

VILLAGE OF PALM SPRINGS

COMPREHENSIVE PLAN

GOALS, OBJECTIVES AND POLICIES



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Chapter I
Future Land Use Element
Goal, Objectives, and Policies

- Goal:** "A residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village."
- Objective A:** Maintain Palm Springs primarily as a residential area consistent with the densities established in the Comprehensive Development Plan and Future Land Use Map, and which offers a variety of housing types that follow locational and design parameters to guide residential development and redevelopment decisions, by utilizing innovative land development concepts such as Planned Unit Developments and mixed-use concepts.
- Policy A.1:** Any vacant, undeveloped single family lots within the residential hub of Palm Springs shall be developed only as single family detached dwellings.
- Policy A.2:** Encourage the development of planned developments (townhouse, zero lot line) projects as an alternative single family living style to accommodate the demand and to preserve the character of the Village, and incorporate regulations into the Village of Palm Springs' Comprehensive Zoning Ordinance.
- Policy A.3:** Promote the location of multi-family residential development in areas with direct access to collector or arterial streets. The location of multi-family residential development shall be consistent with the high and medium density residential areas established on the Future Land Use Map.
- Policy A.4:** Utilize the Planned Unit Development and/or mixed use concepts on large tracts of land as an alternative way to meet residential demands and when it is consistent with the overall character of Palm Springs.
- Policy A.5:** Separate and buffer intense multi-family residential and cluster development areas from single family residences through the landscape regulations in the Village of Palm Springs' Comprehensive Zoning Ordinance.
- Policy A.6:** Continually maintain and update, when necessary, development regulations which assure efficient, high quality residential design construction, and redevelopment activities.
- Policy A.7:** In an effort to maintain the amenities and quality of life typified by the residential character of Palm Springs, the Village shall approve, where

necessary, ordinances pertaining to noise, pollution, and other nuisances deemed offensive or contrary to acceptable standards of the community.

Policy A.8: The Village shall continuously review and amend its Official Zoning Map to ensure its consistency with the Village of Palm Springs Future Land Use Map.

Policy A.9 The Village shall allow for the development of live-work units within residential land use districts.

Objective B: Develop commercial development standards in Palm Springs that are in line with an intensity of development that is consistent with that established on the Future Land Use Map and which is oriented primarily to serving the needs of residents while maintaining the integrity of residential areas.

Policy B.1: Development of neighborhood and community type commercial areas as opposed to regional or strip centers, by identifying and establishing a CN - Commercial Neighborhood and CG - Commercial General Zoning Districts in the Village of Palm Springs' Comprehensive Zoning Ordinance.

Policy B.2: Limit commercial development to areas with direct access to collector and arterial streets if it is consistent with the Village's residential character and the Future Land Use Map.

Policy B.3: Limit strip commercial development by encouraging concentrations of mixed commercial uses that limit and control access to and from these areas. Mixed commercial uses shall be encouraged when they are consistent with the locations established on the Future Land Use Map and when adjacent residential areas are properly protected through adequate building separations, buffering, lighting control, landscaping, etc.

Policy B.4: Separate and/or buffer commercial development from residential areas within the Village consistent with landscape regulations established in the Village of Palm Springs' Comprehensive Zoning Ordinance.

Policy B.5: Develop, within the land development code, and overlay zoning district which shall allow for the transition from residential to commercial along arterial roadways while protecting existing residential from adverse impacts of such development through building spacing, buffering, lighting control, landscaping, etc.

Objective C: The Light Industrial Future Land Use category shall allow as permitted uses establishments which will accommodate employment centers using light-assembly, manufacturing, warehouse, distribution, showroom, and non-local office needs of the Village.

Policy C.1: The uses most appropriate in this land use category, aside from the uses listed in Objective C, shall also include:

1. Limited commercial uses where it is related to or supportive of the primary employers and businesses in areas zoned Light Industrial.
2. Office supply convenience, retail, hotel, limited restaurant uses and day care centers will be allowed as ancillary uses based on meeting adequate buffering, access, and performance criteria established in the Land Development Code.
3. Accessory commercial uses serving employees within the complex may be allowed provided the commercial uses are integrated within the industrial complex and do not exceed ten percent (10%) of the intensity of the entire project.

Policy C.2: Light Industrial areas shall be required to meet additional zoning and performance requirements outlined in the Land Development Code.

Policy C.3: Areas designated as Light Industrial on the Future Land Use Map shall only be located within an area contingent upon compatibility with surrounding uses and the availability of adequate public facilities and services.

Policy C.4: Light industrial development shall not exceed a floor area ratio (FAR) of 1.0 and the maximum impervious surface for development within this category shall not exceed 85% of the total acreage.

Policy C.5: It is intended that the land development code will have an overlay zoning district which will allow for a mixture of commercial and light industrial uses along with appropriate development standards as included in the code.

Objective D: Provide land areas for meeting community facilities needs of Palm Springs' residents consistent with the land designations on the Future Land Use Map for Public Buildings, Facilities and Government.

Policy D.1: Reserved.

Policy D.2: Maintain the Village administrative complex as the governmental focal point of the community.

- Policy D.3:* Meet the social, cultural and civic needs of Palm Springs’ residents through the maintenance of adequate sites for institutional uses, as depicted as Public Buildings, Facilities and Government use on the Future Land Use Map.
- Objective E:*** Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character, as prescribed in the Future Land Use Goal.
- Policy E.1:* The developer/owner of any site, except for single family residences, shall be responsible for the on-site management of stormwater runoff at the time of development or redevelopment in a manner so that post-development runoff rates, volumes and pollutant loads are the same as pre-development conditions.
- Policy E.2:* The Village land development regulations shall address and limit activities which have the potential to contaminate land and water resources, and protect designated wildlife habitats.
- Policy E.3:* The Village shall protect potable water wellfields by maintaining and enforcing a Wellfield Protection Ordinance in defined aquifer recharge areas within the Village limits.
- Policy E.4:* At the time of each required Comprehensive Development Plan update, the Village shall identify, designate and protect under provisions of the Standard Housing Code, areas of historical significance.
- Objective F:*** Meet Level of Service standards for all public facilities and services facilitated by proposed future land uses at the time of, and concurrent with, land development and/or redevelopment of areas in Palm Springs.
- Policy F.1:* All development orders and permits necessary prior to future development and redevelopment activities shall be issued only if public facilities and services necessary to meet Level of Service standards are available concurrent with the impacts of the development.
- Policy F.2:* Require, at the time of site plan review, that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to issuance of Certificates of Occupancy.
- Policy F.3:* The development of residential and commercial land shall be in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection services, emergency medical service, and the like.

Policy F.4: New development and redevelopment activities shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development. This shall be made a condition to site plan approval.

Policy F.5: The Village shall continue to protect its residents through certain performance standards against nuisances (e.g., noise; smoke and emissions; odors; toxic or noxious matter; radiation; radio or television interference; fire and explosion hazards; humidity, heat and glare; and the like.).

Policy F.6: Development for the Cornerstone Plan Amendment (17.93 acres) located at 2765 10th Avenue shall be limited to 175,000 square feet.

Objective G: Manage future growth and development in the Village of Palm Springs through the preparation, adoption, implementation and enforcement of land development regulations and to coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services; encourage the prevention, elimination or reduction of uses inconsistent with the Future Land Use Goal and Future Land Use Map; and, manage redevelopment, renewal or renovation in the Village.

Policy G.1: Adopt, update, where necessary, and enforce land development regulations that shall contain specific and detailed provisions required to implement the Comprehensive Development Plan, and which, as a minimum:

- Regulate the subdivision and platting of land.
- Regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses and provides for open space.
- Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the **Conservation Element**.
- Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management.
- Regulate signage.
- Ensure safe and convenient onsite traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.

- Ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.
- Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities below the Level of Service standards adopted in this Comprehensive Development Plan.
- Ensure the proper maintenance of building stock and property by continually updating and enforcing adopted housing, building and related construction codes.

Policy G.2: Land development standards for residential land use densities shall be as follows:

Low density residential - .01 to 5.80 residential units per gross acre; and

Medium density residential - 5.81 to 10.0 residential units per gross acre; and

High density residential – 10.01 to 19.0 residential units per gross acre.

Policy G.3: Land development standards for non-residential land use intensities shall be as follows:

Commercial	0.50 floor area ratio
Public Buildings and Facilities	0.40 floor area ratio
Other Public Buildings	0.40 floor area ratio

Policy G.4: Existing land uses which are inconsistent with the character of the Village shall be eliminated upon redevelopment. Exceptions may be made if the rebuilding of the structure does not threaten public safety.

Objective H: Reserved for future use.

Objective I: At the time of site plan review, coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

- Policy I.1:* As part of the site plan review process, coordinate requests for development orders, permits or project proposals, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal Agencies.
- Objective J:* The Village shall continue to encourage annexation efforts as a means to pursue future annexations that are consistent with local and State laws.
- Policy J.1:* The Village shall consider requests for voluntary annexation into the Village when those lands are logical extensions of the existing Village limits, when services can be properly provided and when proposed uses are compatible with the Village’s Comprehensive Plan. For the purpose of this Policy, an annexation shall be considered as a logical extension if it meets the technical criteria of State law applicable to annexation. Services will be considered as being properly provided if the existing or planned public facilities can support the land uses and densities proposed in the area to be annexed consistent with the level of service standards set forth in this plan.
- Policy J.2:* Continue an annexation policy plan that is consistent with Palm Beach County’s annexation policies.
- Policy J.3:* Coordinate the **Future Land Use Element** with the **Capital Improvements Element** and **Intergovernmental Coordination Element** of this Comprehensive Development Plan to establish a cohesive and coordinated approach to future annexations, as part of the site plan review process and prior to the issuance of permits.
- Policy J.4:* The Village shall continue its informal annexation agreement policies with the County for properties located in the Target Annexation Area. The policy allows controlled growth in a manner that is not in conflict with adjacent uses and in areas with the proper infrastructure in place.
- Policy J.5:* Annexations shall not create new enclaves, and shall reduce or eliminate existing enclaves when feasible.
- Policy J.6:* Continue to promote annexation of land where service delivery systems in the annexed area will be consistent with and equal to those provided for existing corporate lands.
- Policy J.7:* Require infrastructure services to be available to a proposed annexation area at the level that is consistent with the Village’s adopted level of service standards.

Objective K: Discourage urban sprawl in order to achieve a compact urban form. Measures to accomplish this objective shall include concurrency management requirements and site development regulations such as access management, and intensity and density limitations consistent with this Plan.

Policy K.1: All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including:

- Water facilities
- Sewer facilities
- Drainage facilities
- Roadways
- Recreational facilities

Policy K.2: The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Village's five-year plan for capital improvements to discourage the proliferation of urban sprawl.

Policy K.3: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below the Village's adopted local Level of Service Standards, as contained in the Capital Improvements Element of this Comprehensive Plan. Public facilities and services necessary to serve the proposed development, redevelopment, or annexation must be available, at the Village's adopted local levels of service, concurrent with the impacts of development.

Policy K.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Objective L: Require, through the land development and site plan review processes, that suitable land is made available for utility facilities necessary to support all proposed development.

Policy L.1: The Village shall continue to enforce the Adequate Facilities Ordinance to ensure that facilities and services meet acceptable levels of service.

Policy L.2: The approval and authorization of development within the Village shall be concurrent with the provision of utility service. Concurrency shall be defined

in the Adequate Facilities Ordinance.

Policy L.3: The site plan review process in the Village of Palm Springs' Comprehensive Zoning Ordinance shall be written to specifically condition the issuance of permits on the availability of facilities and services necessary to proposed development.

Objective M: The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational and Medium Density Residential.

Policy M.1: The Village shall allow, by right, all schools in the Educational and Medium Density Residential land use categories. At a minimum, the threshold acreage for new schools shall be as follows:

- a. Elementary Schools - A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
- b. Middle of Junior High Schools - A minimum of five (5) acres for the first three hundred (300) students plus one (1) acre for each additional one hundred (100) students.
- c. Senior High Schools - A minimum of seven (7) acres for the first three hundred (300) students plus one (1) acre for additional students up to one thousand (1,000) students; thereafter, one (1) acre for each one hundred (100) students.

Policy M.2: The Village shall advise the School Board of all Plan amendments through the Interlocal Plan Amendment process and the School Concurrency Interlocal Agreement Review Coordination process. In addition to the Government zoning district, schools shall be allowed in the RM and RH zoning districts.

Policy M.3: The Village shall request that the School Board submit for review information on renovations, additions, and proposed expansion on property owned by the School Board to assure the availability of public facilities and infrastructure as the proposal relates to future planned improvements.

Objective N: The Village shall encourage the development of a variety of innovative typers of mixed-use projects.

Policy N.1 The Village shall encourage and promote sustainable development by establishing a mixed use land designation and mixed use land development district regulations.

Policy N.2 The mixed land use designation is an umbrella category which requires a non-residential designation and a residential designation, for a minimum of two distinct land uses. The project shall have minimum and maximum intensities/densities for each land use.

- Residential Density: The maximum number of units for the parcel shall be calculated by multiplying the total acreage of the parcel by the density permitted through the specified residential land use designation.
- Nonresidential Intensity: The maximum intensity for each specified non-residential use shall be calculated by assigning all non-residential uses a percentage of the total site area, not to exceed 100% for vertically integrated projects and 50% for non-vertically integrated projects.

Policy N.3: Projects that utilize the mixed use land use designation shall concurrently rezone to the mixed-use land development district and obtain site plan approval, and shall be subject of a Unity of Control instrument to ensure a consistent and cohesive project.

Objective O: A College-Hospital Overlay (“CHO” or “Overlay”) shall be maintained in the Village’s Land Development Regulations in order to implement strategies of the Congress Avenue Corridor Study and promote economic (re)development with high intensity/density value-added development along the corridor.

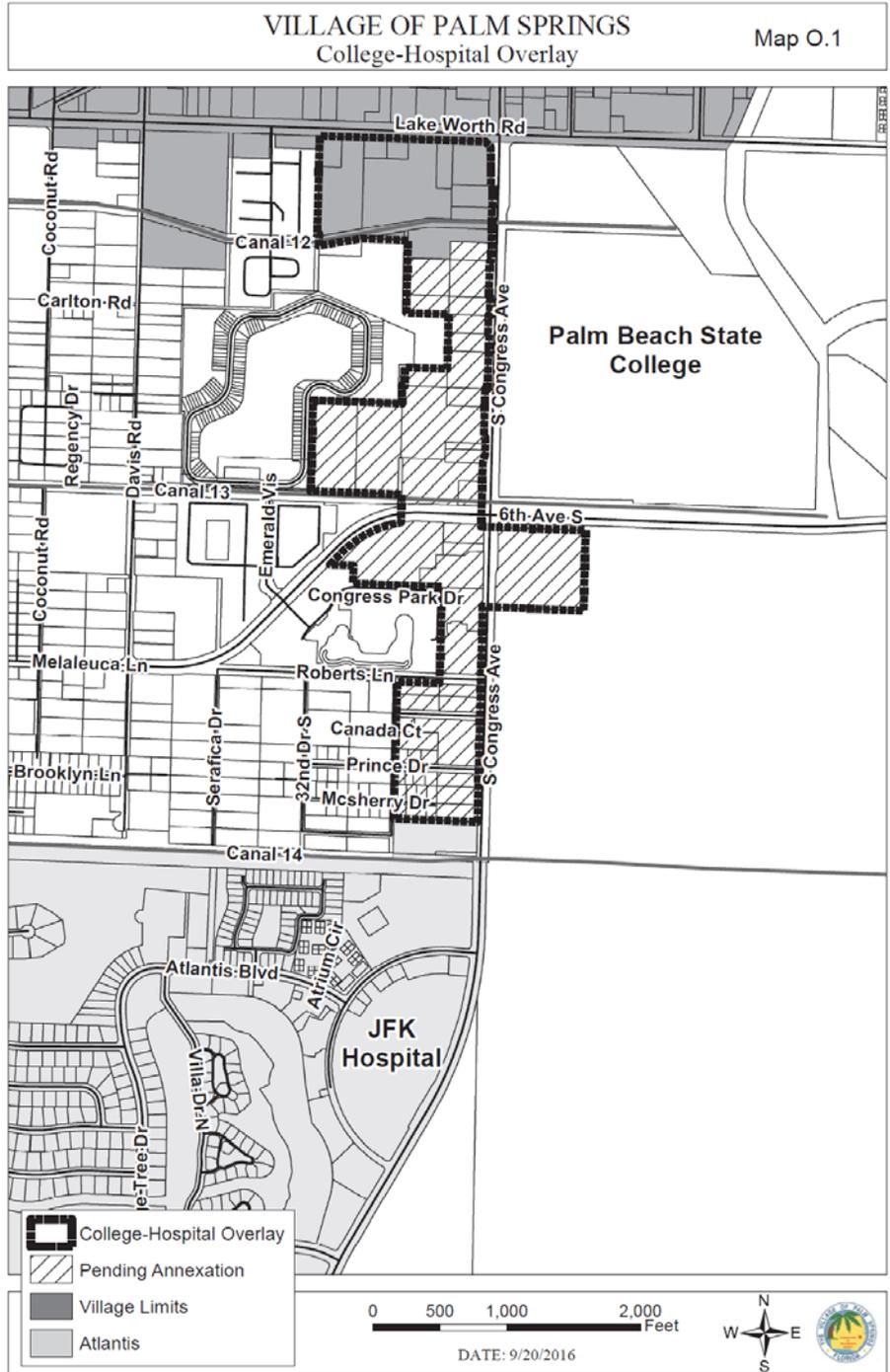
The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

Policy O.1: The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of Lake Worth Road, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay. The applicable properties are depicted in the Map O.1.

Policy O.2: The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass

of housing within proximity of and to serve the college and hospital and service-oriented uses.

Policy O.3: Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.



Objective P: The Village of Palm Springs authorizes and establishes the Urban Redevelopment Area (URA) for the Congress Avenue corridor (Figure 1A) and the Military Trail corridor (Figure 1B). Although neither corridor is entirely within the municipal boundaries, Figures 1C and 1D, the Congress Avenue corridor is entirely within the future annexation area of the Village, and the eastern side of the Military Trail corridor is within the Village’s future annexation area.

The URA standards as established by Palm Beach County are delineated below and the data and analysis are adopted by reference.

Policy P.1: The Urban Redevelopment Area (URA) – The purpose of the URA is to focus on redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

Policy P.2: Higher development intensity/density should be encouraged in the URA where appropriate.

Policy P. 3: Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

Policy P.4: Higher development intensity/density should incorporate multimodal transportation amenities for development and redevelopment projects in the URA where appropriate.

Policy P.5: The Village shall require, where feasible, inter-connectivity in the URA between complementary neighboring land uses for both vehicular and pedestrian cross access.

Policy P.6: The Village shall encourage workforce housing opportunities in the URA where residential or mixed-use projects are developed.

Policy P.7: The Village shall coordinate with Palm Beach County regarding redevelopment activities within the URA to ensure that such efforts are consistent with municipal annexation plans and redevelopment activities within the URA, as appropriate.

Objective Q: The Village shall conserve and properly manage energy consumption to the best of the Village’s abilities and encourage green design practices in new development and redevelopment to foster sustainable, energy efficient land use patterns.

Policy Q.1: The Village shall continue to support alternative modes of travel as called for in the Transportation Element to minimize fuel consumption, promote energy-efficient land use patterns, and reduce greenhouse gas emissions.

Policy Q.2: The Village shall support energy conservation measures and practices in the administration, design and construction of Village buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel.

Policy Q.3: The Village shall promote education of Village employees in energy conservation measures and practices and promote certification for energy conservation practices.

Policy Q.4: The Village shall support, as applicable, intergovernmental programs with adjacent jurisdictions to promote energy conservation and education.

Policy Q.5: The Village shall encourage participation as may be appropriate in the following programs, as well as others that may apply:

- U.S. Environmental Protection Agency’s Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- Rebuild America;
- Building for the 21st Century;
- Energy Smart Schools;
- National Industrial Competitiveness through Energy;
- U.S. Department of Environmental Protection’s Pollution Prevention (P2) Program;
- U.S. Green Building Council (LEED); and
- Florida Green Building Coalition (FBGC) and pursue certification as a Green Government.

Policy Q.6: The Village will support incentives and programs by the state and federal governments to promote green building programs and best practices.

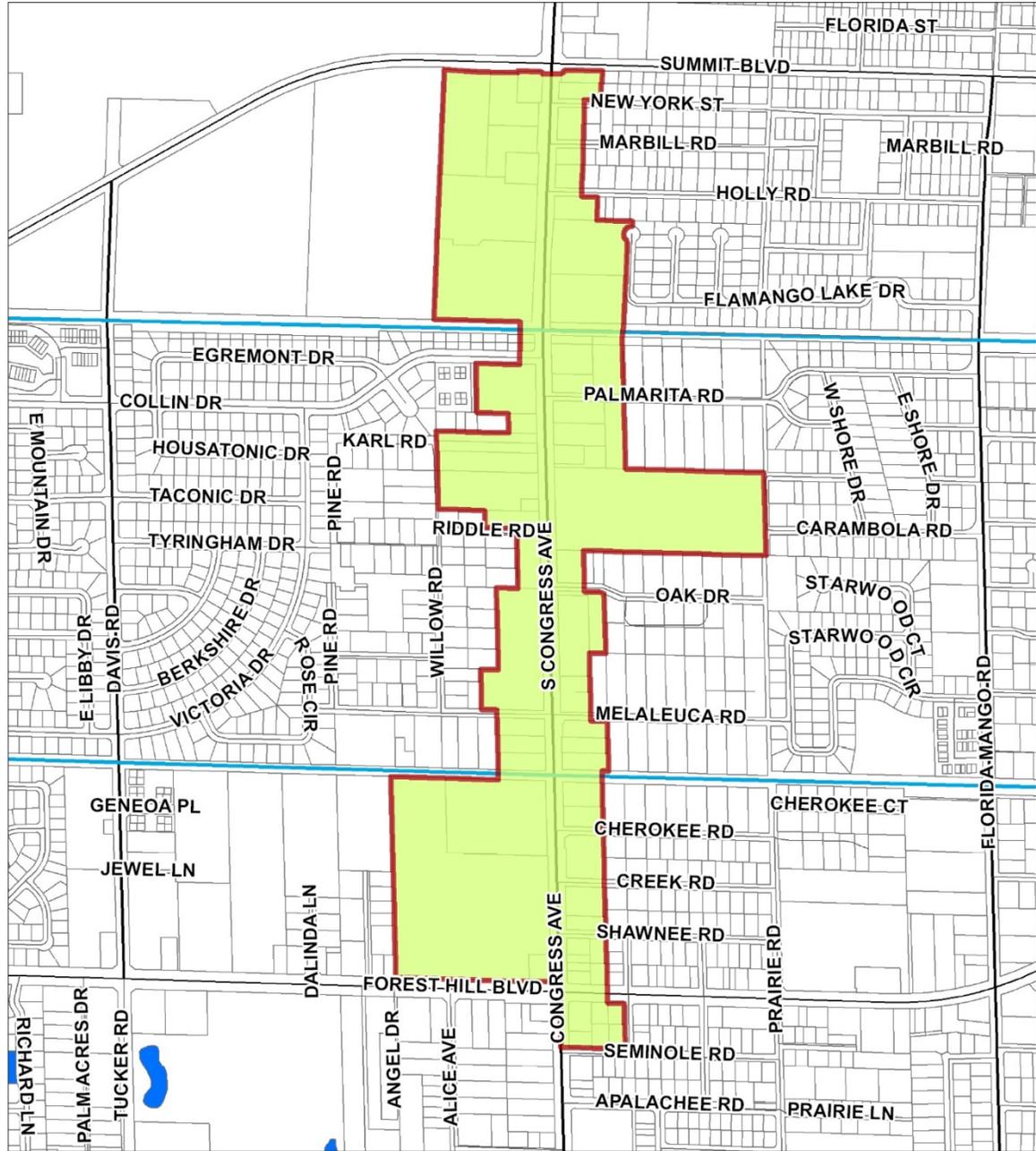
Policy Q.7: The Village will consider the provision of incentives to support developers interested in implementing green roof design and the construction of green roofs on appropriate public buildings as feasible.

Policy Q.8: By June, 2011, the Village shall coordinate with the Palm Beach County

Green Task Force on Environmental Sustainability and Conservation to establish a community action plan to reduce or encourage reductions in greenhouse gas emissions within the Village limits.

VILLAGE OF PALM SPRINGS

Congress Avenue URA & TCEA Boundary



0 400 800 1,600 Feet
1:10,000

DATE: 8/15/2008 1



FIG 1A

VILLAGE OF PALM SPRINGS

Military Trail URA & TCEA Boundary

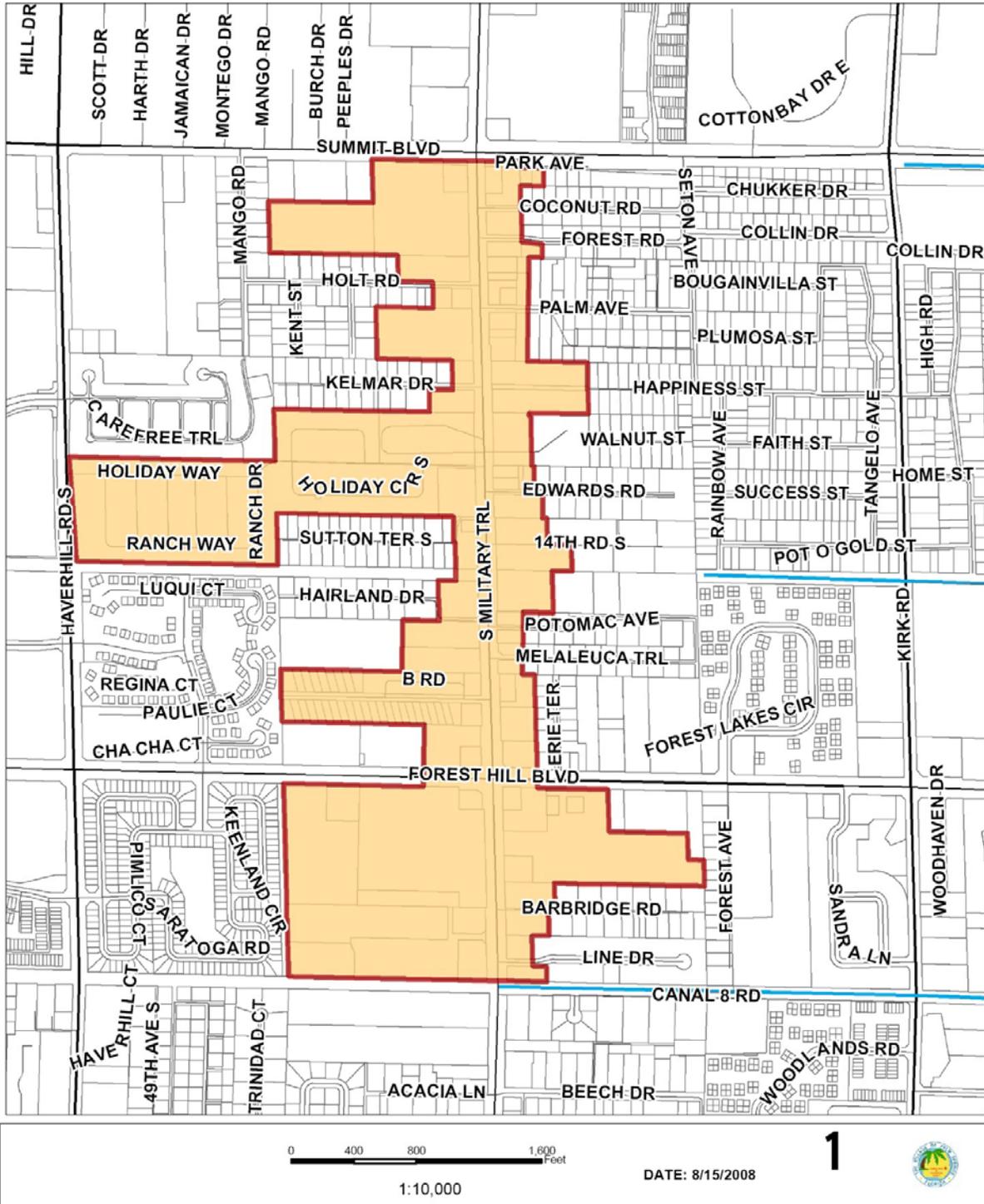


FIG 1B

VILLAGE OF PALM SPRINGS

Municipal Limits Within Congress Avenue URA

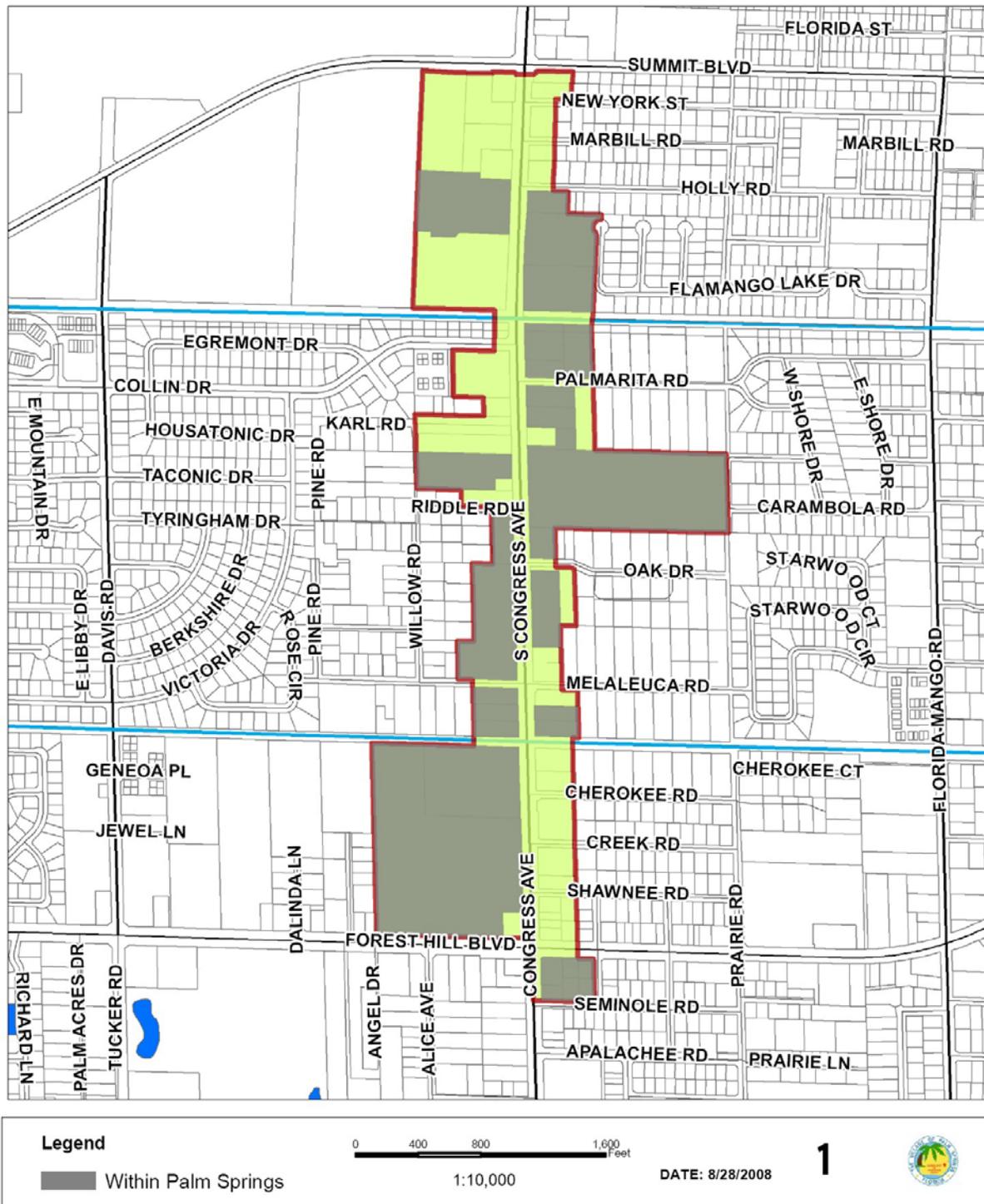


FIG 1C

VILLAGE OF PALM SPRINGS

Municipal Limits Within Military Trail URA

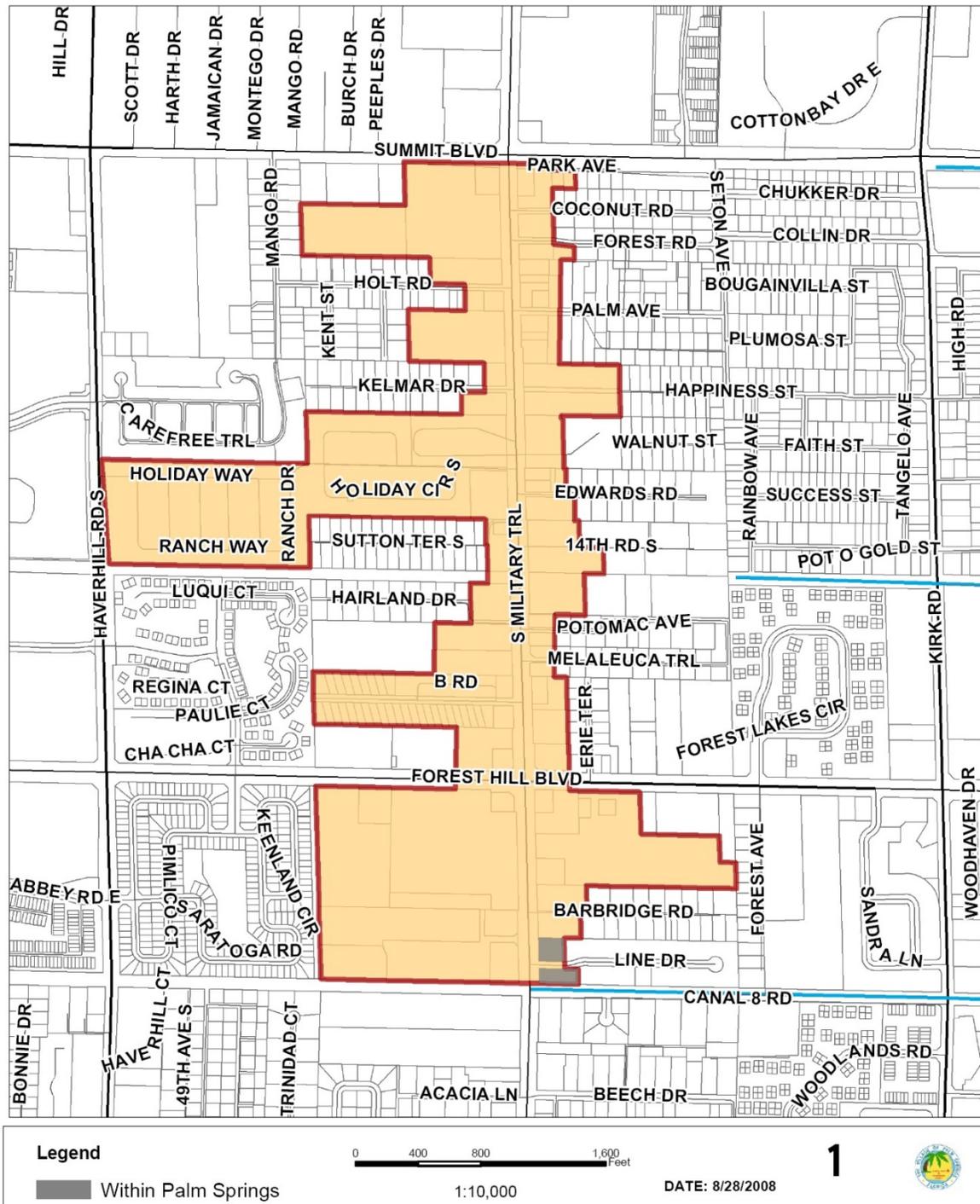


FIG 1D

Chapter II
Transportation Element
Goal, Objectives, and Policies

- Goal 1:** "A sufficient, safe, and cost-effective transportation system that provides for the controlled movement of people, goods and services to, from and within the Village."
- Objective A:** Provide an efficient interrelationship between the transportation network and various land use activities in Palm Springs.
- Policy A.1:** Street location and design in developing areas shall be carefully analyzed during the site plan review process and at the time of development to assure that they accommodate demands of the area without creating adverse impacts on existing streets and traffic flows.
- Policy A.2:** Limit ingress/egress generated by land use activities which impede traffic flow by discouraging the proliferation and placement of median cuts and curb cuts on major carriers of traffic, primarily Congress Avenue and Tenth Avenue North.
- Policy A.3:** Continue to monitor the requirements of off-street parking within the Village of Palm Springs' Comprehensive Zoning Ordinance to keep pace with growth and concurrent demands for commercial and multi-family needs.
- Policy A.4:** The Village shall review the traffic circulation plans of Palm Beach County and neighboring municipalities for compatibility with this **Transportation Element** as they become available and provide comments, concerns and suggested resolutions, where appropriate, to the appropriate jurisdiction.
- Policy A.5:** The Village shall continue to coordinate transportation planning and improvements with the MPO.
- Objective B:** Establish traffic patterns that are safe and offers controlled movement for vehicular, as well as, non-vehicular traffic.
- Policy B.1:** Maintain transportation design criteria in regulatory codes which protects the citizenry from unsafe ingress/egress points.
- Policy B.2:** With the Village Hall, Municipal Library, municipal recreation areas adjacent to the Village Hall complex, and proposed expansion to community facilities, the Village shall consider alternative street design that would truly promote

this area as the focal point of the community while enhancing traffic circulation (both vehicular and non-vehicular movement) patterns, by 1999.

- Policy B.3:* The Village shall continue to require that applicants provide a traffic impact analysis study for proposed developments as a condition of the Development Permit.
- Policy B.4:* As part of the Concurrency Review Process, the Village shall make sure necessary facilities and services are in place at the time a development permit is issued.
- Policy B.5:* A Development Permit may be issued if the County Transportation Department determines that the proposed development will not adversely affect the adopted level of service on the roadway.
- Policy B.6:* On-street parking in public rights-of-way shall be controlled by provisions established in the Village's Comprehensive Zoning Ordinance.
- Policy B.7:* Continue to work cooperatively with surrounding jurisdictions to provide a uniform traffic control system within the Village and surrounding areas to the extent practical and feasible.
- Policy B.8:* The Village shall maintain and enforce strict requirements within its development codes which regulate proper site distances to eliminate visual barriers which hinder safe and controlled circulation of traffic.
- Policy B.9:* The Public Safety Department shall make available annual accident frequency reports for collector and arterial roads in Palm Springs.
- Policy B.10:* The Village shall support and maintain accepted Level of Service standards for roads and streets serving Palm Springs. Specifically, Level of Service "C" is acceptable for adequate traffic operation conditions except during peak hour when Level of Service "D" is considered acceptable for all roadway facility types.
- Policy B.11:* The Village supports Palm Beach County acquisition of additional rights-of-way to widen Tenth Avenue North.
- Policy B.12:* The Village will coordinate with Palm Beach County on the future expansion of Kirk Road to ensure that the neighborhood character of the Village is retained.

Objective C: Satisfy the majority of transportation demands within the Village, as identified in the Support Documentation.

Policy C.1: The Village will accept Level of Service "D" (ADT) on Tenth Avenue North and Kirk Road until other acceptable resolutions to the special concerns and conditions on these roadways can be resolved.

Policy C.2: The Village shall coordinate with Palm Beach County by meeting and working with Palm Beach County staff and officials to cooperatively plan for the future acceptable roadway capacity for Tenth Avenue North.

Policy C.3: The Village shall continue to enforce the Palm Beach County Traffic Performance Standard Ordinance to ensure that roadway capacities will be available when necessitated by development.

Objective D: Identify roadway needs and laneage requirements for roads and streets within the Village of Palm Springs on an annual basis.

Policy D.1: Examine existing street rights-of-way on an annual basis to determine whether they meet future projected demands or whether condemnation of rights-of-way, special setbacks or purchase of additional rights-of-way will be necessary to meet Village demands. The Village staff should study and meet with County staff and State FDOT staff to make these determinations. When determinations are made, appropriate improvement costs should be included in the 5-Year Schedule of Improvements of the **Capital Improvements Element**.

Policy D.2: The Village shall prepare and adopt an official Traffic Ways Map as part of this Comprehensive Development Plan which identifies functional roadway classifications and laneage requirements based upon the **Transportation Element** and the **Future Land Use Element** of this Comprehensive Development Plan.

Policy D.3: In order to maintain the residential character of Palm Springs, no interior Village streets with a right-of-way dimension of eighty (80) feet or less shall become a four (4) lane thoroughfare.

Policy D.4: The Village of Palm Springs should adopt the County Thoroughfare Right-of-way Protection Map when all legal issues surrounding the map have been resolved.

- Policy D.5* Given the Village's desire to maintain its neighborhood character, existing roadway deficiencies will be corrected by coordinating with the County in its effort to perform improvements on Kirk Road and Tenth Avenue North.
- Objective E:* Continually involve the Village in multi-jurisdictional transportation planning activities by coordinating with the Palm Beach County Metropolitan Planning Organization, Florida Department of Transportation and any other affected transportation planning authority.
- Policy E.1:* The Village will actively participate in the Metropolitan Planning Organization's (MPO) activities to assure decisions affecting the Village are met concerning area wide transportation planning issues.
- Policy E.2:* Transportation planning will be coordinated with the future land uses shown on the Future Land Use Map of this Plan, the **FDOT 5-Year Transportation Plan**, the Palm Beach County Metropolitan Planning Organization plans and plans of neighboring jurisdictions, by meeting with staffs of the County, Metropolitan Planning Organization, and State Florida Department of Transportation at least once per year.
- Policy E.3:* The Village Public Services Department shall review future updates of the **FDOT 5-Year Transportation Plan** and coordinate with the Palm Beach County Metropolitan Planning Organization in order to update or modify this element, if necessary.
- Objective F:* Continually maintain a transportation system that provides for alternative modes of travel.
- Policy F.1:* Support the Palm Beach County Transportation Authority in providing an alternative means (bus routes) of transportation to Village residents to and from Palm Springs, by Resolution or other official means.
- Policy F.2:* The Village supports the regional public transportation system.
- Policy F.3:* The Village shall coordinate with the Metropolitan Planning Organization to ensure adequate mass transit systems are available to its residents.
- Policy F.4:* The Village shall continue to work with adjoining jurisdictions and developers to maintain and enhance facilities for bicycle and pedestrian travel, when applicable

- Policy F.5* The Village shall continue to publicly support the commuter rail system (Tri-Rail) as an alternative mode of transportation between West Palm Beach and Miami.
- Policy F.6* The Village shall continue to support the existing Interlocal Agreement with the County that enables mass transit to be provided in the unincorporated and incorporated areas of Palm Beach County.
- Objective G:*** Continually ensure adequate traffic circulation and access to existing and new developments.
- Policy G.1:* The Village shall strictly enforce subdivision regulations during the plan review and implementation process.
- Objective H:*** Continually maintain the current high level of roadway maintenance.
- Policy H.1:* The Village shall plan maintenance and repair efforts of local streets well in advance of wear and deterioration.
- Policy H.2:* The Village will provide for maintenance and repair funding in the annual budgeting process.
- Objective I:*** Limit local public expenditures to those costs necessary to maintain specified Level of Service standards on its roadways when developing and maintaining the Village transportation.
- Policy I.1:* Before expanding the transportation network, the Village shall carefully scrutinize and investigate the utilization of existing facilities to determine whether or not modifications to the current network would more cost-effectively satisfy demands placed on it.
- Policy I.2:* The Village shall keep abreast of current programs of other levels of government which offer possible alternative sources of funding to improve, expand or maintain the Palm Springs' transportation system.
- Goal 2:*** The long-term end toward which the Village's transportation programs and activities are directed is the provision of safe, convenient, energy efficient multi-modal transportation system that encourages public transit; and is closely coordinated with the Future Land Use Plan and meets all needs to protect future rights-of-ways and is integrated into the Metropolitan Planning Organization's (MPO) Long Range Transportation Plan.

Objective A: The Village of Palm Springs shall continue to utilize the MPO and its processes to guide long range transportation decisions and to coordinate transportation plans with the Florida Transportation Plan, Adopted Work Program, and the MPO's member governments' plans.

Policy A.1: The Village shall continue to participate in the MPO process by attending scheduled meetings and providing staff time as needed.

Policy A.2: The Village shall consider the fifteen (15) factors identified by the International Surface Transportation Efficiency Act to guide transportation planning:

1. preservation of existing facilities.
2. energy conservation.
3. relieve congestion.
4. effects of transportation on land use.
5. enhancement activities.
6. effects on transportation projects.
7. access to various facilities.
8. connectivity of roads.
9. management systems.
10. preservation of rights-of-way.
11. movement of freight.
12. life cycle costs.
13. overall social, economic, energy, and environmental effects.
14. expand transit services.
15. transit security.

Policy A.3: The Village of Palm Springs will utilize the needs assessment to guide right-of-way protection and acquisition.

Objective B: The Village shall design each component of the transportation network in coordination with other components to achieve convenience, efficiency, cost effectiveness, and safety, when feasible. Each component of the transportation network will be designed in coordination with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with transportation modes and services.

Policy B.1: Opportunities which provide more than one (1) mode of transportation shall take priority over those that do not.

Policy B.2: The Village shall incorporate sidewalks into all road capacity improvement projects for urban and transition area collector and arterial streets, when feasible.

Objective C: The Village shall provide modal choice in public rights-of-way, when feasible.

Policy C.1: The Village will evaluate new transportation facilities based on provision of modal choice and not based solely on ability to relieve automobile congestion.

Objective D: The Village of Palm Springs shall consider sidewalk/bikeway needs and priorities in the transportation planning and capital programming process.

Policy D.1: The Village shall consider sidewalk/bikeway needs in the development of capital improvement priorities for safety and congestion management.

Objective E: Through the MPO, the Village shall continue providing a coordinated and comprehensive approach to planning, developing, and providing transportation services that meet the needs of transportation disadvantaged persons. This approach is identified in greater detail in the Transportation Disadvantaged Service Plan, prepared by the MPO and updated annually.

Policy E.1: The Village supports and shall continue to help fund through County tax dollars the Transportation Disadvantaged Program.

Objective F: The Village of Palm Springs authorizes and establishes the Transportation Concurrency Exception Area (TCEA) for the corridors of Military Trail and Congress Avenue (Figures 1A and 1B). The Congress Avenue right-of-way is entirely within the corporate limits of the Village of Palm Springs although many of the contiguous properties are not (See Figure 1C). The Military Trail right-of-way is in unincorporated Palm Beach County as well as most of the contiguous properties (See Figure 1D). However, both corridors and contiguous properties are within the future annexation area of the Village (Figure 1E).

The TCEA standards as established by Palm Beach County are delineated below and the data and analysis are adopted by reference.

Policy F.1: The Urban Redevelopment Area (URA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Only projects that are consistent with the Urban Redevelopment Area Master Plan as adopted by the Board of County Commission shall utilize the provisions of

this TCEA. The boundaries of the TCEA are shown in Figures 1A and 1B. Projects within the Village, except industrial development and industrial parcels generally located at the northwest corner of Congress Avenue and Forest Hill Boulevard, may utilize this TCEA. For those projects choosing to utilize the TCEA, the Village shall adopt regulations consistent with this policy and adopt affordable housing regulations consistent with the County's workforce housing regulations for projects proposing residential development. Palm Beach County will require projects wanting to utilize this TCEA to be consistent with the URA Master Plan and the County's land development regulations adopted to implement this plan. The Industrial developments and industrial projects described above shall be able to utilize this TCEA, at any time, provided that these projects are generally consistent with the goals and objectives of the URA Master Plan and Regulating Plan. The entire TCEA, unincorporated and incorporated area TCEA area, shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in Tables TE-7a and TE-7b of this policy. Any project utilizing this TCEA and significantly impacting the Strategic Intermodal System (SIS) shall be required to address its impacts on SIS facilities pursuant to the Village of Palm Springs Land Development Code and the Palm Beach County Unified Land Development Code.

Prior to issuance of any Development Order for a project within the TCEA, the project must submit a traffic generation study for approval to the County Engineer. This traffic study shall show external project traffic and all other existing and committed development traffic in the area to demonstrate that the proposed project is within the limits for allowable land uses and trips set forth in Tables TE-7.A and TE-7.B.

No developments shall be allowed to use this TCEA, except for the industrial projects located at the northwest corner of Forest Hill Boulevard and Congress Avenue, until the new Palm Beach County land development regulations and the Village of Palm Springs land development regulations are adopted and in effect.

The development approvals utilizing this TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips, and total pm peak hour trips in Tables TE-7a and TE-7b of this policy. No building permits shall be issued for any new development utilizing the TCEA when the maximum allowable limit for that land use is reached.

Mixed use centers should be strategically spaced preferably located at major corridor intersections.

Projects utilizing this TCEA must meet at least three mitigation strategies out of the fourteen strategies available in the Okeechobee Boulevard Point System outlined in detail in Chapter P, Section 4 of the Traffic Performance Standards in the Palm Beach County Unified Land Development Code and attached as Figure 2 herein for reference.

Military Trail and Congress Avenue corridors shall maintain its current roadway sections accommodating a maximum of six lanes of traffic; three through lanes in each direction.

Projects utilizing the TCEA shall be consistent with the URA Master Plan. Projects should increase North-South connectivity through the development or redevelopment of small and large parcels by requiring continuous frontage roads, connection of commercial parcels, consolidation of driveways through elimination of curb cuts, provision of access in the front and rear of existing and future developments and utilization of parking lot driveways to connect existing streets or frontage streets.

Consistent with the URA Master Plan, projects utilizing the TCEA should increase corridor capacity through neighborhood connectivity by requiring connectivity to all existing right-of-ways from all new developments or redevelopments, elimination of street closures, avoidance of right-of-way abandonment and by connecting missing links.

Policy F.2:

The Village shall update Objective F and the accompanying policies regarding Transportation Concurrency Exception Areas within 18 months of Palm Beach County's update to their Comprehensive Plan regarding Transportation Concurrency Exception Areas pursuant to Section 163.3180(g), Florida Statutes.

TABLE TE-7A
Urban Redevelopment Area–TCEA for Military Trail Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail ²	Industrial/W arehouse	Office	Other Non- Residential
Planned Land Use Totals ¹	2766	1,432,127	300,669	153,266	247,426
Allowable variance +/- (%)	15%	25%	10%	10%	10%
Maximum Allowable	3181	1,790,159	330,736	168,593	272,169
Minimum Allowable	2351	1,074,095	270,602	137,939	222,683
Allowable Vehicle Trips		Daily Traffic		PM Peak Hour Traffic	
Planned Land Use Net New Trips		15785		1590	
Allowable Land Use Ratios at Buildout		Residential/Office		Residential/Other Non-Residential (Incl. Industrial)	
Minimum Allowable Ratios ³		14.0		3.9	

¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial).

TABLE TE-7B
Urban Redevelopment Area–TCEA for Congress Avenue Corridor
MONITORING TABLE

Allowable Land Use Intensities	Residential/ Rental Units	Retail ²	Industrial/ Warehouse	Office	Other Non- Residential
Planned Land Use Totals ¹	1,743	619,949	25,146	180,521	58,188
Allowable variance +/- (%)	15%	25%	10%	10%	10%
			<u>815,146</u>	<u>25%</u>	<u>25%</u>
			15%		
Maximum Allowable	2,004	774,936	38,661	198,573	64,007
Minimum Allowable	1,482	464,962	31,631	162,469	52,369
			<u>937,418</u>	<u>225,651</u>	<u>72,735</u>
			<u>692,874</u>	<u>135,391</u>	<u>43,641</u>
Allowable Vehicle Trips		Daily Traffic		PM Peak Hour Traffic	
Planned Land Use Net New Trips		8213 13,379		913 1,641	
Allowable Land Use Ratios at Buildout		Residential/Office		Residential/Other Non-Residential (Incl. Industrial)	
Minimum Allowable Ratios ³		<u>7.5</u> <u>6.6</u>		<u>14.4</u> <u>1.47</u>	

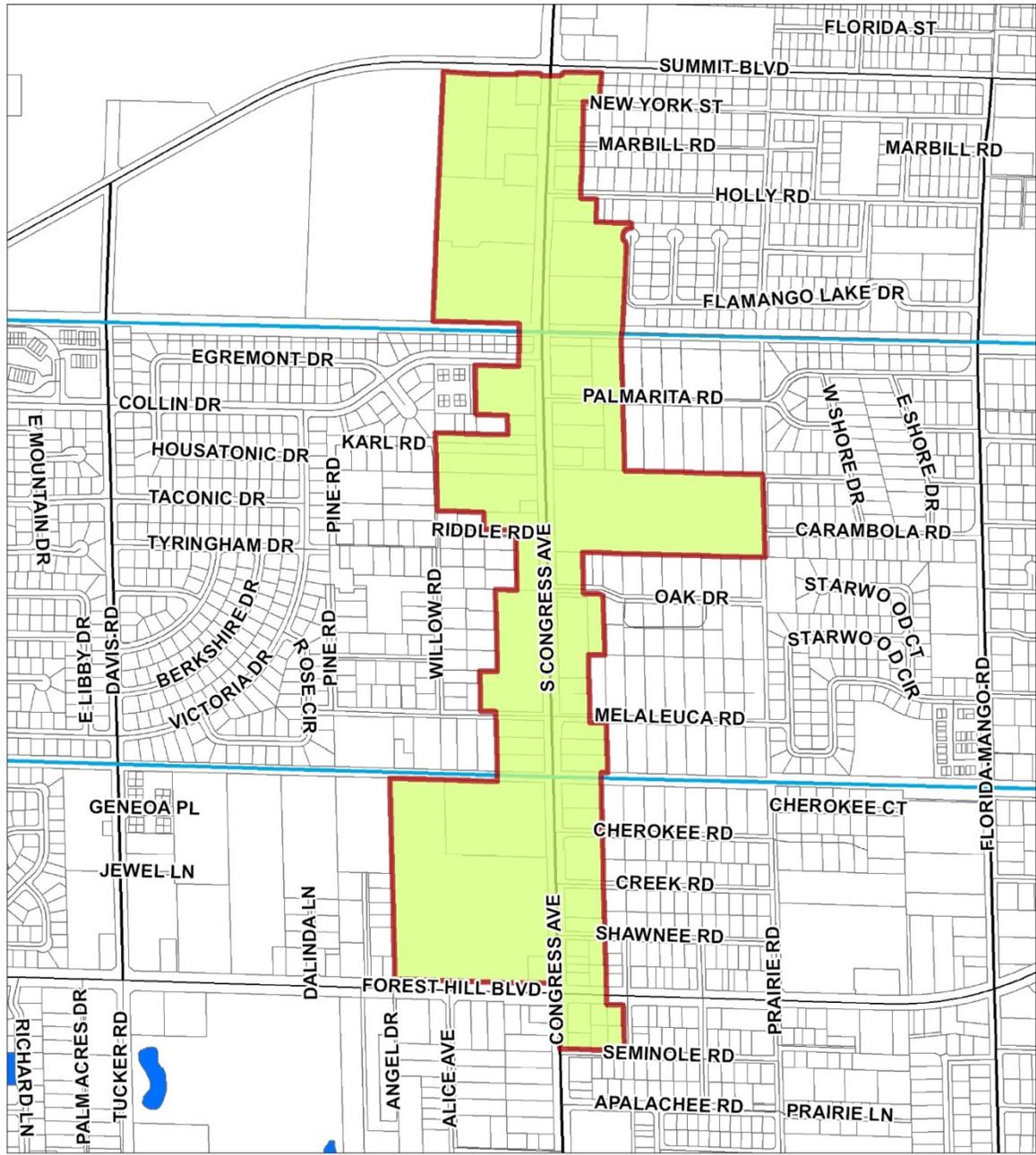
¹ Includes existing development

² The unit for Non-residential developments is in square feet (sft).

³ Residential units divided by 1000 sft of Office or Other Non-Residential uses (Incl. Industrial)

VILLAGE OF PALM SPRINGS

Congress Avenue URA & TCEA Boundary



0 400 800 1,600 Feet

1:10,000

DATE: 8/15/2008

1



FIG 1A

VILLAGE OF PALM SPRINGS

Military Trail URA & TCEA Boundary

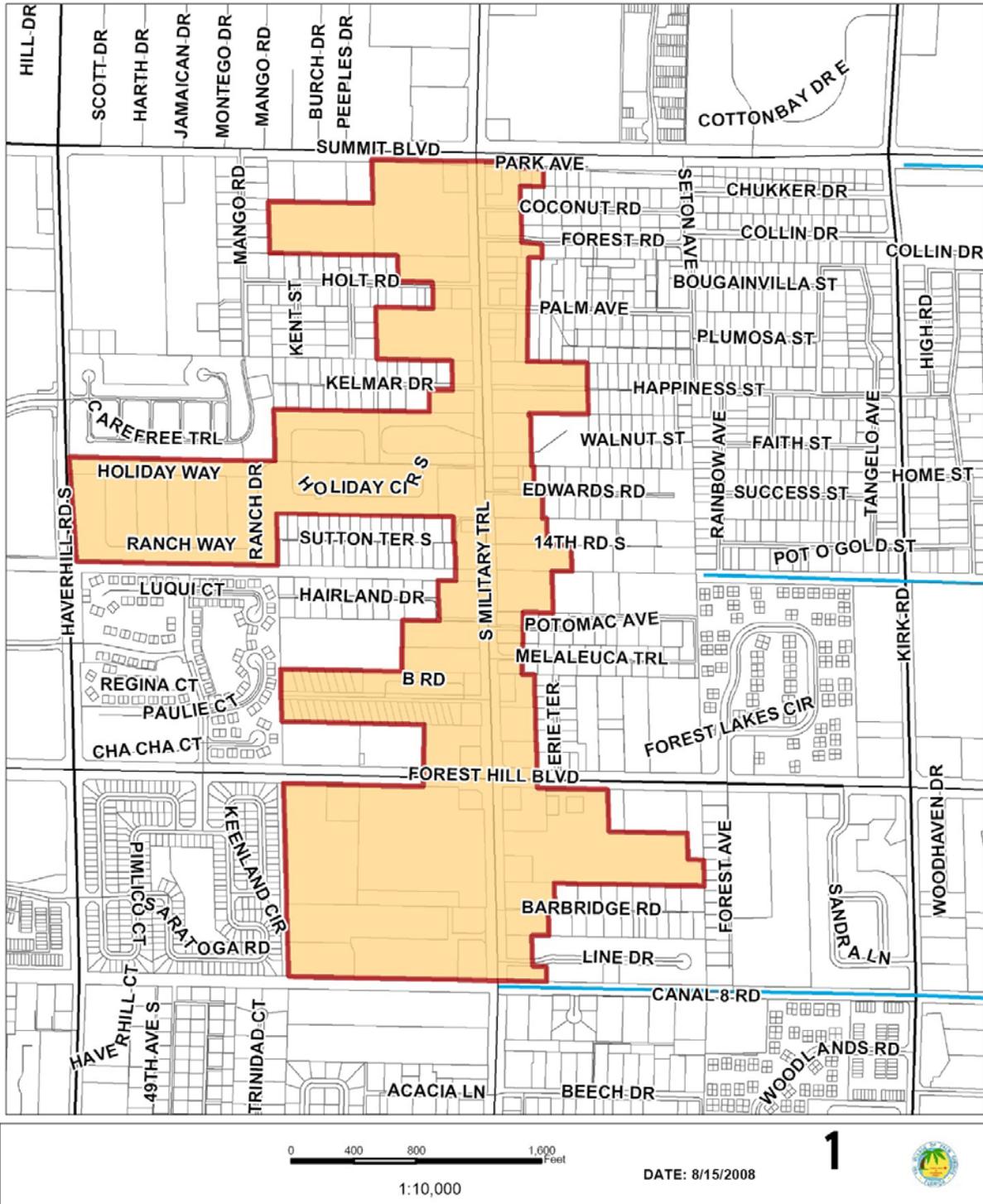


FIG 1B

VILLAGE OF PALM SPRINGS

Municipal Limits Within Congress Avenue URA

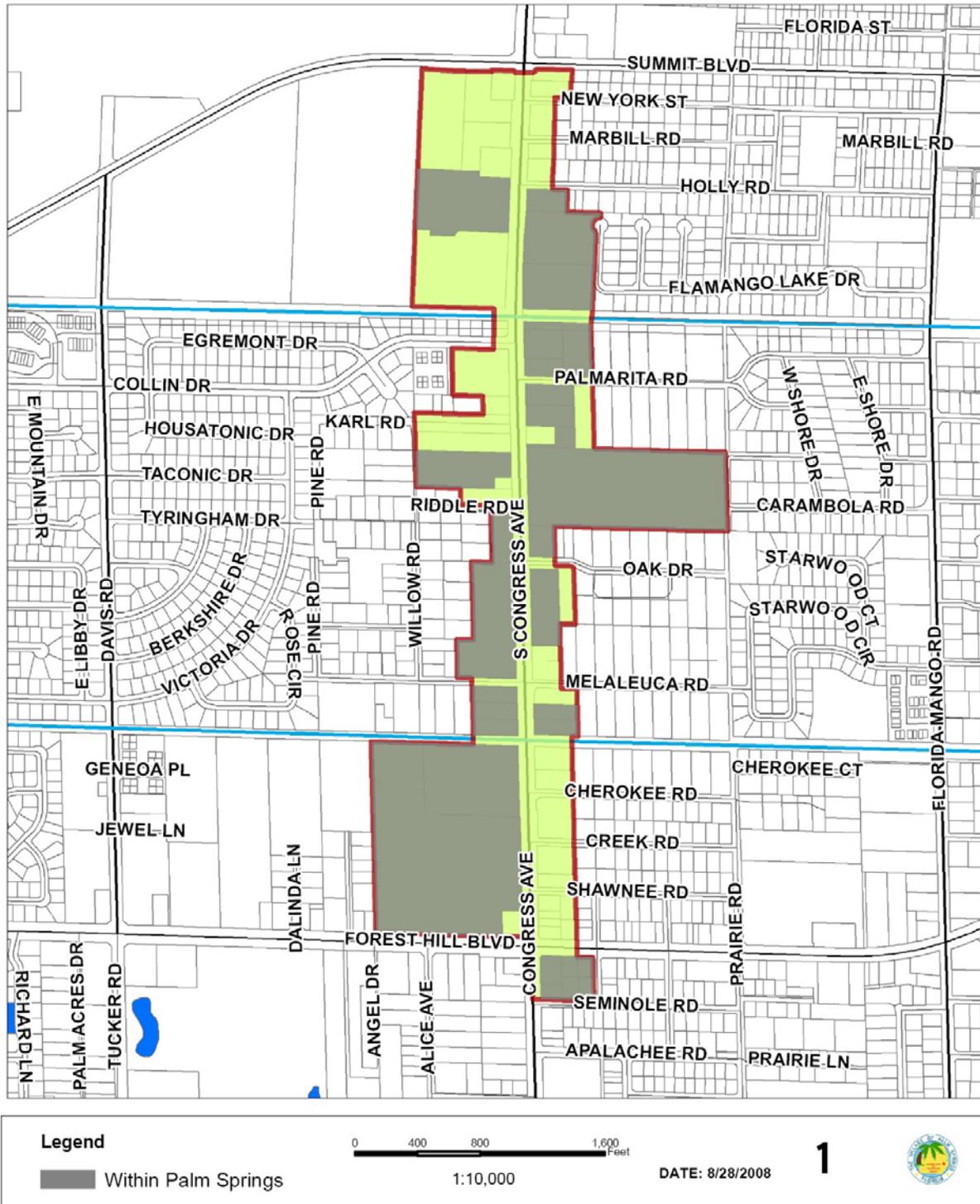


FIG 1C

VILLAGE OF PALM SPRINGS

Municipal Limits Within Military Trail URA

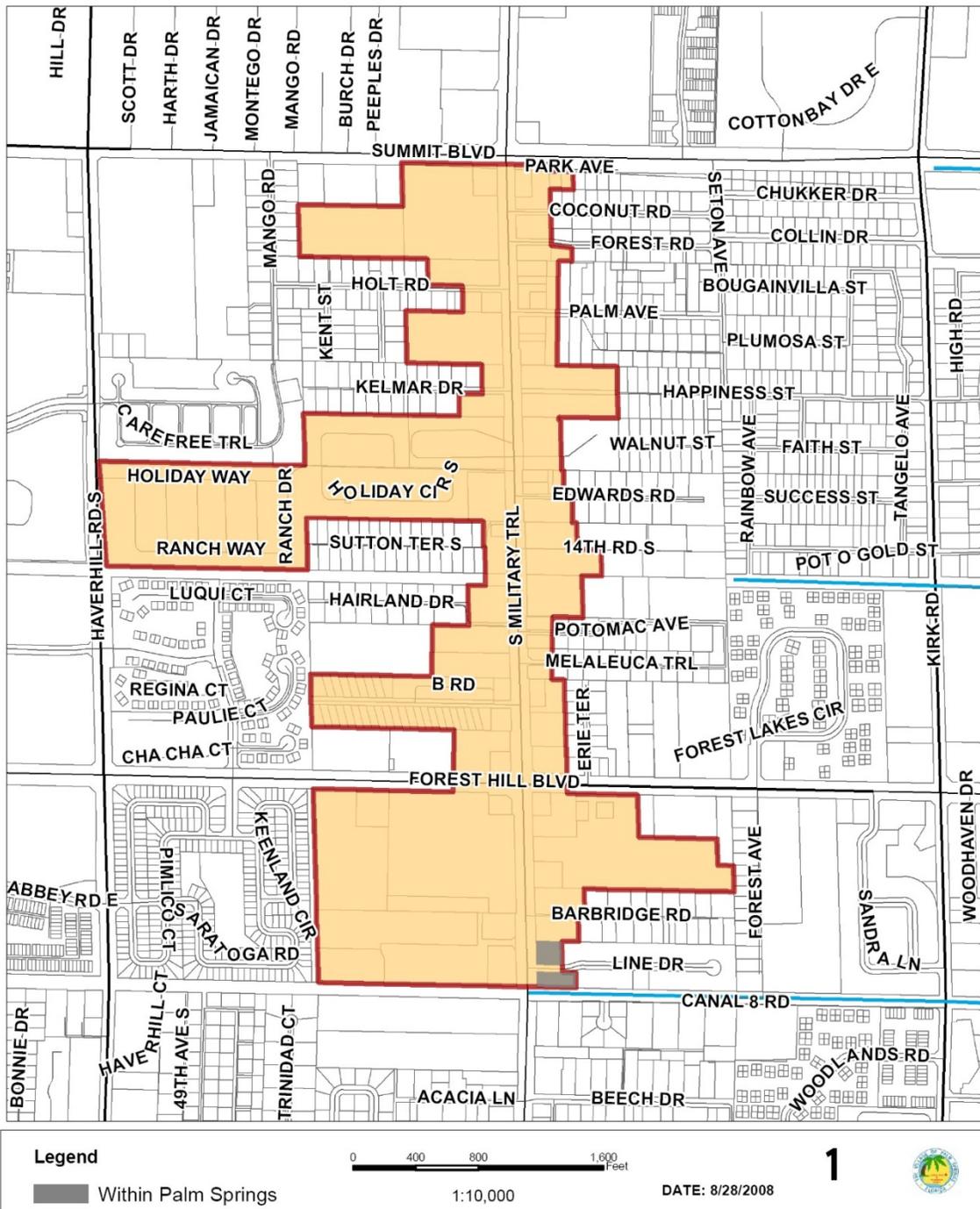


FIG 1D

Chapter III
Housing Element
Goal, Objectives, and Policies

- Goal:** “Safe, sanitary, affordable and otherwise adequate housing, satisfying the needs of the residents of the Village.”
- Objective A:** Maintain the current quality of existing neighborhoods and to assure that new construction attains the same high quality by enforcing Village Land Development Regulations.
- Policy A.1:** Continue with strict enforcement of the **Standard Building Code** and **Standard Housing Code**, and adopt updated additions of these Codes as they become available to assure new building materials and techniques are allowed within the Village in order to reduce construction costs.
- Policy A.2:** Maintain and update other land development ordinances, as necessary, to assure that quality of residential neighborhoods is maintained.
- Policy A.3:** Support and develop incentives for home improvements, especially in the older areas of the Village, by considering the need to define and establish an historic district at the time of each Comprehensive Development Plan update.
- Policy A.4:** By continuing to implement Village Land Development Regulations, require land developers to coordinate with the Village during the design and completion of residential developments to assure that housing characteristics of the Village are maintained.
- Policy 5.A:** At the time of each Comprehensive Development Plan update, consider the need for the designation of historically significant housing as a means of maintaining the condition and quality of the housing stock. The need for the establishment of standards for the identification and improvement of historically significant housing shall be considered at that time.
- Objective B:** To provide for the availability of quality housing to accommodate projected population growth during the 1996-2006 period.
- Policy B.1:** The Village continues to pursue avenues through its Land Development Regulations to facilitate lower housing costs by reducing the minimum unit size in multi-family units to accommodate studio or efficiency apartments.

Policy B.2: Provide the opportunity for a choice of housing types in residential environments by implementing the Future Land Use Plan.

Policy B.3: Encourage the provision of sound housing for the elderly and handicapped individuals within the Village.

Policy B.4: Continue to participate within the Community Development Block Grant Program and associated activities.

Objective C: Require residential development consistent with the capabilities of community facilities and services.

Policy C.1: Require that residential development is phased consistent with the availability of urban facilities and services (e.g., utilities, transportation, etc.) in order to minimize untimely and undue burden upon the Village tax base.

Policy C.2: Require construction sites use Best Management Practices to be used by all projects fronting a canal as a means of reducing the potential for surface water pollution.

Policy C.3: The Village will continue to monitor controls which keep traffic, generated by the commercial areas, from directly accessing residential streets.

Objective D: To maintain current standard housing conditions in the Village and prevent the occurrence of substandard conditions.

Policy D.1: The designated Housing Official will continue to enforce housing code regulations and requirements, and will continue to establish administrative procedures.

Policy D.2: Establish the following definitions of housing conditions:

Standard Condition - A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the most recently adopted **Standard House Code**.

Substandard Condition - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recently adopted **Standard Housing Code**, as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at less than fifty percent (50%) of the total value of the structure.

In Need of Replacement - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recently adopted **Standard Housing Code**, as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at greater than fifty percent (50%) of the total value of the structure.

Objective E: Identify residential structures in need of rehabilitation or demolition.

Policy E.1: Perform annual windshield inspections of the Village housing stock and use the definitions of *Standard*, *Substandard*, and *In Need of Replacement* as criteria to determine which residential structures should be rehabilitated or demolished.

Policy E.2: Assist any efforts on the part of the Village residents to upgrade neighborhood housing conditions by providing code enforcement assistance.

Policy E.3: At the time of each required Comprehensive Development Plan update, identify historically significant housing and consider the need to designate any housing structures as locally historically significant and in need of special consideration under the Standard Housing Code.

Objective F: To provide specialized housing opportunities for low and moderate income housing, and for the elderly, day-care, handicapped or displaced residents.

Policy F.1: Continue to require, through the land development approval process, that developers coordinate with the Village during the design and completion of residential developments to assure that the Village characteristics are maintained, and any special housing needs are accommodated.

Policy F.2: Continue to require a broad range of housing types in residential areas consistent with the **Future Land Use Element**.

Policy F.3: Prior to issuing any development order, the Village shall require that reasonably located, standard housing, at affordable cost, is available to persons displaced through public action prior to their displacement.

Policy F.4: As an alternative housing type, the Village shall allow manufactured homes as strictly defined by State law in the RM and RS - Zoning District only, as a means of reducing housing costs for low and moderate income families.

- Policy F.5:* Mobile homes within Mobile Home Parks shall be allowed in the RM Zoning District as a means to assist low and moderate income household in addressing affordable housing.
- Policy F.6:* The Village shall assist in the location of suitable sites for public or private projects to benefit residents in the very- low to moderate income range.
- Policy F.7:* The Village shall encourage opportunities for affordable housing through grants and special programs,
- Policy F.8:* The Village will assist persons in the very-low to moderate income ranges in locating affordable housing.
- Policy F.9:* Low and moderate income housing shall be located in close proximity to current employment centers. The principles guiding the location of affordable housing will be consistent with the traffic patterns of the Village and the overall **Future Land Use Element**.
- Objective G:* By 1999, the Village shall amend its land development regulations to provide design standards for mobile home developments. In order to promote a consistent pattern of residential land uses and protect property values within the Village, mobile homes will be allowed in specified residential categories in mobile home developments which may include parks and subdivisions.
- Policy G.1:* Mobile home developments will be designed in order to provide sufficient open space below structures and buffering from arterial roads which may adversely effect the health, safety, and welfare of residents.
- Objective H:* To provide for the location of group or foster care facilities licensed by the Florida Department of Health and Rehabilitative Services in a manner consistent with the character of existing residential neighborhoods and State enabling legislation. Additionally, Adult Congregate Living Facilities (ACLF's) shall be allowed in the RS Zoning District.
- Policy H.1:* The Village shall review, and include the allowance for different classes of group homes and foster care facilities in residential neighborhoods consistent with State enabling legislation.
- Policy H.2:* The Building Official shall monitor the development and distribution of group homes and foster care facilities to insure that adequate infrastructure is provided and that over- concentration (i.e., as defined by State Statute), in any residential area is avoided.
- Policy H.3:* Continue to rely on the private sector delivery process as the means for

providing one-hundred percent (100%) of the housing to accommodate Village residents until such time that it is demonstrated that alternative housing implementation programs are necessary.

Policy H.4: The Village, at the time of each Comprehensive Development Plan update, shall assess the capabilities of the private sector to provide for the housing means of Village residents. If it is determined by the Village that the private sector delivery process is not adequately functioning, in terms of meeting the housing needs of residents, alternative mechanisms, including government and non-profit sector participation, shall be considered, including the use of available Federal, State and local assistance programs.

Policy H.5: Continue to provide information and technical assistance to the private sector regarding the village land development approval process as a means of expediting the development of housing and minimizing costs associated with the procurement of development orders.

Objective J: Monitor and protect housing construction from adverse environmental degradation, and which is concurrent with the provision of necessary urban services.

Policy J.1: The Village shall continue to require housing construction that is compatible with the existing natural resources and service capabilities as defined in the **Transportation and Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Elements**, and which do not adversely impact environmental features.

Objective K: The Village shall establish green building requirements and standards for new development and redevelopment projects, and will work to provide incentives for green building practices and remove barriers that impede the use.

Policy K.1: By June, 2011, the Village shall coordinate with the Palm Beach County Task Force on Environmental Sustainability and Conservation to establish a community action plan to establish specific policies and standards to increase energy efficiency in new developments.

Policy K.2: The Village shall support the use of green building practices by:

- Providing all available information, marketing, training, and technical assistance about green building practices;
- Establishing guidelines for green building practices in residential and commercial development; and

- Providing financial incentives, including reduction in development fees, administrative fees, and expedited permit processing for projects that use green building practices.

Policy K.3:

By December, 2011, the Village shall revise its land Development Code to require that new development and redevelopment projects for both residential and commercial buildings incorporate green building methods and techniques to qualify for the equivalent of a current Leadership in Energy and Environmental Design (LEED) certified rating, GreenPoints, or other equivalent rating system, provided that these regulations do not impose excessive costs or other burdens upon developers, building owners, or occupants.

Chapter IV
Infrastructure Element
(Sanitary Sewer, Solid Waste, Drainage, Potable Water
and Natural Groundwater Aquifer Recharge)
Goal, Objectives and Policies

Goal: "An efficient and effective System of Village owned public utilities that are operated and maintained in accordance with accepted levels of service, which promote orderly urban growth; and providing for the general health, safety and welfare of the Village residents, as well as, the Village's designated service area."

Objective A: Ensure through the land development approval process that, at the time a building permit is issued, adequate public facility capacity is available or will be available at the time of occupancy.

Policy A.1: All Goals, Objectives and Policies applicable to potable water are located in the Potable Water Sub-Element within this Infrastructure Element.

Policy A.2: The Public Works Department shall maintain a current record of the level of service for sanitary sewer, solid waste and drainage. The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together any capacity demands committed through concurrency reservations for building permits approved prior to and subsequent to the adoption of the Comprehensive Plan but not receiving services and existing services being delivered. Subtract that total from the design capacity of the facility; the remainder is the capacity available to serve the new development project.

Policy A.3: Public facility Level of Service standards as displayed on Table 2 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

**TABLE 2
VILLAGE OF PALM SPRINGS PUBLIC FACILITY CONCURRENCY
MANAGEMENT SYSTEM**

PUBLIC FACILITY	LEVEL OF SERVICE STANDARD
Sanitary Sewer	<p>Average Daily Sewage Generation Rate</p> <p>Residential:</p> <p style="padding-left: 40px;">Single Family 350 gallons/day/dwelling unit</p> <p style="padding-left: 40px;">Multiple Family 250 gallons/day/dwelling unit</p> <p>Non-Residential: 0.20 gallons/acre/day</p>
Solid Waste	<p>Average Generation Rate</p> <p>Garbage: 4.92 lbs./capita/day</p> <p>Trash: 1.75 lbs/capita/day</p>
Drainage	<p>Design Storm: Three (3) year frequency, 24-hour (one day duration; rainfall intensity curve as established by the South Florida Water Management District).</p>
<i>Policy A.4:</i>	<p>All development and/or redevelopment activities shall be reviewed in a manner consistent with adopted Level of Service standards as part of the site plan review and land development process.</p>
<i>Policy A.5:</i>	<p>The Public Works Department shall, in cooperation with the public utility service providers update facility demand and capacity information, as development permits are issued.</p>
<i>Policy A.6:</i>	<p>Prohibit the installation of additional septic tank systems, and require all new developments be served by the central wastewater system. Require all new developments to be served by central water systems.</p>
<i>Policy A.7:</i>	<p>Prohibit the installation of individual wells in proximity to the one (1) foot drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.</p>

**Potable Water Sub-Element
Goal, Objectives and Policies**

Goal: “Protect the health, safety and welfare of the public while preserving a high-quality potable water supply for current and future use that complies with regulatory requirements.”

Objective B: *Potable Water Facilities and Level of Services:*
Continue to preserve the potable water supply as resource, both in quantity and quality by maximizing the use of existing facilities, correcting facility deficiencies and enhancing the ability to meet or exceed adopted Level of Service Standards during the ten year planning period applicable to the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025)..

Policy B.1: It will be necessary to coordinate land uses and future land use changes with the availability of water supplies and the water supply facilities.

Policy B.1.1: During the building permit stage, water supply concurrency must be met.

Policy B.1.2: The sharing and updating of information to meet ongoing water supply needs and establishing LOS standards shall occur through coordination between SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres and Atlantis.

Policy B.2: Based on historic data and projected growth patterns, the Village shall adopt and impose the following LOS standards for potable water as the basis for determining the availability of facility capacity and planning for demand to be generated by development.

Policy B.2.1: The LOS standards for residential users will be:

A. 82 GPCD (GALLONS PER CAPITA/DAILY) LOS shall be utilized for that area served by the VPSUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.

B. 115 GPCD LOS shall be utilized for that area served by the PBCWUD; however, it is understood that 110 GPCD is the average set by the SFWMD for the area.

Policy B.2.2: The LOS standards for additional water supply measures are:
A. A minimum pressure of 20 pounds per square inch shall be maintained.

B. 25% of the maximum daily flow + fire demand (120 min. x 1,000 gpm) shall be maintained in storage capacity.

Policy B.3: Require all new developments to be served by central water systems.

Policy B.4: With any addition to the Village of Palm Springs' service area, the Village shall redefine their service area boundaries by Ordinance, as per provisions of Chapter 180, Florida Statutes, as amended.

Policy B.4.1: Coordination among SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres, and Atlantis will occur should a change in service area occur or an annexation occurs in the Village.

Policy B.5: When the Village's potable water facility reaches 80% percent of the SFWMD CUP and/or FDEP permitted plant capacity, the Village shall consider revising the Capital Improvement Plans, initiate FDEP permit modifications or renewal procedures, or seek a modification to increase the allocation under the CUP.

Policy B.6: The Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025) adopted May 14, 2015 is incorporated herein by reference. The Village will continue to make appropriate changes to the Comprehensive Plan, LDC and other policies/regulations in order to implement the updated Water Supply Facilities Work Plan (2015-2025).

Policy B.7: The Village shall comply with the Water Supply Facilities Work Plan for the Village of Palm Springs(2015-2025) adopted May 14, 2015, which has been updated consistent with the SFWMD Lower East Coast Water Supply Plan.

Policy B.7.1: The Plan, at a minimum, shall identify new or proposed water supply facilities that are necessary to serve existing and new development through 2018.

Policy B.8: The Village's water system shall be maintained in a manner which meets or exceeds quality standards of regulatory agencies.

Policy B.8.1: The Village will coordinate with the SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres and Atlantis to evaluate water consumption rates to ensure consistency with LOS and permitted amounts.

Policy B.9: Prohibit the installation of individual wells in proximity to the one (1) foot

drawdown contour (Zone 3), as defined by Palm Beach County Wellfield Protection Program.

Policy B.10: Maintain a monitoring program of existing well fields to assure that the quality of potable water drawn from Village wells does not threaten the general health and welfare of the community.

Policy B.11: Locate new well fields, as the need becomes evident, in areas where the groundwater supply is not threatened by potential pollution sources.

Policy B.12: The Village shall increase the number of wells to provide adequate capacities, as permitted by the South Florida Water Management District (SFWMD), to service new development activities and usage.

Policy B.13: Expand water treatment facilities to meet or exceed maximum day withdrawal from the raw water supply in accordance with the current water use permit.

Policy B.14: Increase water storage capacity consistent with water system expansions.

Policy B.15: As expansion to the water system occurs, loop distribution lines to maintain water quality in the lines and provide for more even water pressure.

Policy B.16: Assure that fire flow requirements are met as the water system is expanded.

Objective C: ***Aquifer Sustainability:*** Provide adequate potable water services to the service area while carefully considering aquifer water production limitations.

Policy C.1: In coordination with SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres and Atlantis, the Village shall identify long-term water supply strategies that are consistent with applicable use permits and appropriate regional Water Supply Plans.

Policy C.2: The Village shall participate in the water supply planning process, which includes the SFWMD and pertinent government entities, with the intention of developing a regional water supply plan that ensures sufficient quantity and quality of potable water resources are available for future use without creating unacceptable implications on natural resources.

Policy C.3: Coordination with SFWMD, Palm Beach County Water Utilities Department, Lake Clark Shores, Green Acres and Atlantis will be undertaken to evaluate opportunities for additional water supply sources

and recovery technologies when the Village considers new or expanded facilities.

Objective D: *Existing Facilities and Urban Sprawl:* Maximize the use of existing facilities, discourage urban sprawl and coordinate future expansion plans consistent with projected needs to accommodate development at the densities permitted in the Future Land Use Element of the Comprehensive Plan.

Policy D.1 Where appropriate, the Village shall require developers to submit a report for all LOS-based potable water systems expansion projects prior to issuance of a development order which demonstrates that development projects are consistent with **Objective D**.

Policy D.2 The Village shall allow development (based on the FLUM) only in areas that have sufficient existing or planned capacity for potable water facilities and where connection is available.

Objective E: *Water Conservation:* Actively participate in potable water conservation practices and programs on an ongoing, as well as, on an emergency basis.

Policy E.1: Promote the use of non-potable water for uses other than for human consumption as part of the site plan and land development review process when the health of the citizenry is not threatened, such as for irrigation at recreational and governmental sites.

Policy E.2: Maintain a Landscape Ordinance which requires the use of water- efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all new automatic irrigation systems and requires the conservation of water in irrigation by promoting the use of native vegetation and/or the SFWMD's Florida Friendly Landscaping practices when considering all proposals for development and/or redevelopment.

Policy E.2.1: The City will continue to enforce the SFWMD's lawn and landscape irrigation rule, which limits irrigation to three days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised.

Policy E.3: Maintain regulatory codes, consistent with Section 553 of the Water Conservation Act, F.S., to promote the use of low volume fixtures and other water saving devices in both public facilities, as well as, in private use.

Policy E.4: The Village will promote and educate developers and the public regarding

the use of low impact development techniques such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the Federal Energy Star program.

Policy E.4.1: The Village shall issue no development orders or development permits without first consulting with the Village of Palm Springs Utilities Department and the Palm Beach County Water Utilities Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Village of a certificate of occupancy or its functional equivalent. The Village will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its equivalent.

Policy E.5: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy E.6: A contingency plan shall be maintained for restricted use of the potable water supply in times when current supply is insufficient or inadequate.

Policy E.7: In an effort to facilitate better water conservation management, the Village shall strive to reduce consumptive water use for the Village's water system by continuing graduated water use rates (Ordinance 2015-17), that establish a premium charge for potable water usage above the LOS standards developed in Policies B.2.1 and B.2.2.

Policy E.7.1: The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochures and signage to be made available at Village Hall.
- b. Pursuing funding through SFWMD Community education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. Inviting speakers for forums or workshops at Village Hall.

Policy E.7.2: The Village shall continue a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.

Policy E.7: In an effort to facilitate better water conservation management, the Village shall strive to reduce consumptive water use for the Village's water system by instituting graduated water use rates by 2010, that establishes a premium charge for potable water usage above the LOS standards developed in Policies B.2.1 and B.2.2.

Policy E.7.1: The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochures and signage to be made available at Village Hall.
- b. Pursuing funding through SFWMD Community education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. Inviting speakers for forums or workshops at Village Hall.

Policy E.7.2: The Village shall develop a leak detection and repair program for all Village facilities by 2010. It shall also encourage its citizens to adopt such a program for their own individual properties.

Objective F: *Alternative Water Supplies:* When appropriate, the Village shall explore opportunities to use alternative water supplies as sources for future water needs.

Policy F.1: The Village shall utilize alternative water supply sources, if feasible, when improving or expanding the water system.

Policy F.2: The Village shall encourage other suppliers of potable water to the village to utilize alternative water supply sources, if feasible, when improving or expanding the water system that serves the Village.

Objective G: Continually coordinate with the City of West Palm Beach, the designated service agent for the "East Central" sub- regional system, during the five (5) year planning period, to continue to provide sanitary sewer treatment facilities and services to meet existing and projected future wastewater demands for the sub-region with continued transmission of the Village's wastewater to the regional facility through Interlocal Agreements with both Palm Beach County and the City of Lake Worth.

- Policy G.1:* Require a high level of service for the residents of the Village by the utility service agent that is consistent with the Interlocal Agreements with Palm Beach County and the City of Lake Worth.
- Policy G.2:* Ensure constant monitoring of rate structures so that the lowest possible cost results to the Village ratepayer. The Village should perform a rate structure study, as appropriate.
- Policy G.3:* Maintain a high level of coordination between the Village and the utility service agent that is consistent with terms and conditions of the Interlocal Agreements.
- Policy G.4:* Continue participation in the "East Central" sub-region through sub-agreements for the Collection and transmission of wastewater with the City of Lake Worth and Palm Beach County.
- Policy G.5:* The Village staff shall study and explore the legal and management alternatives available to the village to facilitate its efficient service to the unincorporated portion of their service area.
- Objective H:*** Continue to provide a central wastewater collection system to the citizens of the Palm Springs' service area during the five (5) year planning period.
- Policy H.1:* Maintain and update the Village's wastewater master plan within the five (5) year planning period as a guide to economically program necessary improvements to the wastewater collection system.
- Policy H.2:* Update and expand, as necessary, Village development regulations to require the construction of wastewater facilities that are in conformance with standards set forth by the Village at the developer's cost.
- Policy H.3:* The Village shall continue as the service agent for the maintenance and operation of the wastewater collection system within the Palm Springs' service area.
- Objective I:*** The Village of Palm Springs shall continue to provide drainage services during the five (5) year planning period to meet existing and future demand in order to prevent or minimize flood hazards.
- Policy I.1:* Provide a proper mix of surface and subterranean drainage facilities which will effectively receive and direct stormwater runoff. This provision shall be maintained in the site plan review procedures of the Palm Springs' Land Development Code Ordinance.

- Policy I.2:* Improve existing stormwater drainage facilities where needed, especially in special flood hazard areas surrounding the lakes within the Village consistent with the Five (5) Year Schedule of Improvements.
- Policy I.3:* Ensure adequate stormwater drainage is provided in proposed developments by requiring developers to be responsible for providing the necessary drainage facilities. This provision shall be made in the site plan review procedures of the Palm Springs' Comprehensive Zoning Ordinance.
- Policy I.4:* Continue to update and maintain land development regulations which provide for adequate drainage facilities in conformance with the allowable stormwater discharge criteria established by the South Florida Water Management District, and which discharge criteria established by the South Florida Water Management District, and which address minimizing pollution into the lakes and canals in the Village.
- Policy G.4:* Continue participation in the "East Central" sub-region through sub-agreements for the Collection and transmission of wastewater with the City of Lake Worth and Palm Beach County.
- Policy G.5:* The Village staff shall study and explore the legal and management alternatives available to the village to facilitate its efficient service to the unincorporated portion of their service area.
- Objective H:*** Continue to provide a central wastewater collection system to the citizens of the Palm Springs' service area during the five (5) year planning period.
- Policy H.1:* Maintain and update the Village's wastewater master plan within the five (5) year planning period as a guide to economically program necessary improvements to the wastewater collection system.
- Policy H.2:* Update and expand, as necessary, Village development regulations to require the construction of wastewater facilities that are in conformance with standards set forth by the Village at the developer's cost.
- Policy H.3:* The Village shall continue as the service agent for the maintenance and operation of the wastewater collection system within the Palm Springs' service area.
- Objective I:*** The Village of Palm Springs shall continue to provide drainage services during the five (5) year planning period to meet existing and future demand in order to prevent or minimize flood hazards.
- Policy I.1:* Provide a proper mix of surface and subterranean drainage facilities which will effectively receive and direct stormwater runoff. This

provision shall be made in the site plan review procedures of the Palm Springs' Comprehensive Zoning Ordinance.

Policy I.2: Improve existing stormwater drainage facilities where needed, especially in special flood hazard areas surrounding the lakes within the Village consistent with the Five (5) Year Schedule of Improvements.

Policy I.3: Ensure adequate stormwater drainage is provided in proposed developments by requiring developers to be responsible for providing the necessary drainage facilities. This provision shall be made in the site plan review procedures of the Palm Springs' Comprehensive Zoning Ordinance.

Policy I.4: Continue to update and maintain land development regulations which provide for adequate drainage facilities in conformance with the allowable stormwater.

Policy I.5: Continually maintain close liaison and coordination with the Lake Worth Drainage District to assure that the Village has input into the District's Plan of Reclamation during the five (5) year planning period.

Policy I.6: Require appropriate land uses in flood prone areas, as per the requirements of the Village Flood Damage Protection Ordinance and Building Code.

Policy I.7: Provide for periodic review and updating of drainage plans and annual drainage programs of maintenance and improvement, as part of the annual budgetary process.

Policy I.8: Establish a routine maintenance program for all catch basins and conduits within the Village.

Objective J: Maintain stormwater drainage regulations within the Subdivision Regulations Ordinance that protect natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy J.1: As part of the site plan review process, the Village should require that post-development runoff rates, volumes and pollutant loads be the same as predevelopment conditions and preserve existing natural drainage features by utilizing South Florida Water Management District's techniques.

Policy J.2: Protect and preserve water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation when

considering proposals for land development and/or redevelopment.

Policy J.3: Protect water quality with development review and regulations which encourage eighty-five percent (85%) on-site retention of stormwater runoff and maintains open space and ground cover for maximum infiltration and percolation of stormwater by revising appropriate regulations within one (1) year from submittal of this Plan.

Policy J.4: Enforce existing subdivision regulations which protect natural vegetation in order to reduce erosion and minimize runoff pollution.

Policy J.5: Protect environmentally sensitive areas by controlling adjacent land uses by Interlocal Agreements or acquisition, if necessary,

Objective K: Continue to provide solid waste collection service during the five (5) year planning period to meet existing and future demands in a responsive and cost effective manner.

Policy K.1: The Village shall maintain a public information service in order to keep the citizenry aware of collection schedules and placement of refuse containers.

Policy K.2: In an effort to reduce costs of a high solid waste generation area as Palm Springs, the Village shall request the Solid Waste Authority of Palm Beach County to assist the Village in analyzing the efficiency of collection routes when they are questioned.

Policy K.3: Village management should be in regular communication with the private hauler serving the Village to coordinate the collection of solid wastes from apartments and commercial establishments that presently utilize private haulers in an effort to assure adequate and uninterrupted collection service.

Policy K.4: In order to assure continued service to areas that are served by private haulers, the Village shall maintain a liaison with private haulers to transfer complaints and to offer information to residents regarding collection and disposal of all solid waste.

Policy K.5: The Village shall maintain a regular service program of all vehicles and equipment used in the collection service in order to minimize breakdown, which may result in interruptions to service schedules.

Objective L: The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services during the five (5) Year Planning Period to the Village of Palm Springs to meet existing and projected future

demands.

Policy L.1: Maintain the liaison and communication between the Village Manager and the Solid Waste Authority, and its Executive Director in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy L.2: Expand the Village's resource recovery program of paper collection to the collection of other items such as aluminum, plastics and glass that is consistent with Countywide resource recovery program goals when the Countywide program becomes available.

Policy L.3: The Village Manager shall maintain a liaison and communication with the Solid Waste Authority and its Executive Director to ensure input to developing collection techniques and methods for separation of solid waste materials, and other collection/disposal of a Countywide or regional concern.

Policy L.4: The Village shall continue monitoring construction sites to assure that solid wastes generated from construction activities on-site is disposed of in a proper and timely manner.

Objective M: To maintain a five (5) year schedule of capital improvements needs to be updated annually, in conformance with the **Capital Improvements Element**. Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy M.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Several existing deficiencies have been identified with the "East Central" sub-regional system by the City of West Palm Beach, utility service agent; however, it is concluded that none of the deficiencies have resulted from any activities within the Village limits, nor are the deficiencies of a nature that can be addressed solely by the Village. As a result, Village action is limited to participation of the Village Manager and Utilities Director in the development of cooperative solutions under the direction of the City of West Palm Beach, City of Lake Worth and Palm

Beach County, with the Village concentrations on meeting the future wastewater collection requirements within the Village's service area.

Solid Waste - The Village shall continue its program of collecting oil, paint and other household toxic wastes and shall also, request the Palm Beach County Solid Waste Authority, for refuse separation within the Village.

Drainage - Implement and update, within the five (5) year planning period, improvements to the existing drainage system in the Village. Also, continue the program of annual inspections, as a means of monitoring the efficiency of the system. Furthermore, assess the results of the annual program every five (5) years to determine whether or not corrective action is needed.

Stormwater Permits – Meet the requirements of the Village’s portions of the Municipal Separate Storm Sewer System (MSA) permit.

Groundwater Recharge - Participate, through the occupational license procedure, with Palm Beach County to identify and regulate any uses from potentially polluting the Village's potable water well fields.

Policy M.2: The Village shall continue to evaluate and rank capital improvement projects proposed for inclusion in the five (5) year schedule of needs.

Policy M.3: Guidelines shall be developed to evaluate and rank proposed capital improvement projects with the following provided as suggested priority levels:

Level One - whether the project is needed to protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service, or promotes in-fill development.

Level Three - whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

Objective N: Discourage urban sprawl in order to achieve a compact urban form. Measures to accomplish this objective shall include concurrency management requirements and site development regulations such as access management, intensity, and density limitations consistent with this

Plan.

Policy N.1: All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including:

Water facilities
Sewer facilities
Drainage facilities
Roadways
Recreational facilities

Policy N.2: The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Village's five-year plan for capital improvements to discourage the proliferation of urban sprawl.

Policy N.3: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below adopted local Level of Service Standards, as contained in the Capital Improvements Element of this Comprehensive Plan. Public facilities and services necessary to serve the proposed development, redevelopment, or annexation must be available, at the adopted local levels of service, concurrent with the impacts of development.

Policy N.4: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Chapter V
Conservation Element
Goal, Objectives, and Policies

- Goal:** "A quality environment which protects, conserves and enhances the natural resources of the Village, and which is compatible with the development of Palm Springs."
- Objective A:** Protect and maintain a level of air quality which, as a minimum, complies with federal, state, and regional pollution control standards.
- Policy A.1:** Ensure that all existing and new development, as well as, facilities that emit gases or other substances which may degrade the environment, comply with applicable air quality standards. (As documented in PL 88-206).
- Policy A.2:** Adjust local codes and ordinances as necessary, to reflect current air quality standards as these become available.
- Policy A.3:** Support the efforts of local pollution control agencies to monitor air quality in the Village and coordinate and cooperate with these agencies in order to assure appropriate local input.
- Policy A.4:** Support the efforts of the Palm Beach County Metropolitan Planning Organization in the reduction of pollution resulting from vehicular movements.
- Policy A.5:** Continue to restrict and prohibit the open burning of trash, garbage, debris from land clearing and other identified matter within the Village.
- Objective B:** Protect and maintain Class III waters at a water quality suitable for limited water sports activities and for the management and propagation of fish and wildlife.
- Policy B.1:** Ensure that any development and subsequent use in or effecting Lake Bonita, Lake Palmarito, Lake Sago and other lakes and water features within the Village does not degrade water quality below approved standards (as documented in Chapter 17-3, Florida Administrative Code), by designating the lakes and canals as conservation uses and by requiring developers and landowners to provide such evidence as part of the site plan review and land development process.
- Policy B.2:** Strive to minimize direct or indirect stormwater runoff that may degrade the quality of water through coordination with Lake Worth Drainage District and South Florida Water Management District, through strict review of drainage plans as part of the site plan and land development process.
- Policy B.3:** Coordinate with the Palm Beach County Health Department/Palm Beach County Environmental Resource Department in monitoring Class III waters in order to constantly assess water quality and prevent degradation.

- Policy B.4:* Limit water-related recreational activities within the Village lakes, in order to assure that water quality is not adversely affected, through enforcement of local codes and ordinances that already exist.
- Objective C:* To protect and conserve potable water supplies, consistent with the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025), adopted May 14, 2015, which is incorporated herein by reference.
- Policy C.1:* Maintain water conservation techniques and programs in cooperation with the South Florida Water Management District and other appropriate agencies such as use of low volume plumbing fixtures, wastewater re-use, dual conveyance, gray water, and others, through local regulation in order to promote a low per capita consumption of potable water.
- Policy C.1.1:* The Village shall inform residents and businesses of, and shall encourage their participation in, the local and regional water conservation programs. These information and educational programs shall include the following types of efforts:
- a. brochures and signage to be made available at Village Hall;
 - b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
 - c. Inviting speakers for forums or workshops at Village Hall.
- Policy C.1.2:* The Village shall maintain a leak detection and repair program for all Village facilities. It shall also encourage its citizens to adopt such a program for their own individual properties.
- Policy C.1.3:* The Village will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy C.1.4:* The Village shall coordinate local water conservation education efforts with the SFWMD and the Palm Beach County School Board.
- Policy C.2:* Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies by supporting and participating in the District's Water Shortage Plan.
- Policy C.3:* Coordinate with the Palm Beach County Environmental Resource Department with their Wellfield Protection Program. This program includes the review, identification and location of cones of influence around the wellfields in Palm Springs, and then protect and restrict land use activities in identified areas known to adversely affect the quality and quantity of potable

water sources. The site plan review procedures in the Palm Springs' Land Development Code shall require the location of cones of influence to be depicted on site plans.

Policy C.3.1: At a minimum, wellfield protection will be consistent with FDEP wellhead protection Rule 62-521, FAC; however, intergovernmental coordination with FDEP, SFWMD and other pertinent agencies will be pursued.

Policy C.4: Promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the SFWMD water use restrictions and ensure that low water use plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accordance with Florida Water Conservation Act, Section 553.14, Florida Statutes, as may be amended.

Policy C.5: The Village shall develop a public education program which will discourage waste and conserve water.

Policy C.6: In coordination with SFWMD, the Village shall maintain appropriate landscape water conservation measures; establish requirements in the LDC and further encourage or require, where appropriate, but not to the exclusion of non-native plantings, the use of native and drought tolerant plants and the use of low volume irrigation.

Policy C.7: The Village's potable water distribution system shall be monitored and unaccounted water loss within the system should be reduced and maintained to less than ten percent (10%) of the water entering the system.

Policy C.8: The Village will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource permitting and consumptive use permitting rules.

Policy C.9: The Village shall coordinate local water conservation education efforts with the South Florida Water Management District and other appropriate entities.

Policy C.10: The Village shall inform residents and businesses of, and shall encourage their participation in, the Village's, the County's and South Florida Water Management District's water conservation programs. These information and educational programs shall include the following types of efforts:

- a. Brochure and signage to be made available at the Village Hall;
- b. pursuing funding through the South Florida Water Management District's Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and

c. Inviting speaker for forums or workshops at the Village Hall.

Policy C.11: The Village shall enforce alternate means and incentives to conserve water such as low flow plumbing fixture programs, irrigation meters, reuse of stormwater, surface water pumps and the identification of other alternative water supplies.

Objective D: Protect and maintain soils and native vegetative communities in Palm Springs.

Policy D.1: Continue to review development plans, as part of the site plan review process, for compatibility with and protection of the natural environmental characteristics and habitats existing within the Village. The protection of resources and habitats shall be provided for in the landscape regulation of the Palm Springs' Land Development Code.

Policy D.2: Continue to require the preservation and priority use of native vegetation within the Village by maintaining such provisions into the landscape requirements of the Palm Springs' Comprehensive Zoning Ordinance. Also, require the removal of undesirable exotic species by these regulations.

Policy D.3: Any construction, expansion or modification to the lakes and canals within the Village shall consider water and habitat enhancement features that are conducive to shoreline vegetation and to the stabilization of shores and grounds adjacent to such surface water bodies to help alleviate potential erosion and degradation of shorelines. This shall be clearly demonstrated by the developer or landowner, as part of the site plan review and land development process; and it shall be subject to approval by the Village Engineer.

Policy D.4: The Village shall work cooperatively with property owners to develop erosion control plans where areas experience erosion of shorelines or banks.

Objective E: Conserve and protect fish and wildlife habitats.

Policy E.1: Enforce the provisions and regulations contained within Chapter 91: Animals in the Palm Springs' Code of Ordinances and maintain the designation of the entire Village as a Bird and Wildlife Sanctuary.

Policy E.2: Protect and manage the lakes and canals in Palm Springs in a manner suitable for fish and wildlife propagation, by requesting the appropriate environmental agency in Palm Beach County to monitor the water quality in these water bodies.

Policy E.3: Utilize the services of the State Game and Fresh Water Fish Commission, if stocking of the lakes with fish is deemed desirable.

Objective F: Ensure that land development and land use activities be compatible with environmental characteristics of the village and give consideration to conservation of potable water supplies.

- Policy F.1:* Cooperate with developers especially in the preliminary stages of development, and monitor development activity to ensure that environmental features are not degraded or depleted, by establishing a preliminary application provision in the site plan review process, and make such provisions in the Palm Springs' Land Development Code.
- Policy F.2:* The Village shall coordinate closely with the Palm Beach County Environmental Control officer to assure that state and/or countywide environmental protection regulations are enforced, by requesting his review on projects that require such review as determined by the Village.
- Policy F.3:* Maintain, update and enforce subdivision regulations so that development is planned in accordance with natural characteristics of the land such as slope, elevation, drainage patterns and natural vegetation.
- Policy F.4:* Preserve or restore, where possible, the natural vegetation as permanent open space buffer zones. Require this as part of the landscape provisions and incorporate them into the Palm Springs' Comprehensive Zoning Ordinance.
- Policy F.5:* Conserve the lakes and canals within the Village as Class III waters and designate these surface water bodies as conservation uses on the Future Land Use Map.
- Objective G:*** The Village shall continue to regulate the management of hazardous wastes and materials.
- Policy G.1:* The Village shall continue to implement the Palm Beach County programs that regulates the storage and disposal of hazardous wastes and materials.
- Objective H:*** The Village of Palm Springs shall consider implementing outreach and incentive programs to promote and improve energy efficiency in the community.
- Policy H.1:* The Village shall enforce standards within its 10-Year Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025), adopted May 14, 2015) to increase the use of recycled water.
- Policy H.2:* The Village shall organize events, workshops, and outreach programs to promote water conservation, waste reduction, and energy efficiency.

Chapter VI
Recreation and Open Space Element
Goal, Objectives and Policies

Goal: "A system of recreation and open space areas and facilities that encourages Village residents to interact with each other and which offers a variety of recreation programs and activities not only to its own residents, but to the surrounding areas, as well."

Objective A: Ensure that parks and recreation facilities are adequately and efficiently provided for at the time of development approval and as part of the development review process, which meet population growth and demand.

Policy A.1: Preserve existing recreational sites and reserve appropriate future land areas as may come available which meet future recreational needs of the Village.

Policy A.2: Expand the existing Municipal Recreation Complex as land and/or sites become available.

Policy A.3: Maintain Sago Park for passive recreational activities, or consider a trade or land use swap, to attain higher use recreational lands.

Policy A.4: Utilize Lake Bonita, Lake Palmarito and Sago Lake for water-oriented activities as local ordinances dictate, provided that water quality allows.

Policy A.5: Utilize a portion of the area across from Village Hall and north of the Library for potential expansion to the Recreation or Public Safety Department, while preserving the remainder of that area for recreation and open space purposes.

Policy A.6 Adopt the following definitions and standards for "neighborhood" and "community parks"

Neighborhood Parks - Small park areas usually in the range of five (5) acres in size which serve neighborhood type recreational needs. These parks generally provide playgrounds, small courts, and open space for use by all age groups. Small passive parks with walkways, benches and landscaping are also represented in this class serving an area of under 0.5 mile radius, a population up to 12,000 and providing for five (5) acres per 10,000 population.

Community Parks - These are primarily active recreational areas usually over fifteen (15) acres in size that serve multi-neighborhood recreational needs. These parks are user-oriented with facilities such as playgrounds, lighted multipurpose courts and billfolds, recreation centers, and if size permits, picnic and passive areas. Community Parks should have a service area of 0.5 - 3.0 miles, serve a up to 25,000 people and provide for fifteen (15) acres per 10,000 population.

Policy A.7: Adopt the following standards for “active” and “passive” recreational activities:

Active - (User-Oriented):

Recreational Activity	Standard (Unit/Pop.)
Tennis	1 court/4,500
Basketball	1 court/4,500
L. L. Basketball	1 field/18,000
S. Basketball	1 field/18,000
Adult	Softball field/18,000
Football/soccer	1 field/9,000
Exercise Trail	10 Station/15,000
Playground	1 area/4,500

Passive (Resource Oriented):

Recreation Activity	Standard (Unit/Pop.)
Picnicking	1 acre/9,000
Fishing	1 site/7,500
Bicycling	1 mile/7,500

Policy A.8: The population characteristics of the Village should be assessed annually as part of the budgetary process in the development and prioritization of recreation programs and activities.

Policy A.9: By June 2010, the Village shall inventory the accessible lake areas within the Village which can be used for water-oriented recreational activities and designate such areas as Recreation/Open Space on the Future Land Use Map.

Objective B: To define and protect open space areas within the Village, which are consistent with the Future Land Use Map.

Policy B.1: Adopt the following definition of Open Space areas, “Undeveloped areas suitable for passive recreation or conservation uses;” and incorporate said definition and standards into the Village of Palm Springs’ Comprehensive Zoning Ordinance.

Policy B.2: Lake Bonita, Lake Palmarito, Sago Lake, Lake Waterview, the lake of Springdale Townhouses development, and the Lake Worth Drainage District canals shall be designated as conservation uses to protect the environmental quality of these surface water bodies and to assure proper stormwater drainage within the Village.

Objective C: Continue to provide for public access to recreation and open space areas and facilities within Palm Springs.

Policy C.1: Maintain all road, sidewalk and parking areas within the Village and appropriate signage, where necessary, to direct the public to recreation and open space areas in Palm Springs.

- Objective D:** Ensure the adequate provision of parks, recreation and open space areas in Palm Springs through a strong public/private coordination interaction and relationship.
- Policy D.1:* Encourage, by the private sector, recreational opportunities be provided and continued by the apartments, condominiums and townhouse developments in the Village to supplement the public park and recreation area provided in Palm Springs by requiring new developments to provide land for recreational purposes, or a fee in lieu of land for these purposes.
- Policy D.2:* Continue to use the Village Recreation Board as a continual source of public input to recreation planning and encourage the use of private ad hoc committees, when necessary, to study specific recreation issues.
- Policy D.3:* Consider lease arrangements of private land to the Village for the development of recreational facilities as an alternative means of securing adequate recreational space for Village residents.
- Policy D.4:* Coordinate with Lake Worth Drainage District, the Palm Beach County School Board, local churches and other public agencies, as necessary, in the joint use of land areas for recreation, open space and conversation use purposes.
- Objective E:** Develop a wide range of recreational programs for all segments of the Village population as part of the annual budgetary process and on-going functions of the Recreation Board.
- Policy E.1:* Develop recreation programs and activities that cater to Village residents, needs, while encouraging general public participation sponsored programs as part of the on-going function of the Village Recreation Department and Board by developing alternative methods to monitor and assess community recreational needs.
- Policy E.2:* The cultural and civic needs of the community shall be assessed by the Recreation Department through appropriate means and alternatives developed by the Department that shall provide for adequate programs and facilities to accommodate these needs.
- Policy E.3:* Recreational opportunities for the handicapped shall be considered in future programs and other activities for therapeutic purposes should be addressed.

Chapter VII Intergovernmental Coordination Element Goal, Objectives, and Policies

- Goal 1:*** "A network of intergovernmental coordination mechanisms that effectively and efficiently addresses issues and needs necessary to implement the Goals, Objectives, and Policies of this Comprehensive Development Plan and maintains the current character of the Village of Palm Springs."
- Objective A:*** Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current municipal service providers.
- Policy A.1:*** Coordinate, as appropriate, with Lake Clarke Shores, Greenacres City, Atlantis, Palm Beach County, the Palm Beach County School Board, municipal service providers, the Metropolitan Planning Organization, Treasure Coast Regional Planning Council, South Florida Water Management District, and appropriate special districts regarding pending land use amendments or land development decisions within the Village and formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders.
- Policy A.2:*** The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational.
- Policy A.3:*** All relevant information necessary for review and comment by affected governments regarding development within the Village shall be supplied by the Village upon request by other jurisdictions.
- Policy A.4:*** Notify appropriate jurisdictions of pending planning or development activities on lands adjacent to Palm Springs' limits which are being considered for annexation into the Village. Comments from adjacent jurisdictions shall be considered prior to making a land use planning or development decision in these areas.
- Policy A.5:*** Prepare and adopt official annexation policies by 1998.
- Policy A.6:*** Revise the Village of Palm Springs' Comprehensive Zoning Ordinance to provide greater opportunities in Palm Springs for group homes and congregate care facilities, per regulations of the Florida Department of Health and Rehabilitative Services.
- Policy A.7:*** Support programs which attempt to alleviate Countywide housing problems, including the Community Development Block Grant Program and associated activities by Resolution or other official action.

- Policy A.8:* Formally consider regional goals and objectives during the land development decision-making process, and the Village shall utilize the Treasure Coast Regional Planning Council informal mediation process to resolve conflicts with other local governments.
- Objective B:*** Coordinate and cooperate with agencies and governments charged with planning responsibilities for infrastructure and services to all levels of government through a combination of formal and informal agreements.
- Policy B.1:* Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions by requiring cost effectiveness and efficiency of service in the provision of services and facilities.
- Policy B.2:* Evaluate and strengthen existing mutual aid agreements, as necessary, in mutual aid for fire protection and civil defense/disaster preparedness.
- Policy B.3:* Maintain the joint interpretation of overlapping jurisdictional authority and coordinate with the Palm Beach County Sheriff's Office in the provision of various support services provided through this authority.
- Policy B.4:* Reserved.
- Policy B.5:* Utilize Palm Beach County for various traffic engineering services, as provided for in the Interlocal Agreement between the Village and County, for as long as these services are efficient and effective to the Village of Palm Springs.
- Policy B.6:* Work cooperatively with the Palm Beach County School Board through direct communication between the Village Manager and School Board personnel, and periodically evaluate the community school program and the Village's participation in this program.
- Policy B.7:* Formally consider Goals, Objectives and Policies of the Treasure Coast Regional Planning Council during the land development decision-making process.
- Policy B.8:* Implement the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025), adopted May 14, 2015, that has been coordinated with South Florida Water Management District's approved 2013 A Lower East Coast Water Supply Plan.
- Policy B.9:* The Village shall coordinate with Palm Beach County, the Town of Lake Clarke Shores, Greenacres City, Atlantis, and South Florida Water Management District (SFWMD) to ensure that the Village's estimates and projections for potable water demand are incorporated into the County's estimates of demand. In addition, the Village will:
- a. Continue to maintain relationships with the SFWMD, Palm

Beach County, the Town of Lake Clark Shores, Greenacres City, and Atlantis to maintain or reduce potable water consumption thorough education, conservation, and participation in ongoing programs of the region, county and local jurisdictions including coordinating local conservation education efforts with the SFWMD and the Palm Beach County programs.

- b. Continue to coordinate, as appropriate, with the Town of Lake Clarke Shores, Greenacres City, Atlantis, Palm Beach County, and SFWMD regarding water supply issues. The coordination efforts will include, but not be limited to, sharing of information regarding water supply needs, implementing alternative water supply projects (including reuse and other conservation measures), establishing level of service standards, and serving newly annexation areas.

Policy B.10: The Village will update its water supply work plan every five years in coordination with Palm Beach County and the SFWMD.

Policy B.11: The Village will participate in the development of updates to SFWMD's water supply assessment and district Water Supply Plan and in other water supply development related initiatives facilitated by the SFWMD that affects the Village.

Objective C: Establish Level of Service standards consistent with those of adjacent local governments and current service providers, and in particular Palm Beach County, while recognizing potential differences in local circumstances.

Policy C.1: The Village shall request Palm Beach County to keep the Village informed regarding future expansion plans to Tenth Avenue North and Kirk Road either by Resolution, communication from the Village to Palm Beach County, or other action deemed appropriate by the Village.

Objective D: Coordinate with Palm Beach County regarding the prevention of the formation of enclaves, pockets or other undesirable land configurations adjacent to, or in proximity to, the Palm Springs' corporate limits, prior to annexation of any parcels into the Village.

Policy D.1: Actively participate in the comprehensive planning processes of Lake Clarke Shores, Greenacres City, Atlantis, and Palm Beach County to identify areas in need of annexation by reviewing and commenting on these jurisdictions comprehensive plans and annexation policies, as they occur.

Objective E: The Village shall with the assistance of IPARC notify adjacent municipalities of pertinent land use amendments, rezonings, and annexations that are proposed in the Village.

Policy E.1: The Village shall coordinate with IPARC in notifying all municipalities that are within 1000 feet of a proposed land use amendment or annexation. Notification should be given regardless of distance if the proposed change could significantly affect the adjacent municipality.

- Policy E.2:* The Village shall consider the comments of adjacent municipalities concerning a proposed land use amendment and/or annexation.
- Policy E.3:* The Village shall participate in cooperative mapping of proposed future annexation areas with adjacent jurisdictions.
- Policy E.4:* The Village shall develop an annexation program so that the contiguity and compactness standards of F.S. Sec. 171.043(1) are met, and so that service delivery problems of any adjacent local government will not be exacerbated by the pattern of annexation. The Village shall specifically avoid the creation of enclaves.
- Policy E.5:* The Village of Palm Springs will continue its present annexation policy of allowing controlled growth in a manner not in conflict with adjacent uses with the proper infrastructure in place.
- Policy E.6:* The Village shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local land development regulations and the Villages five-year plan for capital improvements to discourage the proliferation of urban sprawl.
- Policy E.7:* All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.
- Objective F:*** The Village shall address all identified existing land use conflict and inter-jurisdictional incompatibilities by notifying the involved adjacent municipalities or Palm Beach County of the conflicts as well as the significance or magnitude of the conflicts.
- Policy F.1:* Where the inter-jurisdictional conflict has caused a public nuisance, the property owners directly involved in, and adjacent to, the conflict will be notified that the conflict is being addressed by other entities.
- Policy F.2:* The Village shall mitigate land use conflicts. The mitigation procedures may consist of a jointly adopted future land use plan for the bordering land uses, or at a minimum, and if appropriate, the buffering of the incompatible uses. The Village shall oppose requests for changes in land use that are inconsistent with the adopted Village of Palm Springs or Palm Beach County Comprehensive Plans.
- Policy F.3:* The Village shall participate in the efforts of Palm Beach County to monitor and coordinate annexation plans of the County's municipalities.
- Objective G:*** The Village shall continue to participate in IPARC as a means of directly notifying adjacent municipalities of proposed land use changes.
- Policy G.1* The Village shall encourage facilitation and mediation with the Treasure Coast Regional Planning Council in cases within jurisdictional land use disputes.

Goal 2: Coordinate the location of new and expanded sites for Public Educational Facilities in order to ensure compatibility and consistency with the Village's Comprehensive Plan, in accordance with 23.5193, F.S. and to maintain and enhance joint planning processes and procedures for coordination and development of public school facilities concurrent with residential development and other services.

Definition: Public Educational Facilities are defined herein as elementary schools, special education facilities, alternative education facilities, middle schools, high schools and area vocational technical schools for the School District of Palm Beach County, hereinafter the District.

Objective A: The Village shall continue to coordinate with the School District of Palm Beach County on the location of new schools within land uses designated as Educational. In addition, the Village shall identify sufficient available land in the adopted future land use element to accommodate Public Educational Facilities as necessary to serve the current and projected student population.

Policy A.1: The Village shall allow, by right, all schools in the Educational land use category. At a minimum, the threshold acreage for new schools shall be as follows:

- a. Elementary Schools - A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
- b. Middle or Junior High Schools - A minimum of five (5) acres for the first three hundred (300) students plus one (1) acre for each additional one hundred (100) students.
- c. Senior High Schools - A minimum of seven (7) acres for the first three hundred (300) students plus one (1) acre for each additional students up to one thousand (1,000) students; thereafter, one (1) acre for each one hundred (100) students.

Policy A.2: The location and construction of new public educational facilities or the expansion of an existing site shall be allowed upon a determination by the local government that the proposed school development is consistent with the future land use categories as listed above.

Policy A.3: **Coordination-** In accordance with the adopted Capital Improvement Plans(s) of the School District and the Capital Improvement, Intergovernmental Coordination and other related elements of the adopted Comprehensive Plan, public services and facilities required to support all public educational facilities shall be facilitated and coordinated in time and place with plans for residential development (235.193 F.S.)

Policy A.4: The Village shall advise the School District of all Plan amendments through the Interlocal Plan Amendment Review Coordination process. In addition to the Government zoning districts, schools shall be allowed in the RM and RH zoning district.

Policy A.5: The Village shall request that the School District submit for review information on renovations, additions, and proposed expansion on property owned by the School Board to assure the availability of public facilities and infrastructure as the proposal relates to future planned improvements.

Policy A.6: **Site Development Standards** - In addition to overall consistency with future land use categories, the proposed location of a new, or expansion of an existing Public Educational Facility, shall be evaluated based on the following statutory requirements and planning criteria:

1. There shall be no significant environmental conditions on a proposed site that can not be mitigated or otherwise preclude development of the site for Public Educational Facility.
2. The proposed location shall meet the requirements of the Coastal Management Element of the Comprehensive Plan.
3. There shall be adequate setbacks, buffering and design controls to eliminate or decrease any negative externalities such as noise from affecting neighboring developments in accordance with State Requirements for Educational Facilities (SREF) standards at a minimum.
4. New school facilities shall be designed at a minimum in accordance with the applicable requirements of SREF and the District's adopted facility list.

Policy A.7: **Access Standards** - In addition to the aforementioned, the following additional conditions shall apply to the proposed sites of the specific schools types to ensure they are consistent with the local government's comprehensive plan.

1. For elementary schools, special education facilities, and alternative educational facilities, proposed school sites, shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads or lesser classification.
2. For middle schools, the proposed site shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads or lesser classification. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the adjacent properties.
3. For high schools, the proposed location shall have direct access to at least a major collector road, or as

otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification. Stadiums, outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

Policy A.8:

Infill Development Standards - It is the policy of the Village to encourage a comprehensive range of design and site planning solutions that will cost effectively meet the capacity needs of the School District and the compatibility requirements of the community.

Chapter VIII
Capital Improvements Element
Goal, Objectives, and Policies

Goal "The efficient provision of needed public facilities in a timely manner which protects investments in and maximizes the use of existing facilities, and promotes orderly compact municipal growth, while protecting the health, safety and welfare of Village residents."

Objective A: Provide capital improvements that correct existing deficiencies, accommodate projected future growth and/or replace worn out or obsolete facilities as defined in the elements of the Comprehensive Development Plan, according to the schedule defined herein.

Policy A.1: The Village shall include all land and improvements projects identified in the elements of this Comprehensive Development Plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the **Five (5) Year Schedule of Improvements**.

Policy A.2: The five (5) year schedule of needs, is hereby incorporated as the **Five (5) Year Schedule of Improvements (TABLE 1)**.

Policy A.3: The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the **Five (5) Year Schedule of Improvements**, which are designed to correct existing public facility deficiencies.

Policy A.4: A Capital Improvements Coordinating Committee, composed of the Village Manager, Finance Director and operating department heads, shall continue to evaluate and rank in order of priority projects proposed for inclusion in the **Five (5) Year Schedule of Improvements**.

Policy A.5: Proposed capital improvement projects 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 Village's legal commitment to provide facilities and services, or to preserve, achieve full use of or increase the efficiency of existing facilities; and
- (b) whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.

Policy A.6: As part of its capital improvements programming, the Village shall review and establish priorities for the replacement of water supply facilities, correction of water supply and facilities deficiencies, and the provision for future water supply and facility needs as part of its Five (5) Year Schedule of Improvements, , consistent with the Water Supply Facilities Work Plan for the

Village of Palm Springs (2015-2025), adopted May 14, 2015.
These projects are **highlighted** on TABLE 1.

Objective B: Require that future development and redevelopment bear one-hundred percent (100%) of the proportionate costs of facility improvements necessary to maintain adopted Level of Service standards.

Policy B.1: The Village shall update and maintain the Land Development Regulations to require that local streets, drainage, sewage collection and potable water distribution systems improvements of any new development or redevelopment be provided by such development.

Objective C: Annually manage Village fiscal resources in a manner to ensure the provision of needed capital improvements.

Policy C.1: The Village shall enforce the Land Development Regulations to require that, prior to the issuance of certificates of occupancy, all public facilities are available to serve development or redevelopment for which development orders were previously issued.

Policy C.2: In providing capital improvements, the Village shall limit general obligation debt service expenses to an amount that will allow the annual maintenance of a minimum twenty percent (20%) ratio of General Fund balance to Operating Budget (including debt service).

Policy C.3: The Village shall annually update the **Five (5) Year Schedule of Improvements** and associated capital budget as part of its budgeting process. The capital budget process shall be used to determine the financial feasibility of defined capital improvements. The capital budget shall be adopted annually.

Policy C.4: Appropriate efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

Policy C.5: The Village shall request comment by the Lake Worth Drainage District and South Florida Water Management District, prior to programming any potable water or drainage-related capital improvements, and the Florida Department of Transportation, prior to programming any road system capital improvements.

Policy C.6: The Village shall maintain replacement and renewal funds for all public facilities over which it has operational control. The decision to expend replacement and renewal funds shall be made annually, as part of the local budget process, or as emergency repairs require.

Policy C.7: The Village shall make efforts to seek additional revenue sources to specifically fund water supply and facility projects, as needed, pursuant to the Water Supply Facilities Work Plan for the Village of Palm Springs (2015-2025).

Objective D: Condition decisions regarding the issuance of development orders and permits on the consistency of the development requirements included in this Plan, the Village Land Development Regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy D.1: The Village shall use Level of Service (LOS) standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Policy D.2: The Village shall continue to enforce the Adequate Facilities Ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available, upon occupancy of the development.

Policy D.3: Proposed Comprehensive Development Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- (a) contribute to any condition of public hazard as described in the **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element**;
- (b) exacerbate any existing condition of public facility capacity deficits, as described in the **Transportation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge Element, and Recreation and Open Space Element**;
- (c) generate public facility demands that may be accommodated by capacity increases planned in the **Five (5) Year Schedule of Improvements**; and
- (d) conform with future land uses as shown on the Future Land Use Map of the **Future Land Use Element**, and public facility availability as described in the **Sanitary Sewer Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element**.

Policy D.4: The Village shall use Level of Service (LOS) Standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Goal: The Village of Palm Springs shall provide a mechanism to be included in the Land Development Regulations, by which all service providers and the Village coordinate land development decisions and facility capacity requirements to ensure that level of service standards are maintained as new development occurs.

Objective E: Monitor available capacity for services and facilities as well as coordination between the Village and service providers to ensure available capacities of services and facilities.

Policy E.1: The **Five (5) Year Capital Improvements Schedule** shall identify and fund those projects for which the Village is the service provider and which are required to maintain the level of service standards.

Policy E.2: The Village shall require documentation from the service providers that facility capacity is available and will be reserved for approved development.

Policy E.3: The Village shall coordinate with service providers to ensure that facilities are expanded or new facilities are constructed to accommodate impact of new development.

Objective F: The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element and in accordance with the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to Establish Public School Concurrency”. In the case of public school facilities the issuance of development orders, development permits or development approvals shall be based upon the School District of Palm Beach County’s ability to maintain the minimum level of service standards as established in Policy A.1 of the Public School facilities Element.

Policy F.1: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with Policy A.8 of the Public School Facilities Element.

Policy F.2: In accordance with policy A.1 and upholding the exceptions detailed therein, prior to the issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

Policy F.3: The School District of Palm Beach County Six Year Capital Improvement Program, Construction Projects is adopted as a supplement to the Village of Palm Springs “Five Year Schedule of Improvements”, Table 3, of the Capital Improvements Element.

Policy F.4: The Village incorporates into its Capital Improvement’s Element the Palm Beach County School District’s Five Year Capital Facilities Work Plan as adopted by the Palm Beach County School Board. Beginning with an effective date of 2008 and no later than December 1st of each year thereafter, the Village shall incorporate the above into its Capital Improvement Element. Further, the Palm Beach County School Districts’ Facilities Work Plan and Educational Plant Survey are hereby incorporated by reference.

TABLE 1, cont

Village of Palm Springs
5 Year Schedule of Capital Improvements (con't)

Priority	DESCRIPTION	F/Y 2016	F/Y 2017	F/Y 2018	F/Y 2019	F/Y 2020	F/Y 2021	Total	
a	Playground Improvements Sago Park					45,000		\$ 45,000	Grants, Recreation Impact Fees, User Fees, General Operating Budget
a	Davis Road Park Improvements (FRDAP Matching Funds 75%)	150,000						\$ 150,000	
a	Village Center Park Improvements (FRDAP Matching Funds 50%)		400,000					\$ 400,000	
b	Fencing Improvements	10,000						\$ 10,000	
b	New Tractor for field maintenance with attachments	40,000						\$ 40,000	
b	Field Conditioner				20,000			\$ 20,000	
b	Park Furnishings					20,000		\$ 20,000	
b	Turf Vacuum		15,000					\$ 15,000	
b	Activity Bus Replacement and Refurb		30,000	30,000	30,000			\$ 90,000	
b	Verticutter			6,000				\$ 6,000	
b	Concrete for Frost Lake Walking Path			15,000				\$ 15,000	
a	Lakewood Park Playground Improvements						50,000	\$ 50,000	
b	Replace Wood Floor for Studio					10,000		\$ 10,000	
Leisure Services		\$ 200,000	\$ 445,000	\$ 51,000	\$ 50,000	\$ 75,000	\$ 50,000	\$ 871,000	
	DESCRIPTION	F/Y 2016	F/Y 2017	F/Y 2018	F/Y 2019	F/Y 2020	F/Y 2021	Total	
a	Police Vehicles	189,000	189,000	189,000	189,000	189,000	189,000	\$ 1,134,000	Grants, Forfeiture Funds, General Operating Budget
b	In-Car Cameras	40,000	40,000	40,000	40,000	40,000	40,000	\$ 240,000	
b	Mobile Fingerprint Readers	5,000	5,000	5,000	5,000	5,000	5,000	\$ 30,000	
b	Building Generator	-	-	55,680	-	-	-	\$ 55,680	
b	Card Access Doors	-	4,000	-	-	-	-	\$ 4,000	
b	Tasers	6,045	6,045	6,045	6,045	6,045	6,045	\$ 36,270	
b	Radios	12,210	12,210	12,210	12,210	12,210	12,210	\$ 73,260	
b	Speed Measuring Radar	-	-	11,100	-	-	-	\$ 11,100	
b	CAD & Records Mgmt Software	250,000	-	-	-	-	-	\$ 250,000	
b	Body Worn Cameras	-	20,000	-	-	-	-	\$ 20,000	
a	Radio System	-	150,000	-	-	-	-	\$ 150,000	
b	Speed Measuring Trailer	-	-	-	20,000	-	-	\$ 20,000	
b	Fingerprint Machine for Child ID's and Employment	-	-	20,000	-	-	-	\$ 20,000	
b	Equipment/Software for Cell Phone Forensic Analysis	-	-	-	12,000	-	-	\$ 12,000	
Public Safety		\$ 502,255	\$ 426,255	\$ 339,035	\$ 284,255	\$ 252,255	\$ 252,255	\$ 2,056,310	
Priority Rankings:									
a) whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of or increase the efficiency of existing facilities			b) whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development						

TABLE 2
Palm Beach County
Alternative Water Supply Development Projects Summary

E. Capital Improvement Element, Water Supply Work Plan

REVISIONS: To update Table 10-A which documents capital costs associated with the Lower East Coast Water Supply Plan, specifically alternative water supply projects.

**TABLE 10-A
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
LONG-TERM LOWER EAST COAST WATER SUPPLY PROJECTS (\$Millions)**

Project	Capacity (MGD)	Estimated Cost (\$ millions)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASR @ WTP 2	5	TBD																
ASR @ WTP 8	5	TBD																
Century Village Phase II	3	TBD																
Reclaimed Water Piping Program	20	\$ 11	\$0.5	\$1	\$1.5	\$0.5	\$1.0	\$1.0										
Southern Region AWT Expansion	15	TBD																
WTP 2 Wellfield/Plant Expansion to Floridan Aquifer	15	TBD																
Northern Plant/Floridan Wellfield Project	10	TBD																
Lake Region WTP	10	TBD																
Broward County Reclaimed	2/10.5 ¹	N/A ²																
Lake Region Water Plant Phase II	10	TBD																
TOTAL PROGRAM	93	\$ 11	\$0.5	\$1	\$1.5	\$0.5	\$1.0	\$1.0										

¹ Years 1 through 7 following the initiation date the capacity will be 2 MGD, Year 8 and forward the capacity will increase to 10.5 MGD

² Project Cost to be financed by Broward County

TABLE 3
School District of Palm Beach County

FY 2016 - 2020 Five Year Capital Plan
Draft as of July 27, 2015

Project Name	Carryforward from FY 2015	New Appropriations FY 2016	Total Budget FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
Construction Projects								
Addition and Remodeling Projects								
Pahokee HS Remodeling	\$ 76,500	\$ -	\$ 76,500	\$ -	\$ -	\$ -	\$ -	76,500
Riviera Beach Prep Academy	429,280	-	429,280	-	-	-	-	429,280
Transportation- South Remodeling	861,648	-	861,648	-	-	-	-	861,648
Transportation - West Central Remodeling	10,447	-	10,447	-	-	-	-	10,447
Total Addition and Remodeling	1,377,875	-	1,377,875	-	-	-	-	1,377,875
Modernization and Replacement Projects								
Galaxy Elem Modernization	203,220	-	203,220	-	-	-	-	203,220
Gladeview Elem Modernization	3,968,255	-	3,968,255	-	-	-	-	3,968,255
Gove Elem Modernization	264,056	-	264,056	-	-	-	-	264,056
Rosenwald Elem Modernization	3,364,303	-	3,364,303	-	-	-	-	3,364,303
The Conservatory School at NPB	3,453,634	-	3,453,634	-	-	-	-	3,453,634
Total Modernizations and Replacements	11,253,468	-	11,253,468	-	-	-	-	11,253,468
Total Construction Projects	\$ 12,631,343	\$ -	\$ 12,631,343	\$ -	\$ -	\$ -	\$ -	\$ 12,631,343

Chapter IX
Public School Facilities Element
Goals, Objectives and Policies

Goal 1: A Palm Beach County school system that provides for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

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

Policy A.1: The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 100 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student county of the second semester reaches 108% or higher capacity. As a result of a SCS, an individual school may operate at up to 120% utilization.

Policy A.2: If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

Policy A.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedances attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

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

Policy A.4:

The adopted LOS standard shall become applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District has achieved the countywide adopted level of service for all schools of each school type. In the interim, TABLE 6 establishes the tiered level of service standards for each CSA by school type. Individual schools of each type may exceed the Tiered LOS standards during the period in which Tiered LOS are in effect. Each individual school exceeding the Tiered Los during that time shall not be allowed to exceed the utilization standards for that school type as shown in the Maximum Utilization Table of this element (TABLE 7).

TABLE 6
Standards for Tiered Level of Service

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	<u>120</u>	<u>110</u>				
	Middle	<u>130</u>	<u>125</u>	<u>110</u>			
	High	<u>110</u>					
2	Elementary	<u>110</u>					
	Middle	<u>130</u>	<u>130</u>	<u>110</u>			
	High	<u>115</u>	<u>115</u>	<u>115</u>	<u>110</u>		
3	Elementary	<u>110</u>					
	Middle	<u>130</u>	<u>130</u>	<u>110</u>			
	High	<u>115</u>	<u>115</u>	<u>115</u>	<u>110</u>		
4	Elementary	<u>115</u>	<u>110</u>				
	Middle	<u>130</u>	<u>130</u>	<u>110</u>			
	High	<u>115</u>	<u>115</u>	<u>115</u>	<u>110</u>		
5	Elementary	<u>110</u>					
	Middle	<u>130</u>	<u>130</u>	<u>115</u>	<u>110</u>		
	High	<u>135</u>	<u>135</u>	<u>130</u>	<u>130</u>	<u>110</u>	
6	Elementary	<u>110</u>					
	Middle	<u>130</u>	<u>130</u>	<u>120</u>	<u>110</u>		
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>110</u>		

Table 6 – continued on next page

8	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>130</u>	<u>130</u>	<u>125</u>	<u>115</u>	<u>110</u>
	<u>High</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>115</u>	<u>110</u>
9	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>115</u>	<u>110</u>
	<u>High</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>110</u>	
10	<u>Elementary</u>	<u>135</u>	<u>120</u>	<u>110</u>		
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>110</u>
	<u>High</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>110</u>	
11	<u>Elementary</u>	<u>135</u>	<u>135</u>	<u>110</u>		
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>110</u>	
	<u>High</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>110</u>	
12	<u>Elementary</u>	<u>140</u>	<u>130</u>	<u>120</u>	<u>115</u>	<u>110</u>
	<u>Middle</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>115</u>	<u>110</u>
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>110</u>
14	<u>Elementary</u>	<u>125</u>	<u>125</u>	<u>115</u>	<u>110</u>	
	<u>Middle</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>115</u>	<u>110</u>
	<u>High</u>	<u>135</u>	<u>130</u>	<u>130</u>	<u>115</u>	<u>110</u>
15	<u>Elementary</u>	<u>135</u>	<u>135</u>	<u>115</u>	<u>115</u>	<u>110</u>
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>110</u>	
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>110</u>	
16	<u>Elementary</u>	<u>130</u>	<u>115</u>	<u>110</u>		
	<u>Middle</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>115</u>	<u>110</u>
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>110</u>
17	<u>Elementary</u>	<u>130</u>	<u>125</u>	<u>110</u>		
	<u>Middle</u>	<u>135</u>	<u>130</u>	<u>130</u>	<u>110</u>	
	<u>High</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>110</u>	

Table 6 – continued on next page

18	<u>Elementary</u>	<u>120</u>	<u>115</u>	<u>115</u>	<u>115</u>	<u>110</u>
	<u>Middle</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>110</u>
	<u>High</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>115</u>	<u>110</u>
19	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>110</u>				
	<u>High</u>	<u>165</u>	<u>130</u>	<u>130</u>	<u>130</u>	<u>110</u>
20	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>125</u>	<u>110</u>			
	<u>High</u>	<u>165</u>	<u>130</u>	<u>130</u>	<u>130</u>	<u>110</u>
21	<u>Elementary</u>	<u>115</u>	<u>110</u>			
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>110</u>	
	<u>High</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>115</u>	<u>110</u>
22	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>110</u>				
	<u>High</u>	<u>110</u>				
23	<u>Elementary</u>	<u>110</u>				
	<u>Middle</u>	<u>110</u>				
	<u>High</u>	<u>110</u>				
County Wide	<u>Alternative Schools</u>	<u>110</u>				

Source: Based on data depicted in the School District of Palm Beach County FY 2001-FY 2005 Five Year Plan and FY 2001 Capital Budget, June 2000, and the actual count of students in the second semester of the 2000-01 school year.

TABLE 7

**MAXIMUM UTILIZATION TABLE:
Standards for Utilization of Capacity**

CSA	Facility Type	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
1	Elementary	<u>165</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>130</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
2	Elementary	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>130</u>	<u>130</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
3	Elementary	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>130</u>	<u>130</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
4	Elementary	<u>155</u>	<u>150</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>135</u>	<u>135</u>	<u>130</u>	<u>130</u>	<u>120</u>	<u>120</u>
5	Elementary	<u>155</u>	<u>150</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>140</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>135</u>	<u>135</u>	<u>130</u>	<u>130</u>	<u>120</u>	<u>120</u>
6	Elementary	<u>155</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
8	Elementary	<u>160</u>	<u>160</u>	<u>160</u>	<u>145</u>	<u>120</u>	<u>120</u>
	Middle	<u>135</u>	<u>135</u>	<u>135</u>	<u>130</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
9	Elementary	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	Middle	<u>135</u>	<u>135</u>	<u>135</u>	<u>130</u>	<u>120</u>	<u>120</u>
	High	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>

Table 7 continued on next page.

10	<u>Elementary</u>	<u>205</u>	<u>165</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
11	<u>Elementary</u>	<u>245</u>	<u>245</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
12	<u>Elementary</u>	<u>150</u>	<u>150</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>145</u>	<u>145</u>	<u>145</u>	<u>125</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>
14	<u>Elementary</u>	<u>140</u>	<u>135</u>	<u>135</u>	<u>130</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>145</u>	<u>145</u>	<u>145</u>	<u>125</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>165</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
15	<u>Elementary</u>	<u>180</u>	<u>180</u>	<u>165</u>	<u>140</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>130</u>	<u>130</u>	<u>125</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>
16	<u>Elementary</u>	<u>200</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>140</u>	<u>125</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>	<u>120</u>
17	<u>Elementary</u>	<u>205</u>	<u>205</u>	<u>125</u>	<u>125</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>175</u>	<u>175</u>	<u>175</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
18	<u>Elementary</u>	<u>130</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>130</u>	<u>130</u>	<u>130</u>	<u>130</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>160</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
19	<u>Elementary</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>170</u>	<u>135</u>	<u>135</u>	<u>135</u>	<u>120</u>	<u>120</u>

Table 7 continued on next page

20	<u>Elementary</u>	<u>140</u>	<u>140</u>	<u>140</u>	<u>135</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>130</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>170</u>	<u>145</u>	<u>145</u>	<u>130</u>	<u>120</u>	<u>120</u>
21	<u>Elementary</u>	<u>165</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>155</u>	<u>155</u>	<u>155</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>145</u>	<u>145</u>	<u>145</u>	<u>120</u>	<u>120</u>	<u>20</u>
22	<u>Elementary</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
23	<u>Elementary</u>	<u>300</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>Middle</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
	<u>High</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
County Wide	<u>Alternative Schools</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>

Source: Based on data depicted in the School District of Palm Beach County FY2001-FY2005 Five Year Plan and FY 2001 Capital Budget, June 2000

Policy A.5: Concurrency Service Area (CSA) shall be established on a less than district-wide basis, as depicted on FIGURE 4 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

a. The criteria for Concurrency Service Areas shall be:

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

1. School locations, student transporting times, and future land uses in the area.
2. Section lines, major traffic-ways, natural barriers and county boundaries.

b. Each CSA shall demonstrate that:

1. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and

2. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
- c. Consistent with s.163.3180 (13)(c)2.,F.S., changes to the CSA boundaries shall be made only be amendment to this element and shall be exempt from the limitation on the frequency of plan amendments. Any proposed changes to CSA boundaries shall require a demonstration by the School District that the requirements of b(1) and (2), above, are met.

Policy A.6: The Village shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District’s most recently adopted Five Year Plan, as reflected in Table 4 (Six Year Capital Improvement Schedule) of the Capital Improvement Element of the Village Comprehensive Plan), when analyzing the availability of school capacity and making level of service compliance determinations.

Policy A.7: The village shall amend Table 4 (Six Year Capital Improvement Schedule) of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

Policy A.8: The impact of a home on a single family lot of record shall not be subject to school concurrency.

Policy A.9: The Village shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

- a. School concurrency shall be suspended in all CSA’s upon the occurrence and for the duration of the following conditions:
 - The occurrence of an “Act of God”; or
 - The School District does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
 - The School District’s adopted update to its Capital Facilities Program Plan does not add enough Fish capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
 - The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State

Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or

- If concurrency is suspended in one-third or more of the CSA's pursuant to Policy A.9b below.
- b. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
- Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSA's for that type of school; or
 - The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
 - Where the School District materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSA's only for that type of school.
- c. Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSA's have been achieved.
- d. If a Program Evaluation Report, as defined in the Interlocal Agreement, recommends that concurrency be suspended because the Program is not working as planned, concurrency may be suspended upon concurrence of 33% of the PARTIES signatories of the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency".
- e. Upon termination of the Interlocal Agreement the Village shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

Objective B: Allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain adopted level of service standard in each year of the five-year planning period.

Policy B.1: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

- a. Donation of buildings for use as a primary or alternative learning facility; and/or
- b. Renovation of existing buildings for use as public schools facilities; or
- c. Construction of permanent student stations or core capacity

The site plan for buildings being renovated pursuant to item “b” above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designed in accordance with appropriate State guidelines as locally significant or archaeological resources.

Policy B.2: Level of service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs, otherwise mitigation measures shall be required for development order approval.

Objective C: The Village, in coordination with the School District and other local governments, shall annually amend TABLE 4 of the Capital Improvement Element (School District of Palm Beach County Six-Year Capital Improvement Schedule), to maintain consistency with the School District’s adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

Goal 2: It is the Goal of the Village to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public schools siting, and the development of public education facilities concurrent with residential development and other services.

Objective D: Establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy D.1: The Village shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy D.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that can not be mitigated or otherwise preclude development of the site for public educational facility.

Policy D.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy D.4: The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy D.5: The Village shall support the Palm Beach County School District in the location of schools proximate to urban residential areas.

Policy D.6: The village shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Objective E: Establish and maintain a cooperative relationship with the School District, County and other municipalities in coordinating land use planning with proposed residential areas they will serve and which serve as community focal points.

Policy E. 1: The Village shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Pal Beach County and the School District of Palm Beach County to establish Public School Concurrency”, which was fully

executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with ss.163.3177 (6)(h)1.and2.F.S. and 163.3180 F.S.

Policy E. 2: The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised on a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy E.1 above. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

- a. The Capital Facilities Plan;
- b. The Ten and Twenty Year work programs;
- c. Schools that trigger a School Capacity Study;
- d. Concurrency Service Areas boundaries;
- e. School District Management Reports; and
- f. Program Evaluation Reports.

Policy E.3: The Village shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

- a. School siting criteria;
- b. Level of service update and maintenance;
- c. Joint approval of the public school facilities program;
- d. Concurrency service area criteria and standard; and
- e. School utilization

Policy E.4: The Village shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The Village shall coordinate its Comprehensive plan and the Future Land Use Map with the School Districts' long range facilities maps (FIGURES 6 and 7), to ensure consistency and compatibility with the provisions of this Element.

Policy E.5: The Village shall advise the School District of a proposed public school site's consistency with the Village's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy E.6: The Village shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use

decisions which may be projected to impact on the public schools facilities plan.

Policy E.7: The Village shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

- a. Design and/or retrofit of public schools as emergency shelters;
- b. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
- c. Designation of sites other than public schools along term shelters, to allow schools to resume normal operations following emergency events.

Objective F: Establish a joint process of coordination and collaboration between the Village of Palm Beach County and the School District in the planning and decision making on population projections.

Policy F.1: The Village shall provide updated land use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

Policy F.2: The Village commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

IMPLEMENTATION/Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into twenty-one (21) CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as the bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2.,F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1

NORTH-The Martin/Palm Beach County Border

SOUTH-Donald Ross Rd.

EAST-The Atlantic Ocean

WEST-Florida's Turnpike

#2

NORTH-The Martin/Palm Beach County Border

SOUTH-Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy

#3

NORTH-Donald Ross Rd

SOUTH-The South Section Line of Sections (using T-R-S) 42-43-10,42-43-09,42-43-08,42-43-07, and 42-42-12, East of Military Trl, then South along Military Trl to Northlake Blvd, then West along Northlake Blvd to Florida's Turnpike

#4

NORTH-The South Section Line of Sections (using T-R-S) 41-42-21,41-42-20,41-42-19,41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy, then Northwest along the Bee Line Hwy Until the intersection of Bee Line Hwy and then West Section Line of Section 41-41-18

SOUTH-Northlake Blvd West to Grapeview Blvd, North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then west along the South Section Line of Sections 42-41-08 and 42-41-07

EAST-Florida's Turnpike

WEST-The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy, and the West Section

Lines of Sections 41-41-19, 41-41-30, 41-41-31,
42-41-06, and 42-41-07

#5

NORTH-The South Section Line of Sections (using T-R-S)
42-43-10, 42-43-09, 42-43-08, 42-43-07, and

SOUTH-The South Section Line of Sections (using T-R-S)
42-43-34, 42-43-33, 42-43-32, 42-43-31, and
42-42-36 West to Military Trl

EAST-The Atlantic Ocean

WEST-Military Trl

#6

NORTH-Northlake Blvd

SOUTH-The South Section Line of Sections (using T-R-S)
42-42-36 West of Military Trl, 42-42-35,
42-42-34, 42-42-33, 42-42-32, and 42-42-31

EAST-Military Trl

WEST-The West Section Line of Sections (using T-R-S)
42-42-18, 42-42-19, 42-42-30, and 42-42-31

#8

NORTH-The South Section Line of Sections (using T-R-S)
42-43-34, 42-43-33, 42-43-32, 42-43-31, and
42-42-36 West to Military Trl

SOUTH-The North Line of the South Half of Sections
(using TRS) 43-43-23, 43-43-22, 43-43-21,
43-43-20, 43-43-19, and 43-42-24 East of
Military Trl

EAST-The Atlantic Ocean

WEST-Military Trl

#9

NORTH-The South Section Line of Sections (using T-R-S)
42-42-36 (West of Military Trl), 42-2-35,
42-42-34, 42-42-33, 42-42-32, and 42-42-31

SOUTH-The North Section Line of Sections
(using TRS) 43-42-24, West of Military Trl,
43-42-23, 43-42-22, 43-42-21, 43-42-20,
and 43-42-19

EAST-Military Trl

WEST-The West Section Line of Sections (using T-R-S)
43-42-06, 43-42-07, 43-42-18, and 43-42-19
North of the South Line of the North Half

#10

NORTH-Northlake Blvd West to Grapeview Blvd, North along

Grapeview Blvd, then West along the South Section Line of Sections (using T-R-S) 42-41-08, and 42-41-07, the South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J.W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13

SOUTH-Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-33

EAST-The East Section Line of Sections (using T-R-S) 43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25, and 43-41-36 South to Southern Blvd

WEST-The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd

#11

NORTH-The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl

SOUTH-The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06, and 44-42-01 East of Military Trl

EAST-The Atlantic Ocean

WEST-Military Trail

#12

NORTH-The North Section Line of Sections (using TRS) 43-42-24 West of Military Trl 43-42-23, 43-42-22, 43-42-21, 43-42-20, and 43-42-19

SOUTH-The South Section Line of Sections (using T-R-S) 44-42-01 West of Military Trl, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06

EAST-Military Trl

WEST-The West Section Line of Section (using T-R-S)
43-42-19 South of the North Line of the South Half,
and State Rd 7

#14

NORTH-The South Section Line of Sections (using T-R-S)
44-43-02, 44-43-03, 44-43-04, 44-43-05,
44-43-06, and 44-42-01 East of Military Trl

SOUTH-The South Section Line of Sections (using T-R-S)
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,
and 44-42-25 East of Military Trl

EAST-The Atlantic Ocean

WEST-Military Trl

#15

NORTH-The South Section Line of Sections (using T-R-S)
44-42-01 West of Military Trl, 44-42-02,
44-42-03, 44-42-04, 44-42-05, and 44-42-06

SOUTH-The L-14 Canal

EAST-Military Trl

WEST-State Rd 7

#16

NORTH-Southern Blvd West of 441, West to the West
Section Line of Section (using T-R-S) 43-40-33

SOUTH-The South Section Line of Sections (using T-R-S)
44-41-25, 44-41-26, 44-41-27, 44-41-28,
44-41-29, and 44-41-30 East of the L-40 Canal

EAST-U.S. Hwy 441/State Rd 7

WEST-The L-40 Canal and the West Section Line of
Section 43-40-33 South of Southern Blvd

#17

NORTH-The South Section Line of Sections (using T-R-S)
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,
44-42-25, 44-42-26, and 44-42-27 East of Jog Rd

SOUTH-The Boynton Canal

EAST-The Atlantic Ocean

WEST-Jog Rd

#18

NORTH-The L-14 Canal West to the Florida Turnpike,
Then North along the Turnpike to the South

Section Line of Section (using T-R-S)
44-41-29, then West along the South
Line of Section 44-42-30, 44-41-25, 44-41-26,
44-41-27, 44-41-28, 44-41-29, and 44-41-30 East
of the L-40 Canal

SOUTH-The Boynton Canal

EAST-Jog Rd

WEST-The L-40 Canal

#19

NORTH-The Boynton Canal

SOUTH-The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal

EAST-The Atlantic Ocean

WEST-The L-40 Canal

#20

NORTH-The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal

SOUTH-The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,
46-42-26, 46-42-27, 46-42-28, 46-42-29,
46-42-30, 46-41-25, and 46-42-26 East
of the L-40 Canal, the portion of the line
formed by these Section Lines West of I-95
generally approximates the C-15 Canal

EAST-The Atlantic Ocean

West-The L-40 Canal

#21

NORTH-The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,
46-42-26, 46-42-27, 46-42-28, 46-42-29,
46-42-30, 46-41-25, and 46-42-26 East
of the L-40 Canal, the portion of the line
formed by these Section Lines West of I-95
generally approximates the C-15 Canal

SOUTH-The Palm Beach/Broward County Border

EAST-The Atlantic Ocean

WEST-The L-40 and L-36 Canals

#22

NORTH-The Martin/Palm Beach County Border

SOUTH-The Palm Beach/Broward County Border

EAST-From the Martin/Palm Beach County Border, the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J.W. Corbett Preserve, West along the centerline of the Canal through the center Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, the West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24-42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South To the West Section Line of Section 43-40-08, The South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 43-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach/Broward County Border

WEST-The Shoreline of Lake Okeechobee South

To the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of

Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-1, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal And the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach/Hendry County Border, South along the Palm Beach/Hendry County Border, to the Palm Beach/Broward County Border

#23

NORTH-The South Section Line of Section (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23

SOUTH-The L-16 and L-21 Canals, also referenced as the Bolles Canal

EAST-The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-14, and 44-37-23 to the L-16 Canal

WEST-The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal