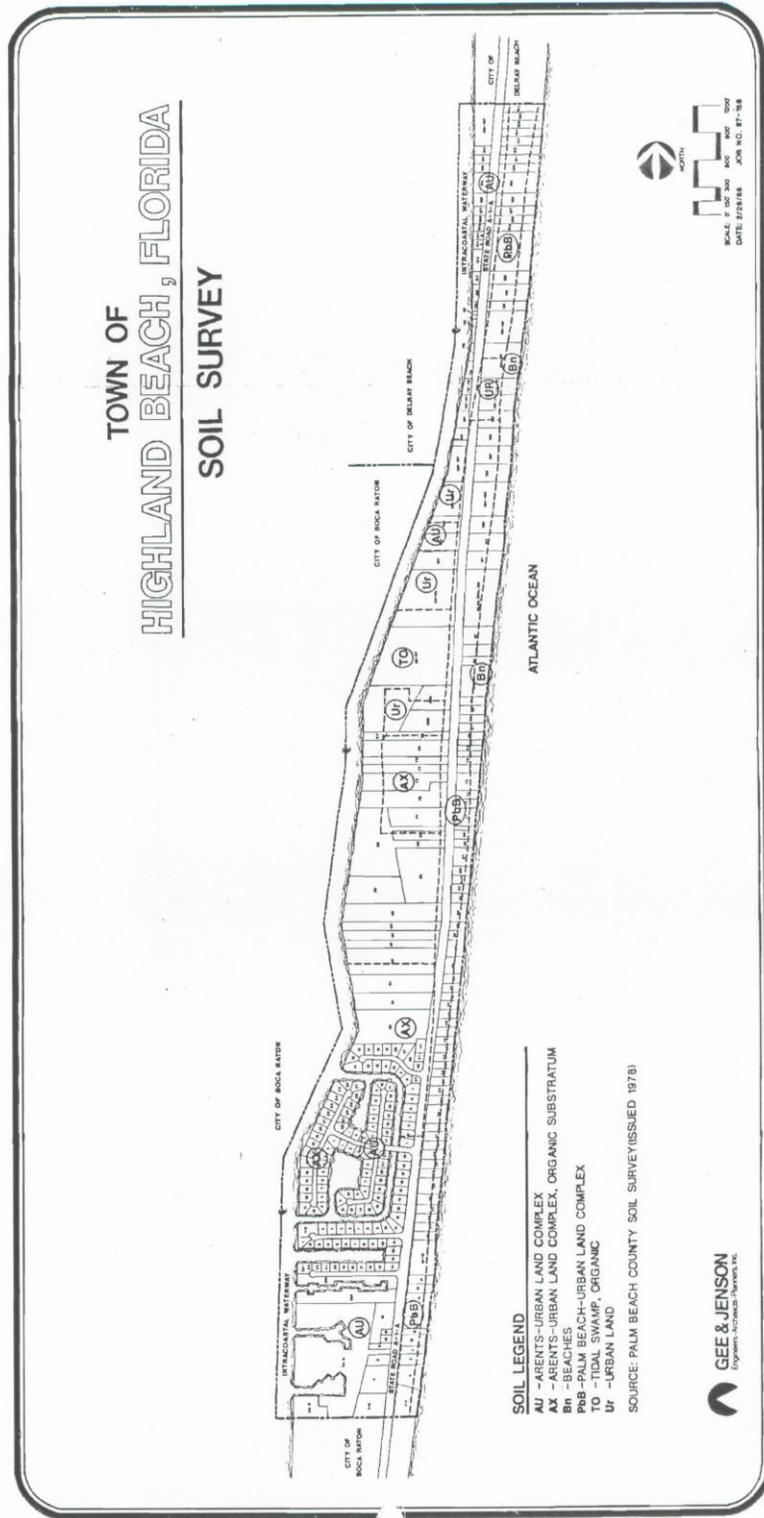
The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

Policy 3.6.1

The Town shall implement low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; developing and implementing a green building certification program, with associated regulations, incentives and standards.

Policy 3.6.2

The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies include: the promotion of compact mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.



Recreation and Open Space Element

Goal 1

To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

Objective 1.1

The Town will ensure adequate and safe access to public recreational facilities as may be developed by the Town.

Policy 1.1.1

The Town will continue to operate and maintain its library and community room, and shall provide parking facilities to serve persons using these facilities.

Objective 1.2

The Town will coordinate recreational facility development and usage of its recreational facilities with the facilities of Palm Beach County, adjacent local governments, and private interests.

Policy 1.2.1

The Town will maintain and enforce requirements addressing “open space” in its land development regulations, and ensure these requirements will be met by all future residential developments.

Policy 1.2.2

The Town will enforce its ordinance requiring all new development to participate in provision of recreation and open space lands and facilities.

Policy 1.2.3

The Town’s adopted level of service standards for public recreation facilities and open space is as follows: one library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.

Policy 1.2.4

The Town will cooperate with Palm Beach County and the Florida Inland Navigation District to assure preservation of the two F.I.N.D. sites in their present undeveloped state.

Intergovernmental Coordination Element

Goal 1

To provide for effective coordination processes undertaken by the Town of Highland Beach including adjacent local governments, county, regional and special district agencies as well as State of Florida regulatory entities so as to achieve and maintain the adopted level of service standards, provide an attractive, livable community and enable efficient use of community resources.

Objective 1.1

The Town will participate in effective coordination of this Comprehensive Plan with the plans of State, regional, adjacent communities and Palm Beach County Boards and agencies having responsibility for planning and operating facilities serving the Town so as to achieve efficient and orderly service delivery.

Policy 1.1.1

The Town will communicate with affected local governments and public agencies to request plans, amendments, policies and related information and provide, reciprocally, such information as may be requested by them.

Policy 1.1.2

The Town Manager shall provide overall direction for the Town's intergovernmental coordination program and designate persons to have lead responsibility for each identified coordination issue.

Policy 1.1.3

The Town will participate in the "Intergovernmental Planning and Review Committee" (IPARC) process and advise adjacent communities, and interested agencies of proposed Comprehensive Plan amendments in a timely manner and provide opportunity for comment prior to formal action.

Policy 1.1.4

The Town will participate in the "Intergovernmental Planning and Review Committee" (IPARC) process and request adjacent communities and Palm Beach County agencies to advise it of proposed amendments to official plans and policies when such amendments might be reasonably expected to affect those governments.

Policy 1.1.5

In the event of conflict with other units of local government, the Town shall work through the Treasure Coast Regional Planning Council to achieve solutions through informal mediation.

Policy 1.1.6

The Town Manager shall, under the general direction of the Town Commission, monitor intergovernmental coordination needs, provide relevant information to the Commission and outside agencies as well as the citizens of the Town regarding all services provided by the Town or secured from outside the Town by applicable agreements so as to assure informed and timely communication and participation in interjurisdictional service-related decisions and implementation of those decisions.

Policy 1.1.7

The Town shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan.

Policy 1.1.8

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 1.1.9

The Town shall coordinate planning activities with the Florida Department of Transportation (FDOT) when SR A1A may be impacted by development or redevelopment activities.

Policy 1.1.10

The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision making process.

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Policy 1.1.11

Although there are no schools that are part of the State University system located or planned to be located in the Town at present, in the event that such a school is located in the Town in the future, the Town shall coordinate with the school regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 240.155, F.S.

Policy 1.1.12

The Town shall coordinate planning activities, as needed, with the Treasure Coast Regional Planning Council and utilize the professional resources and services it offers.

Policy 1.1.13

The Town shall coordinate planning activities, as needed, with the Department of Community Affairs and utilize the professional resources and services it offers. To further this Objective the Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.

Policy 1.1.14

The Town shall coordinate planning and permitting activities, as needed, with the Department of Environmental Protection which has jurisdictional authority over environmental issues and natural resource protection.

Policy 1.1.15

The Town shall coordinate with the Department of State, as needed. The Department's Division of Historical Resources will address planning issues surrounding historic and archeological sites of significance.

Policy 1.1.16

The Town will coordinate with other utility or service providers or with any special independent district staff that have no regulatory authority over land use.

Policy 1.1.17

The Town shall coordinate its proposed level of service standards with the level of service standards of other governmental entities (local, regional or State) having responsibility for operating or maintaining facilities serving the citizens of the Town.

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Policy 1. 1.18

The Town will formally request that the following entities provide the Town with amendments to the following noted level of service standards within their respective Comprehensive Plans:

City of Boca Raton	Potable Water, Traffic (S.R. A1A only), Recreation and Open Space
City of Delray Beach	Sanitary Sewer (Wastewater Transportation), Traffic (S.R. A1A only), Recreation and Open Space, Potable Water
Palm Beach County	Sanitary Sewer, (Wastewater Treatment), Solid Waste

Policy 1.1.19

The Town of Highland Beach supports joint planning by all incorporated communities in the South County area for a potable water supply to meet projected needs of the area in an efficient and equitable manner.

Capital Improvements Element

Goal 1

Provision of public facilities which are responsibility of the Town so as to enable the Town to: (1) accommodate the needs of present and future populations in a timely and cost-effective manner; (2) maximize use of existing facilities; and (3) maintain or enhance the town's services, physical environment, and fiscal integrity.

Objective 1.1

The Town will utilize orderly capital improvements planning, funding, and implementation practices in providing public improvements for which it has responsibility and as necessary to meet existing deficiencies and replace obsolete facilities.

Policy 1.1.1

The Town will maintain and annually update a Five Year Capital Improvements Schedule in accordance with State requirements.

Policy 1.1.2

Capital improvements determined to be necessary to implement the goals, objectives, and policies of this comprehensive plan shall be given priority by the Town. All capital improvements having a cost of \$5,000 or more shall be included in the Town's Five Year Capital Improvements Schedule along with an identified funding source in accordance with State requirements.

Policy 1.1.3

The Town Manager will have responsibility for preparing, for consideration by the Town Commission, the Five Year Capital Improvements Schedule and annual updates.

Policy 1.1.4

The Town will be guided by the following criteria in identifying and prioritizing capital improvements:

- a. Protection of public health and safety;
- b. Increased utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;
- c. Overcome existing level of service deficiencies;

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- d. Meet requirements of future development; and
- e. Positive contribution to the Town's physical character, economic stability, or environmental quality.

Policy 1.1.5

The Town supports coordination of capital improvement planning by all levels of government as a means of providing services in all orderly, economical, and efficient manner.

Policy 1.1.6

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

TOWN OF HIGHLAND BEACH FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE 2015 - 2020

Proj. Cat.	Project Name	15/16	16/17	17/18	18/19	19/20	Total
Public Works							
4	Purchase equipment for beach clean-up and meter reading	\$10,000	0	0	0	0	\$10,000
4	Replace pickup truck	\$26,500	0	0	0	0	\$26,500
4	Air Handler Replacement (Library)	\$40,000	0	0	0	0	\$40,000
4	Repave Parking Lot	0	\$71,000	0	0	0	\$71,000
4	Walkpath Design	0	\$85,000	0	0	0	\$85,000
4	Walkpath Construction	0	0	\$775,000	0	0	\$775,000
4	Signage	0	0	\$50,000	0	0	\$50,000
4	Replace Boom Truck	0	0	0	\$75,000	0	\$75,000
Total		\$76,500	\$156,000	\$825,000	\$75,000	0	\$1,132,500
Town Clerk							
4	Furniture	\$3,000	0	0	0	0	\$3,000

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Total		\$3,000	0	0	0	0	\$3,000
Police Department							
4	Computer Equipment	\$29,800	0	0	0	0	\$29,800
Total		\$29,800	0	0	0	0	\$29,800
Protective Inspection							
4	Software Upgrade for permitting and code enforcement	\$7,500	0	0	0	0	\$7,500
Total		\$7,500	0	0	0	0	\$7,500
Library							
4	1U Rackmount Servers	\$2,500	0	0	0	0	\$2,500
4	Books, publications, library materials	\$85,000	0	0	0	0	\$85,000
4	Upgrade computer operating systems	\$9,000	0	0	0	0	\$9,000
4	Computers	0	\$5,950	0	0	0	\$5,950
Total		\$96,500	\$5,950	0	0	0	\$102,450
Water							
2,4	Rate Study	\$17,000	0	0	0	0	\$17,000
4	OPC for Cal Flow	\$20,000	0	0	0	0	\$20,000
4	OPC for Side Street Mains	\$20,000	0	0	0	0	\$20,000
4	Smart Metering	\$55,000	0	0	0	0	\$55,000
4	Exhaust fan replacement	\$60,000	0	0	0	0	\$60,000
4	Air handler Replacement	\$50,000	0	0	0	0	\$50,000
4	AC Replacement	\$75,000	0	0	0	\$75,000	\$150,000
4	Replace mains on side streets	0	\$3,220,500	0	0	0	\$3,220,500
4	Cal Flow System	0	\$950,000	0	0	0	\$950,000
4	SCADA Upgrade	0	\$70,000	0	0	0	\$70,000
4	Replace RO Cartridges	0	0	\$500,000	0	0	\$500,000
4	Replace privacy screening	0	0	0	\$30,000	0	\$30,000
Total		\$297,000	\$4,240,500	\$500,000	\$30,000	\$75,000	\$5,142,500
Sewer							
2	Replace Pump Station Telemetry	\$30,000	0	0	0	0	\$30,000
2	Re-line outfalls	\$25,000	0	0	0	0	\$25,000
2	Line manholes	\$15,000	0	0	0	0	\$15,000

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2	Spare pump	\$20,000	0	0	0	0	\$20,000
Total		\$90,000	0	0	0	0	\$90,000
Grand Total		\$600,300	\$4,402,450	\$1,325,000	\$105,000	\$75,000	\$6,507,750

Project Category (Proj. Cat.) Codes

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

TOWN OF HIGHLAND BEACH PROJECTED REVENUES –2015 - 2020

Funding Source	15/16	16/17	17/18	18/19	19/20
Ad Valorem Taxes	\$7,315,501	\$7,315,501	\$7,315,501	\$7,315,501	\$7,315,501
Local Option Gas Tax	\$33,600	\$33,600	\$33,600	\$33,600	\$33,600
Franchise Fees	\$785,000	\$785,000	\$785,000	\$785,000	\$785,000
Occupational Licenses	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Building Permits	\$269,000	\$269,000	\$269,000	\$269,000	\$269,000
Intergovernmental Revenue	\$377,460	\$377,460	\$377,460	\$377,460	\$377,460
Garbage/Solid Waste	\$468,000	\$468,000	\$468,000	\$468,000	\$468,000
Service Charges	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350
Interest	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Fines & Forfeitures	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
Miscellaneous	\$307,857	\$307,857	\$307,857	\$307,857	\$307,857
Reserve	\$1,052,592	\$1,052,592	\$1,052,592	\$1,052,592	\$1,052,592
Library Donation Fund	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065
Cultural Board Fund	\$5,570	\$5,570	\$5,570	\$5,570	\$5,570
Law Enforcement Trust	\$4,060	\$4,060	\$4,060	\$4,060	\$4,060
Utility Fund - Water	\$3,736,834	\$3,736,834	\$3,736,834	\$3,736,834	\$3,736,834

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Utility Fund - Sewer	\$1,057,874	\$1,057,874	\$1,057,874	\$1,057,874	\$1,057,874
Total	\$14,121,348	\$14,121,348	\$14,121,348	\$14,121,348	\$14,121,348

Objective 1.2

The Town will issue development orders and permits only to the extent that level of service standards set forth in this element are fully met and service provided concurrent with the impacts of development. Phasing of development or phasing of facility improvements concurrent with the impacts of development shall be considered.

Policy 1.2.1

The level of service standards set forth herein are adopted as the basis for the Town's issuance of development orders and permits for new construction:

Recreation and Open Space:

One library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.

Sanitary Sewer:

68 gallons per capita per day

Solid Waste:

5 pounds per capita per day.

Drainage:

Three year design storm: 10 minute concentration with one foot freeboard below gutter elevation.

Potable Water:

372 gallons per capita per day consumption; 35 psi pressure at hydrants.

Transportation:

S.R. A1A – LOS "D" peak season/peak hour

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Policy 1.2.2

The Town will maintain and enforce provisions within its land development regulations requiring that improvements will be made to public facilities to assure that level of service standards will be maintained and that development orders and permits will be issued only if public services and facilities needed to support the proposed development area available concurrent with impacts.

Policy 1.2.3

The Town shall implement the following Concurrency Management System to ensure that facilities and services meet the established level of services adopted in this Comprehensive Plan and that they will be available concurrent with the impacts of development.

CONCURRENCY MANAGEMENT SYSTEM

Sanitary Sewer, Solid Waste, Drainage and Potable Water
Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.
Recreation and Open Space
Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements: the necessary facilities and services are in place, or; the necessary facilities and services will be in place when the impacts of the development occurs, or; the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or; the necessary facilities

and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Transportation

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

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

Objective 1.3

The Town shall not make public expenditures that subsidize land development in high hazard areas other than improvements required to implement the objectives and policies identified in the Coastal Management Element.

Policy 1.3.1

The Town will make improvements as appropriate and necessary to protect and renourish dunes and beach areas, maintain or replace public facilities, and provide improved recreational opportunities.

Objective 1.4

The Town will manage its fiscal resources to ensure equitable facility cost allocation and the implementation of concurrency requirements in a manner which ensures the Town's capability to meet future capital improvements needs associated with continued development and redevelopment.

Policy 1.4.1

The Town's annual budgeting process will reflect immediate as well as long-term implications of capital project expenditures in terms of trends and projections in the Town's fiscal condition, expressed public attitudes, comprehensive plan provisions, and consistency with plans of regional service agencies, water management districts, and other entities with whom coordination of facility planning is appropriate.

Policy 1.4.2

The Town's total annual debt service cost in relation to annual revenues, should the Town choose to incur debt for provisions of public facilities, shall not exceed ten percent (10%). Any incurred annual debt service shall first be approved by voter referendum.

Policy 1.4.3

The Town shall review the Capital Improvements Element not less than once annually.

Policy 1.4.4

Appropriate mechanisms will be developed and adopted with the South Florida Water Management District and Palm Beach County in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the Town's building permitting agencies shall consult with the Town's Public Works Water Division to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. Furthermore, the Town will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Policy 1.4.5

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

Objective 1.5

Each future development project within the Town shall be required to bear a proportionate cost of facility improvements necessitated by the project in order to maintain adopted level of service standards.

Policy 1.5.1

The Town will maintain within its land development regulations provisions to establish proportionate cost assignment for improvements to public facilities as required to maintain adopted level of service standards.