



# **TOWN OF LAKE PARK COMPREHENSIVE PLAN**

**Adopted Goals, Objectives, and Policies**

**Comprehensive Plan  
adopted 1989, as amended**

**Compiled July 28, 2020**

**Updated through May 24, 2026**

The original document was prepared by the Corradino Group and Bell David Planning Group in conjunction with the Department of Community Development with contributions and support of Town Staff.

The following is a list of amendments since 2008

**Incorporated into document in 2009:**

- EAR Amendments- Ordinance 04-2008, adopted October 15, 2008

**Incorporated into document in 2020:**

- Ordinance 07-2015, Adopted August 23,, 2015. Incorporated policies related to sea level rise.
- Ordinance 12-2016. 2016 EAR Amendments, adopted on May 3, 2017
- Ordinance 09-16, adopted June, 2017 (est. FHMUD)
- Ordinance 03-2018, adopted April 18, 2018 (FHMUD)
- Ordinance 02-2020, February 2020, 2020 CIP
- Ord. 03-2020, 2020 Water Supply Facilities Plan, May 2020

**Incorporated into document at time of ordinance adoptions**

- Ordinance 05-2021, Adopted August 4, 2021 (Twin Cities Land Use)
- Ordinance 10-2021, Private Property Rights
- Ordinance 11-2021, Adopted February 16, 2022 (Downtown Land Use)
- Ordinance 11-2022, Adopted October 5, 2022. Mobility-related amendments to the Transportation and Capital Improvements Elements.
- Ordinance 12-2022, Adopted September 21, 2022. Change to Future Land Use Map.
- Ordinance 04-2025, Adopted November 5, 2025. Repeal of Bioscience Overlay and related objectives and policies.
- Ordinance 05-2025, Adopted November 19, 2025. Update of CIP in the Capital Improvements Element.
- Ordinance 02-2026, Adopted April 15, 2026. Effective May 24, 2024 Water Facilities Plan and related Objectives and Policies.

**“Preparation of this document was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 86-167, Laws of Florida and administered by the Florida Department of Community Affairs**

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## 3. FUTURE LAND USE ELEMENT

### 3.4 GOAL, OBJECTIVES AND POLICIES

#### 3.4.1 Town Goal Statement

Ensure that the historic small-town character of Lake Park is maintained, while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas. The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatibles land uses and environmental degradation

#### 3.4.2 Objectives and Policies

##### Objective 1:

Future growth and development shall be managed through the Future Land Use Plan Map and Comprehensive Plan, as implemented by land development regulations which: (1) coordinate future land uses with appropriate topography, soil conditions and the availability of facilities and services; (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town goal statement and future land use plan; and (3) encourage redevelopment, renewal or renovation that maintains or improves existing neighborhoods and commercial areas; (4) facilitate the achievement of economic development, historic preservation, resource preservation, and other key goals; and (5) discourage the proliferation of urban sprawl. New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM). The achievement of the maximum density or intensity on a development or redevelopment site, and all development and redevelopment approvals, shall be contingent upon, and limited by, the provision of data and analysis that demonstrates the ability to

meet adopted Level of Service Standards in the short term (five-year) planning horizon. Improvements necessary to achieve the Level of Service Standard as a result of development or redevelopment must be programmed in the Five-Year Capital improvements schedule as condition for the development approval. It is the Town's intent to promote development and redevelopment in accordance with the Future Land Use Plan Map over a 20 year long-range planning period, and only to permit development or redevelopment when services are in place or planned to meet the increased demand, in accordance with the concurrency management system. Concurrency, site constraints, and other factors will ensure that redevelopment happens in a deliberate and controlled manner and may inhibit the developers' ability to achieve maximum build-out.

### Policy 1.1

Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use and intensity of land development consistent with this element to ensure the compatibility of adjacent land uses;
- c. Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management
- d. Regulate signage
- e. Ensure safe and convenient onsite traffic flow and vehicle parking needs;
- f. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
- g. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- h. Ensure the proper maintenance of building stock and property by continually adopting, updating and enforcing adopted housing, building and related codes;
- i. Discourage the proliferation of urban sprawl;
- j. Encourage redevelopment, renewal or renovation, that Maintains or improves existing neighborhoods and commercial areas;
- k. Eliminate and/or reduce use of land inconsistent with the Future Land Use Map and the community's character, and;
- l. Facilitates the achievement of economic development, historic preservation, resource preservation, and other key goals.

Policy 1.2:

Land development regulations shall address the location and extent of land uses in accordance with the Future Land Use Map. Future Land Use Map Districts may include residential, non-residential and public, semi-public and institutional uses such as schools, public facilities, recreational uses, etc., as indicated on the Future Land Use Map and regulated by the Town Zoning Code.

Policy 1.3:

Land development regulations adopted to implement this Comprehensive Plan shall be based on and consistent with the standards for residential land use densities provided in Section 3.4.3 of this Element, titled "Future Land Use Classification System". Please note that the ability to achieve these densities shall be contingent upon, and limited by, the ability to meet adopted Level of Service Standards in the short-term planning horizon.

Policy 1.4:

Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for commercial land use intensities provided in Section 3.4.3 of this Element, titled "Future Land Use Classification System". Please note that the ability to achieve these intensities shall be contingent upon, and limited by, the ability to meet adopted Level of Service Standards in the short-term planning horizon.

Policy 1.5:

The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service standards.

Policy 1.6:

Land development regulations shall contain performance standards which: Address buffering and open space requirements; and landscaping requirements.

Policy 1.7:

Land development regulations shall contain planned development provisions which allow design flexibility within projects under unity of title as a means

of the maximum use of land, while preserving the current character of the Town

Policy 1.8:

New development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

Policy 1.9:

Subdivisions shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed traffic to arterial roads and highways.

**Objective 2:**

Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Town character as prescribed in the Town Goal Statement.

Policy 2.2:

The Town land development regulations shall address and limit activities which have the potential to contaminate land and water resources.

Policy 2.3:

The Town shall encourage protection of potable water wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utilities, Inc. systems.

Policy 2.4:

At the time of each required Comprehensive Plan update, the Town shall consider the need for the identification, designation and protection of additional historically significant properties.

**Objective 3:**

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to final project approval.

Policy 3.1:

The development of residential, commercial and mixed commercial/industrial lands shall be timed and staged in conjunction with provisions of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 3.2:

Public facilities and utilities shall be located to: (1) maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy 3.3:

Joint public-private efforts shall be pursued as a means of financing needed infrastructure improvements where feasible and appropriate.

Policy 3.4:

Remaining properties not utilizing central water and wastewater systems shall be governed by the provisions of Florida Statutes, Chapter 381.272, Florida Administrative Code, Chapter 10D-6 and Palm Beach County Environmental Control Rule – 3, which regulate the use and installation of individual sewage disposal systems.

**Objective 4:**

The Town shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy 4.1:

Requests for development orders, permits or project proposals shall be coordinated, 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 5:**

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments. and neighboring jurisdictions.

Policy 5.1:

The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.

Policy 5.2:

The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.

Policy 5.3:

The Town shall foster the redevelopment of key corridors and target areas. Compact mixed-use development, defined as a mixture of at least two different land uses in a design-unified, vertically and or horizontally integrated, pedestrian-friendly environment, should be the preferred form of development and redevelopment

Policy 5.4:

Utilize such techniques as distance requirements, buffering, landscaping, lower-intensity development, and scale-down requirements to provide appropriate transitions between uses and districts of different intensities, densities, and functions.

Policy 5.5:

Develop and redevelop downtown Lake Park in a pedestrian-friendly manner through streetscape improvements, and parking regulations for new construction.

Policy 5.6:

The Town, through its Land Development Regulations, shall require mitigation for landscaping off-site if development or redevelopment is unable to meet landscaping requirements on-site.

**Objective 6**

The Town shall protect structures and sites within its boundaries that contribute significantly to its heritage.

Policy 6.1:

The Zoning and Land Development Regulations shall include safeguards to protect historical buildings under consideration for alteration from unauthorized demolition.

Policy 6.2:

Consider the publication of guidelines to assist residents and businesses with the restoration of historic buildings, and provide other technical assistance as feasible and appropriate.

Policy 6.3:

The Town shall continue to designate historically significant buildings and sites as “Historic,” and shall protect and preserve these buildings and sites through the Historic Preservation Ordinance, as it may be amended from time to time. The Town shall also consider the benefit and feasibility of designating a local historic district within its boundaries.

Policy 6.4:

The Town shall continue to maintain a database of the Town’s historic structures and sites.

Policy 6.5:

The Town shall consider the use of transfers of development rights, purchase of development rights, and other creative mechanisms to achieve its historic preservation goals while not placing an undue burden on property owners.

**Objective 7**

The Town recognizes the benefits of unified architectural and design standards. The Town shall continue to develop, maintain, revise and enforce these standards as appropriate.

Policy 7.1:

The Town shall continue to elicit community participation in the development of community design standards for specific neighborhoods and areas as a key component of its redevelopment and planning efforts.

**Objective 8: Deleted by Ordinance 05-2025**

**Objective 9:**

Federal Highway Mixed Use District. The Commission designates an area as shown on the Town's Future Land Use Map as a unified redevelopment area to be known as the Federal Highway Mixed Use District (FHMUD) with the future land use designation of FHMUD.

### Policy 9.1

The commercial use component of a building within the Mixed Use designation shall include those uses established by the land development regulations which generally include small scale retail sales and services; business services; and medical or professional offices primarily serving the residents of the town and those within close proximity of the town.

### Policy 9.2

The intent of the FHMUD is to create a walkable, transit oriented mixed use district. Existing auto-oriented businesses within the FHMUD boundaries on the date of adoption of this land use plan amendment ordinance will be treated as any other permitted use within the FHMUD and will be allowed to remain, rebuild and expand and otherwise continue business operations regardless of present or future ownership as long as the use remains within the site boundaries established at the time this ordinance is adopted. New auto-oriented businesses, however, will not be allowed within the FHMUD unless designed in a manner to encourage pedestrian and transit usage and may be further restricted in the Town's applicable Zoning District regulations.

### Policy 9.3

Compatibility of adjacent uses will be of primary concern during redevelopment of the FHMUD. Compatibility will be accomplished by:

- Incorporating fences, walls or other appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

### Policy 9.4

Public plazas, urban open space or green space/pocket park uses that are accessible to the public are encouraged where appropriate as an integrated component of redevelopment within the FHMUD.

### Policy 9.5

Future development within the FHMUD area will include design features that promote and enhance public safety and pedestrian mobility, including connectivity and pedestrian amenities, based on the following

characteristics which are detailed further in the Town's applicable Zoning District regulations:

- Integrated bus stops with shelters.
- Wide (the minimum shall be consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage pedestrian activity such as parking that does not front the street, shared parking and parking structures.
- Streets (internal and adjacent to the FHMUD) should be designed to discourage isolation, and provide connectivity.
- Projects should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles to enhance public safety.

#### Policy 9.6

Development within the FHMUD land use designation will include internal pedestrian amenities to serve the residents and employees within the area (such as seating on benches or planter edges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) and other amenities that can be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags, and food and refreshment vendor areas.)

#### Policy 9.7

The total land use entitlements within the FHMUD are established under the Land Use Classification System herein. At such time as the residential entitlements are 80 percent committed to approved projects, the Town will prepare and consider a Comprehensive Plan amendment to add additional residential entitlements to ensure all properties in the District have access to adequate development rights to be distributed at the densities and intensities permitted by the FHMUD zoning code.

### **Objective 10**

The Commission shall amend the Town's Official Zoning Map establishing the boundaries of a zoning District consistent with the boundaries of the FHMUD land use designation as shown on the Future Land Use Map. The Zoning District shall provide for redevelopment with a mixture of residential and complementary commercial uses, open space, public amenities, and

pedestrian access from Federal Highway to Lakeshore Drive and the adjacent waterfront, where feasible.

Policy 10.1

The Land Development Regulations for properties to be redeveloped within the FHMUD shall provide for the dedication of easements as an amenity or, public benefit to ensure the public has access from Federal Highway to Lakeshore Drive, the waterfront, and the Marina, to the greatest extent feasible.

Policy 10.2

The Town shall develop zoning regulations with height limits to encourage the preservation of historically designated or significant properties. If the buildings with historic character are relocated, the Town may reconsider the heights and densities allowed for the affected properties.

Policy 10.3

Development along Lakeshore Drive shall maintain pedestrian oriented architecture, landscaping and access as defined in the land development regulations.

**Objective 11**

Redevelopment of Twin Cities Mall Site: The Twin Cities Mixed Use Future Land Use Classification is established to facilitate the redevelopment of the land formerly developed and known as the Twin Cities Mall, which encompasses land which is located within the boundaries of the Village of North Palm Beach and the Town. This land use category is established to enable a vibrant mixed-use place that will combine residences, businesses, and civic spaces; enhance the public realm through public plazas, green or open space areas or pocket parks; provide an urban form of integrated land use combinations with balanced densities and intensities; achieve the safe interconnectivity of vehicular, pedestrian and other non-motorized movement, and promote sustainability.

Policy 11.1

By 2021, the Town shall implement the Objective and Policies of the Twin Cities Mixed Use Future Land Use Classification through the amendment of the C-3 Zoning District by renaming it the Twin Cities Mixed Use District and providing for the adoption of mixed use land development regulations for the zoning district.

Policy 11.2

The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for the development of new compact residential and

non-residential buildings to complement the existing commercial buildings, all of which are supported by publicly accessible civic spaces, walkable and bikeable streets and served by varied forms of public and private transportation.

Policy 11.3

The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for public plazas, urban or green open spaces or pocket parks that are accessible to the public and which form an integrated component of redevelopment with the Twin Cities Mixed Use District.

Policy 11.4

The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for compatibility of adjacent land uses by establishing land development regulations to control the height and intensity of structures so that new development is internally consistent with the height and intensity of structures and the intensity and density of uses within the adjacent zoning districts of the town, the Twin Cities Mixed Use District and the land development regulations adopted by the Village of North Palm Beach .

Policy 11.5

The new land development regulations for the Twin Cities Mixed Use District shall provide for a variety of non-residential uses that are internally compatible with and complementary to the residential uses provided for in the Twin Cities Mixed Use District.

Policy 11.6

The land development regulations shall prohibit uses that are automobile oriented, regional in nature, or inconsistent with the vision of this district that encourages pedestrian access and activity.

Policy 11.7

The new land development regulations for the Twin Cities Mixed Use District shall at a minimum include the following components:

1. A list of permitted and special exception uses.
2. A Regulating Plan that illustratively shows the location of future streets, terminating landmarks, blocks, civic spaces, and building heights identified by area.
3. Site development regulations, using building frontage types or building typologies including architectural regulations and features.
4. Street, alley, and sidewalk regulations.
5. Landscaping regulations.
6. Parking regulations.

7. Regulations to ensure that a mix of balanced, integrated uses occur within the district.
8. Special review procedures
9. Public plazas, urban open or green spaces, or pocket parks
10. Methodology to address developer contributions for equitable funding of shared infrastructure and public improvements in the Twin Cities Mixed Use District.

#### Policy 11.8

The land development regulations for the new Twin Cities Mixed Use zoning district shall provide for a density of up to 48 dwelling units per gross acre, which includes any density bonus, as calculated for the entire site. The Commission may grant bonus units that result in a density greater than 48 du/acre on an individual site so long as the average density for the entire Twin Cities Mixed Use District area does not exceed 48 du/acre. The regulations shall provide for a maximum FAR of 2.0 for non-residential uses. Development of sites within the Twin Cities Mixed Use District may exceed the maximum stated land use and density and FAR if appropriate and consistent with the policies contained herein and as provided in the land development regulations.

#### Policy 11.9

The Twin Cities Mixed Use Future Land Use Classification shall be reflected on the Future Land Use Map of the Town's Comprehensive Plan.

### **Objective 12**

Redevelopment of the Historical Downtown Area: A Downtown Future Land Use Classification is established to facilitate the redevelopment of the historical Park Avenue downtown and the immediate surrounding area. This land use category encourages a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods. This land use classification is also intended to facilitate development that complements a future tri-rail station.

#### Policy 12.1

The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. The Downtown Land Use shall provide for the development or redevelopment of compact residential and non-residential or mixed use buildings to complement the existing buildings.

Policy 12.2

Within section 3.4.3 “Future Land Use Classification System” the Downtown Land Use provides for a density of 48 du/acre and a FAR of 3.0 across the entire contiguous area.

The Commission may approve a project greater than 48 du/acres so long as the average density of development within the entire contiguous Downtown Land Use area does not exceed 48 du/acre, and is consistent with the policies contained herein and meets the land development regulations. The land development regulations shall provide for a maximum FAR of 3.0 for non-residential uses. Development of sites within the Downtown Land Use may exceed the maximum 3.0 FAR, so long as the average FAR for the entire Downtown Land Use area does not exceed 3.0, is consistent with the policies contained herein and as provided in the land development regulations.

Policy 12.3

The land development regulations developed to implement the Downtown Land Use shall provide for compatibility of adjacent land uses by establishing criteria to address buffering and to control the height and intensity of structures to mitigate the impacts of development on adjacent zoning districts, particularly single-family districts

Policy 12.4

Development and redevelopment shall be supported by publicly accessible civic spaces, walkable and bikeable streets and served by varied forms of public and private transportation.

Policy 12.5

Development shall provide for and accommodate various alternative mobility and micro -mobility options, consistent with policies of the Transportation Element, to achieve the safe interconnectivity of vehicular, pedestrian, and other non-motorized movement, and promote sustainability.

### Policy 12.6

The Town shall continue to pursue a proposed train station location immediately adjacent to the Downtown future land use area, in support of its redevelopment and mobility goals.

### 3.4.3 Future Land Use Classification System

Land use categories listed as follows are hereby adopted as the “Future Land Use Classification System”, consistent with and as a means to implement the objectives and policies of this element. Please note that the ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) is contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in the short-term planning horizon.

Single Family Residential – Single family detached residences, with a maximum density not to exceed six (6) units per gross acre including permitted accessory uses.

Low Density Residential – Single family detached residences, and clustered single-family detached residents, with a maximum density not to exceed nine (9) dwelling units (du) per gross acre, including permitted accessory or conditional uses.

Medium Density Residential – Single family detached residences, duplexes, townhouses, clustered single-family detached residences, and multiple family residences with a maximum density not to exceed 19 dwelling units (du) per gross acre, including permitted accessory or conditional uses. Public schools are a permitted use within this land use designation.

High Density Residential – Single family detached residences, duplexes, townhouses, clustered single-family detached residences, and multiple family residences, with a maximum density not to exceed 40 dwelling units (du) per gross acre, including permitted accessory or conditional uses. Public schools are a permitted use within this land use designation.

Condominium Residential – Single-family detached residences, duplexes, townhouses, clustered single-family detached residences, and multiple family residences with a maximum density not to exceed 40 units per gross acre. Public schools are a permitted use within this land use designation.

Federal Highway Mixed Use District (FHMUD) - Lands located on the east and west side of Federal Highway as shown on the Future Land Use Map. This designation has been applied to the Future Land Use Map for Mixed Use District (Text Amendment Ord. 03-2018 and Map Amendment Ord. #03-2018.) The densities and intensities of permitted uses within the designated FHMUD are as follows:

- Residential: 3,049 dwelling units
- Nonresidential (Retail, Office, Hotel, Institutional, Utility etc. as per the Zoning Code permitted uses): 11,400,000 square feet.

Twin Cities Mixed Use Future Land Use – Lands located in the southwest quadrant of Northlake Boulevard and Federal Highway as shown on the Future Land Use Map shall be designated with the future land use of “Twin Cities Mixed Use.” These lands, and adjoining lands to the east in the Village of North Palm Beach, are within the property formerly known as the Twin City Mall. The purpose of the Twin City Mixed Use Classification is to redevelop this site into a vibrant mixed-use place that combines residences, businesses, and civic spaces. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The FAR for non-residential uses shall not exceed an average FAR of 2.0, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The policies which are intended to implement the site’s redevelopment are located under Objective 11 of the Future Land Use Element.

Downtown – Mixed Use development with a maximum F.A.R. which shall not exceed 3.0 per gross acre, as calculated for the entire contiguous Downtown Land Use area. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire contiguous Downtown Land Use area.

Horizontal mixed use may be developed and bonus units may be granted in excess of 48 units on one site, so long as the average density for the entire contiguous Downtown Land Use area does not exceed 48 units per acre.

Commercial – Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation.

Commercial and Light Industrial – Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.

Public Buildings and Grounds – Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment, with a maximum F.A.R. of 3.0. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held by publicly regulated utility. Public schools are a permitted use within this land use designation.

Other Public Facilities – Lands and structures utilized by other public or private facilities and institutions such as churches, clubs, schools, fraternal organizations, homes for the aged and infirm, and similar uses, with a maximum F.A.R. of 3.0. Public schools are a permitted use within this land use designation.

Recreation and Open Space – Areas devoted to leisure time and outdoor recreational needs. The Recreation Overlay indicates areas that have been identified for potential future use as recreation and open Space. Areas within the Recreational Overlay may be utilized in accordance with the underlying land use designation until they are acquired for recreation and open space use. At that time, the underlying land use designation shall convert to Recreation and Open Space.

Water – All areas covered by water or any right-of-way for the purpose of conveying or storing water.

Conservation – Areas of passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations, walkways, and greenways. Conservation uses must not impair the natural environment or disturb the natural ecosystem of the area, and will not conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the natural reservation.

"Mixed Use Zoning Districts and Overlays" – a Mixed-Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of multi-family residences, except for adult congregate living facilities. The commercial component of a mixed-use project shall be comprised of small-scale retail sales and services, business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities, green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed use projects should encourage and attract the development of a compatible mix of residential, non-residential. and commercial uses in a proposed development which is consistent and compatible with the Town's

comprehensive plan and platted in accordance with the procedures of the Town Code and state law.

A mixed-use redevelopment project shall have a maximum F.A.R. of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e. outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed-use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. The first floor of any building in a mixed-use project that has frontage on the Federal Highway corridor may not contain any residential uses.

Annexation: Areas identified "Annexation" are not within the current Town boundaries but have been identified for potential future annexation

### 3. 4. 4 Future Land Use Map Series

#### 3. 4. 4. 1 Future Land Use Map

The Town of Lake Park Future Land Use Plan is displayed in Figure 3. 9

See also Figure 3-9a which depicts the coastal high hazard flood areas, which shall be incorporated into the Future Land Use Map, per State Statute.

#### 3. 4. 4. 2 Natural Resources

The following natural resources data are hereby incorporated, by reference, within the Future Land Use Map Series;

1. Surface water features ( Ref: Figure 3- 5);
2. Generalized Soils ( Ref: Figure 3- 3 and Tables 3- 1 and 3- 2 ) ; and
3. Flood Zones ( Ref: Figure 3- 4 and Table 3- 3).

There are no wetlands, coastal vegetation or beaches within Lake Park. Further, there are no existing or planned potable water wellfields or cones of influence or any known minerals of any determined value within the Town.

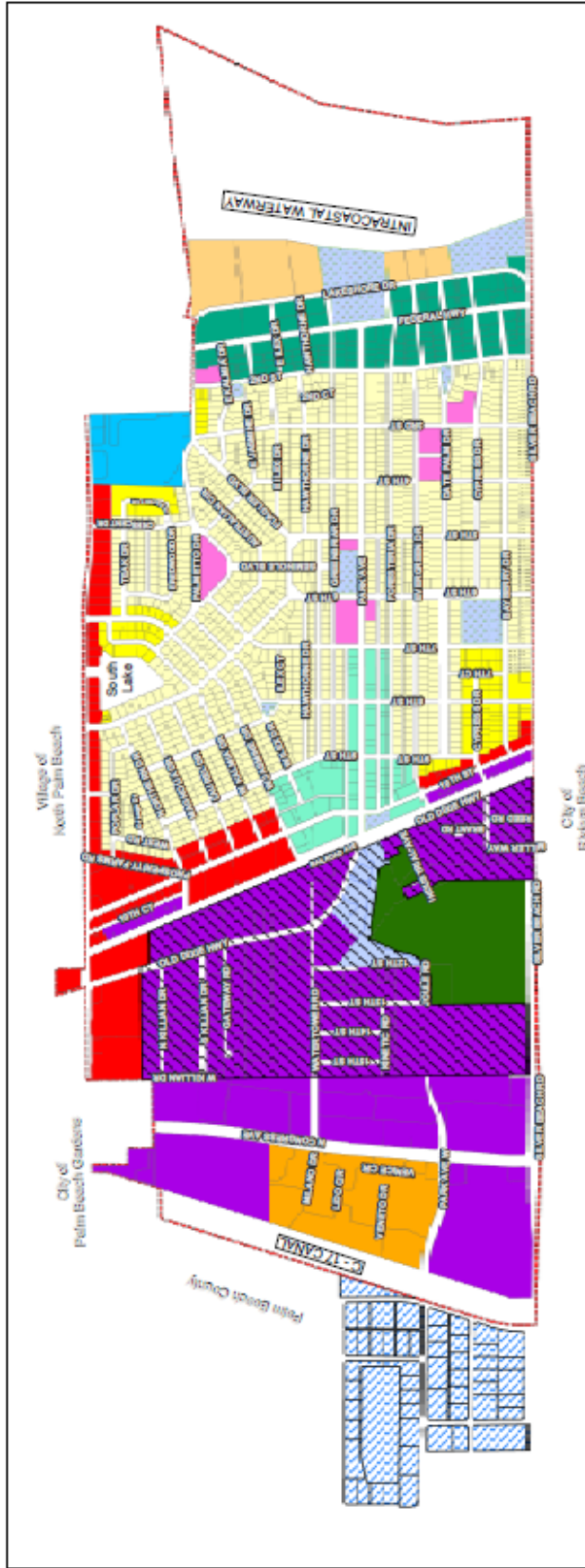
### 3. 4. 4. 3 Future Annexation

The Town of Lake Park Future Annexation Area is illustrated on Figure 3- 10. within the Comprehensive Plan document, and incorporated by reference. It is also identified on the Future Land Use.

FIGURE 3-9 Future Land Use Map-

See following page

# Lake Park Future Land Use Map 2017-2027

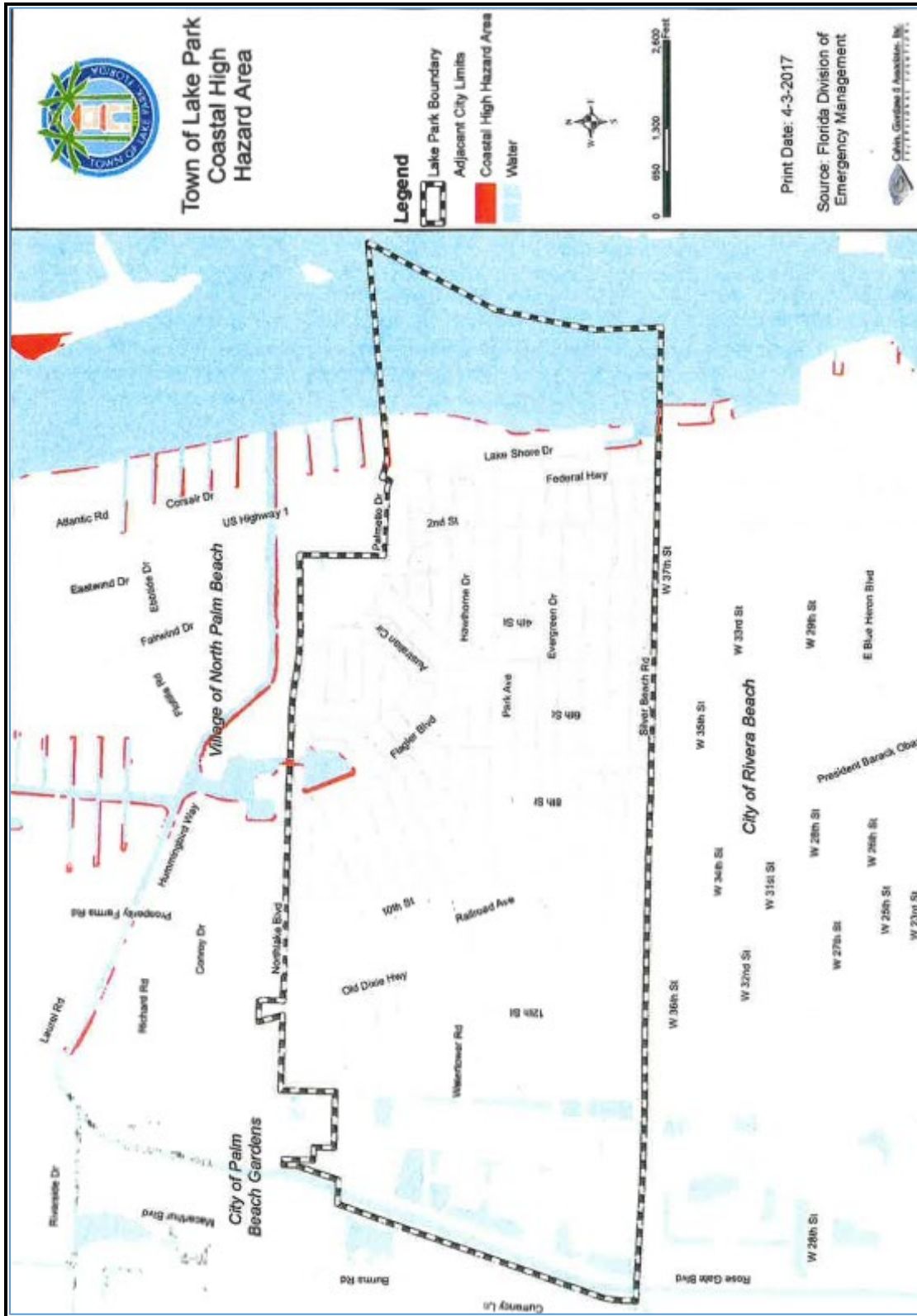


- Legend**
- COMMERCIAL
  - MIXED RESIDENTIAL AND COMMERCIAL
  - RESIDENTIAL LOW DENSITY
  - RESIDENTIAL MEDIUM DENSITY
  - CONSERVATION
  - PUBLIC BUILDINGS & GROUNDS
  - RECREATION OVERLAY
  - SINGLE-FAMILY RESIDENTIAL
  - TWIN CITIES MIXED USE DISTRICT
  - FEDERAL HIGHWAY MIXED USE DISTRICT
  - TOWN BOUNDARY
  - ANNEXATION

Map Date: 9/26/2022  
 Nadia O Tommaseo - Director  
 Community Development Department  
 Town of Lake Park  
 535 Park Ave., Lake Park, FL 33403  
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FIGURE 3-9A – Coastal High Hazard Area



# TRANSPORTATION ELEMENT

## 4.6 GOAL, OBJECTIVES AND POLICIES

### 4.6.1 Town Goal Statement

A safe, connected, convenient, and efficient multimodal motorized and non-motorized transportation system shall be available to that emphasizes the movement of people and goods in a sustainable manner and minimizes environmental and neighborhood impact to benefit all residents, businesses, and visitors to the Town.

### 4.6.2 Objective and Policies

#### **OBJECTIVE 1**

The Town shall coordinate as appropriate with, the appropriate agencies, adjacent municipalities, the Florida Department of Transportation (FDOT), Palm Beach County, and the Palm Beach County Transportation Planning Agency (TPA), Palm Tran, the Treasure Coast Regional Planning Council (TCRPC), Tri-Rail, and private transportation mobility entities, such as Brightline, Metropolitan Planning Organization, to implement projects to address roadway deficiencies and address current and projected multi-modal multimodal transportation needs through whatever modes of transportation the Town deems appropriate.

#### Policy 1.1:

The Town hereby adopts the following Level of Service (LOS) standards for each listed facility type:

- a. Collector roadways - LOS Standard D
- b. Urban Minor Arterial roadways - LOS Standard D
- c. Urban Major Arterial roadways- LOS Standard D
- d. Strategic Intermodal System roadways- LOS Standard D.

#### Policy 1.2:

The Town prioritize any new roadway projects by first addressing the existing roadway deficiencies that evidence a high accident frequency.

#### Policy 1.3:

The Town shall adopt a Traffic Performance Standard ordinance for ensuring that adequate roadway capacity is available or is planned when needed by a development. The Town will continue to utilize the County's Traffic Performance Standards.

Policy 1.4:

The Town shall review all proposed development and coordinate and cooperate with the responsible agencies to assure that roadway improvements are planned in accordance with the LOS Standards.

Policy 1.5:

The Town shall periodically evaluate the transportation network and implement an improvement schedule in conformance with the Capital Improvements Element.

Policy 1.6:

The Town shall allow traffic concurrency requirements to be satisfied in accordance with provisions contained in F.S. 163.3180 (5)(h)

Policy 1.7

The Town shall establish multimodal quality of service standards for people walking, bicycling, and riding transit.

Policy 1.8

The Town shall establish multimodal quality of service standards for its streets, based on posted speed, to replace segment- based road level of service standards.

Policy 1.9

The Town shall utilize the areawide road level of service and multimodal quality of service standards as performance measures to evaluate the addition of multimodal facilities and changes in service standards over time.

**Objective 2**

The Town shall develop a Mobility Plan which emphasizes the movement of people via a multimodal transportation system that provides safe and convenient improvements, services, and programs for people walking, bicycling, riding or using micro mobility devices and micro transit vehicles, using shared mobility services and programs, and driving motor vehicles.

Policy 2.1:

The Town shall adopt a Mobility Plan that addresses impacts to Town, County, and State of Florida transportation facilities within and adjacent to the Town. The multimodal improvements identified in the Mobility Plan shall be based on future person travel demand and multimodal projects necessary to meet that demand as required by the needs requirement of the dual rational nexus test. The horizon year for the Mobility Plan shall be either consistent with the Town's Comprehensive Plan or the most recently adopted Palm Beach County TPA Long Range Transportation Plan (LRTP). The Mobility Plan may identify improvements that may be used in the calculation of a Mobility Fee, which may be wholly or partially attributable to new development, or redevelopment

Policy 2.2:

The Mobility Plan and the Future Land Use Element may include policies related to mixed- use development, mobility districts, multimodal oriented developments, and transit- oriented development. The Mobility Plan or updated land development regulations may include provisions that identify mobility hubs, curbside management and dynamic parking management strategies for mixed-use, multimodal, and transit-oriented development to facilitate the creation of park-once environments that reduce the need for motor vehicle trips.

Policy 2.3:

The types of improvements included in the Mobility Plan shall be consistent with multimodal quality of service standards established therein. At a minimum, the Mobility Plan shall include the identification of improvements for people walking, such as sidewalks and pathways, bicycling, such as bike lanes or bike trails, people riding micro transit and transit vehicles, such as multimodal lanes, slow speed (15 MPH) lanes, and dedicated lanes, and for people driving, such as upgraded intersections and wider roads, and low speed and shared curb less streets.

Policy 2.4:

The Town shall evaluate opportunities to reimagine the function of rights-of-way in and through the Town and whether spaces can be repurposed within these existing rights-of- way to provide more opportunities for people bicycling, walking, and using micro transit vehicles, and shared mobility services, so as to create safer space for all users by slowing down the speed of motor vehicles and potentially relocating parking to areas that create a park-once environment.

Policy 2.5:

The Town shall evaluate developing complete street policies identified in the Mobility Plan into it's land development regulations. These land development regulations would address the anticipated users of roads, including pedestrians, bicyclists, transit, motorists. The land development regulations shall evaluate appropriate designs of roadway cross- sections based upon mobility and accessibility needs.

Policy 2.6:

The Mobility Plan shall include provisions related to climate change and include elements that reduce vehicular trips, vehicular miles of travel and greenhouse gas emissions. The Mobility Plan shall also incorporate provisions for reduced heat island effects and improve air quality through trees and landscaping and to reduce stormwater run-off and water quality through the integration of low impact development techniques, bio-swales, rain gardens and other green techniques that can be incorporated into the planning, design and construction of transportation improvements.

**Objective 3**

The Mobility Plan may evaluate the adoption of a Mobility Fee to mitigate the travel demand of persons in and through the Town attributable to future development and redevelopment on the Town, County, and state of Florida roads identified in this Element.

Policy 3.1:

If adopted, a Mobility Fee shall be used to implement the travel demand within and through the Town as set forth in a Mobility Plan.

Policy 3.2:

**(Moved to Objective 8 and Incorporated into new Policy 8.5)**

Policy 3.3:

The Town shall encourage adjacent local governments, including the County to enter into Interlocal Agreements related to mobility, whereby these local governments agree to expend revenues they collect on multi-modal improvements to shared roadways, and in particular those County owned or maintained road segments as identified in this Element. If a Mobility Fee is implemented, the Town shall set aside a pro-rata share of Mobility Fees collected to mitigate transportation impacts to County owned or maintained

road segments, for those improvements identified in the Mobility Plan. The Town shall seek to coordinate improvements to County owned or maintained road segments with the County's expenditure of any impact fees collected from new development or redevelopment in the Town to insure that there is a rational nexus maintained between the fees collected and the improvements made.

#### **Objective 4**

The Town multimodal transportation system shall emphasize and prioritize making streets safer and aesthetically pleasing for all users of the transportation system.

##### Policy 4.1:

The Palm Beach County Sheriff's Department shall be responsible for the preparation of annual accident frequency reports for all collector and arterial roads.

##### Policy 4.2:

The Town shall coordinate with the appropriate agencies and adjacent local governments, including the County to implement improvements at the dangerous points as identified in the accident analysis of this element.

##### Policy 4.3

As part of a Mobility Plan, the Town may develop and implement conditions in development orders to insure safer streets for all users.

#### **Objective 5:**

Traffic circulation planning will be coordinated with the future land uses shown on the Future Land Map of this plan, and the roadway and transportation improvement plans of the State, County, Palm Beach County TPA, adjacent municipalities, Palm Tran, Tri-Rail, Brightline, and other transportation mobility providers

##### Policy 5.1:

As part of the annual budgeting and Capital Improvements Element update the Town shall review the compatibility of this Element with the roadway and transportation improvement plans of the State, County and TPA.

Policy 5.2:

The Town shall review the transportation plans and programs of other jurisdictions that operate transportation facilities within or proximate to its boundaries, including neighboring municipalities, to ensure consistency with this Element.

**Objective 6**

Right-of-way acquisition needs shall be identified, prioritized, and incorporated into the Capital Improvements Schedule, to the extent that needed projects are identified and funded. Right-of-way reservations shall continue to be required, as appropriate, as a function of development approvals or other components of the Town's Code of Ordinances, Zoning Code, and Land Development Regulations.

Policy 6.1:

The Town shall maintain an "Official Transportation Map" identifying future rights-of-way based upon this Plan.

**Objective 7**

Continue current high level of roadway maintenance.

Policy 7.1:

The Town shall plan maintenance and repair of local streets as part of the annual update of the Capital Improvements Element and its budgeting processes.

**Objective 8**

Continue to insure adequate multimodal circulation and multimodal access to new developments and redevelopment.

Policy 8.1:

The Town shall strictly enforce land development regulations during the plan review and implementation process.

Policy 8.2:

At the time of redevelopment and though cross-access and shared access agreements, the Town shall discourage excessive curb cuts including the control of connections and access points of driveways and roads to roadways on arterial and major collector streets within the confines of the Town's roadway network.

Policy 8.3:

The Town shall adopt land development regulations, or conditions to development orders that provide for parking of motorized and non-motorized vehicles, and for bicycle and pedestrian access and ways, and access to transit.

Policy 8.4:

As part of a Mobility Plan, parking plan, or amendment to its land development regulations, the Town shall encourage park-once environments within its downtown community redevelopment area including any future rail station site identified in the Town's Comprehensive Plan.

Policy 8.5:

The Town should consider amendments to land development regulations or conditions to development orders that decouple parking from development or offer parking reductions through the private provision of mobility hubs and curb management.

Policy 8.6

The Town shall seek opportunities to expand multimodal transportation access connections to its multimodal transportation system and cross-access between existing and proposed developments and uses. The Town shall amend its land development regulations to require multimodal access and cross-access connections. (Moved, and amended, from Policy 3.1

**Objective 9**

The Town shall encourage private and public micro transit and transit systems to provide mobility options to residents, businesses, and visitors.

Policy 9.1:

The Town continues to support an improved intra-county transit system.

Policy 9.2:

The Town supports the concept for the development of a regional transit system.

Policy 9.3:

The Town shall evaluate opportunities to partner with private mobility entities for the provision of individual micro transit systems and shared mobility services to enhance multimodal access and mobility and to provide first and last miles connectivity to transit systems.

Policy 9.4:

The Town shall evaluate allowing the use of micro transit vehicles, such as golf carts and neighborhood electric vehicles, by residents, businesses, visitors, and private operators.

Policy 9.5:

The Town shall actively pursue a train station adjacent to downtown for future passenger rail service.

**Objective 10**

Coordinate transportation planning and the implementation of multimodal connectivity with the Cities of Riviera Beach and Palm beach Gardens, and the Village of North Palm Beach to avoid conflicting regulations of commonly shared streets.

Policy 10.1:

Coordinate the Town’s efforts to implement any roadway maintenance, signage, stripping or any other activity affecting Silver Beach Road, Northlake Boulevard and Old Dixie Highway with the County, the City of Riviera Beach and/or Village of North Palm Beach.

Policy 10.2:

Coordinate the Town’s mobility planning initiatives with the County and adjacent municipalities

Policy 10.3:

Coordinate with the County and adjacent municipalities any Town planned transit circulator system providing access to the future rail station which has been identified by the City of Palm Beach Gardens for regional rail transit and a future rail station in Lake Park for local commuter rail service.

**Objective 11**

To assure participation in the transportation planning process of the West Palm Beach Metropolitan area such that Lake Park will continue to be well integrated with the larger transportation network.

Policy 11.1:

Continue the Town's transportation planning and implementation with the Palm Beach County Transportation Planning Authority, (TPA), the Florida Department of Transportation (FDOT) District Four (Southeast District) in Ft. Lauderdale, Tri-Rail, and Brightline.

Policy 11.2:

To consider the latest urban transportation plan prepared by the West Palm Beach Urban Area Metropolitan Planning Organization and the Florida Department of Transportation in the planning of the Town's traffic circulation system.

# Housing Element

## 5.4 GOAL, OBJECTIVES and POLICIES

### 5.4.1 Town Goal Statement

Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the Future Land Use Plan Map; (2) specific housing needs as reflected in the most recent Shimberg Center for Affordable Housing's Affordable Housing Needs Assessment; and (3) the current residential character of the Town and individual Planning Areas. Further, ensure that the character of new housing is compatible with the existing housing stock, particularly historic housing, while accommodating current housing needs.

### 5.4.2 Objectives and policies

#### **Objective 1:**

The quality of the existing housing stock and residential neighborhoods shall be maintained by addressing substandard housing through code enforcement and other appropriate mechanisms.

#### Policy 1.1:

Maintain minimum housing regulations that shall contain specific and detailed provisions required to ensure the provision of decent, safe, sanitary and affordable housing in accordance with the Comprehensive Plan.

#### Policy 1.2:

Utilize the following definitions of in assessing and monitoring housing conditions:

Standard Condition – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code.

Substandard Condition – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code, where the costs of rehabilitation or code compliance are valued at less than 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 recent version of the Standard Housing Code, where the costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.

## **Objective 2:**

Code enforcement activities shall be maintained through periodic inspections, oriented to conserving the current condition of the housing stock and identification of residential structures in need of rehabilitation or demolition. The definitions of “Standard,” “Substandard” and “In Need of Replacement” shall be used as the basis for defining rehabilitation or demolition needs.

### Policy 2.1:

Assist any efforts on the Part of Town residents to upgrade neighborhood housing conditions by providing Code enforcement assistance.

### Policy 2.2:

Utilize the following definitions in assessing and monitoring housing conditions:

Standard Condition – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code.

Substandard Condition – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the most recent version of the Standard Housing Code where the costs of rehabilitation or code compliance are valued at less than 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 recent version of the Standard Housing Code where the costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.

### Policy 2.3:

Review and amend, where and when necessary, Town Housing, Building and Construction Codes to incorporate updated criteria oriented to conserving existing housing stock.

[Policy 2.4:](#)

The Town shall coordinate with the appropriate agencies, including the State of Florida and Palm Beach County, to attempt to secure grant funds (i.e. CDBG, HOME, SHIP) to assist income-qualified households in conducting repairs to correct substandard housing conditions, and to improve the condition of the rental housing stock that is affordable to income-qualified households.

**Objective 3:**

Adequate and affordable housing, consistent with the current character of the Town shall be provided for the existing population and anticipated population growth, including housing to accommodate the defined specialized needs of low and moderate income, elderly or handicapped or displaced residents.

[Policy 3.1:](#)

Encourage, support and develop incentives for home improvements and residential beautification.

[Policy 3.2:](#)

Require housing construction that is compatible with the existing natural resources and service capabilities as defined in the TRAFFIC CIRCULATION AND SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER RECHARGE elements and which does not adversely impact environmental features.

[Policy 3.3:](#)

Require developers to coordinate with the Town during the design and completion of residential developments to assure that the Town and Planning Area characteristics are maintained, and any defined special housing needs are accommodated.

[Policy 3.4:](#)

Consider innovative housing delivery alternatives (e.g. construction techniques and materials, site planning concepts, etc.) oriented to facilitating reduced housing costs.

[Policy 3.5:](#)

Allow for a broad range of housing densities and types in residential environments consistent with the FUTURE LAND USE element.

[Policy 3.6:](#)

Assure that reasonably located, standard housing, at affordable cost, is available to persons displaced through public action prior to their displacement.

[Policy 3.7:](#)

The Town shall implement strategies to ensure the availability of a diversity and mix of housing types in order to meet the needs of households of different income and needs groups. These strategies might include, but are not limited to, inclusionary zoning, land trusts, linkage fees, density bonuses, and participation in federal, State and County grant programs.

[Policy 3.8:](#)

In consideration of the fact that the Town's 2005 homeownership rate of 43.5% is significant less than the homeownership rate for the State of Florida's 2005 homeownership rate of 70.3%, the Town shall prioritize the creation of homeownership units, and shall coordinate with the appropriate agencies, including the State of Florida and Palm Beach County, to attempt to secure grant funds (i.e. CDBG, HOME, SHIP) to assist income-qualified renter households in becoming homeowners.

**Objective 4:**

Provision shall be made 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 neighborhoods.

[Policy 4.1:](#)

The Town shall review, and amend if warranted, the Zoning Code so that different classes of group homes be permitted in appropriate residential neighborhoods, and that no residential neighborhoods be closed to such facilities.

[Policy 4.2:](#)

The building official shall monitor the development and distribution of group homes and foster care facilities to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

[Policy 4.3:](#)

The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

**Objective 5:**

The private sector delivery process shall continue to be relied upon as the means for providing housing to accommodate Town residents until such time that it is demonstrated that the formulation of alternative housing implementation programs is necessary.

[Policy 5.1:](#)

If it is determined by the Town 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 5.2:](#)

Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet projected needs.

**Objective 6:**

Historically significant housing shall be identified.

[Policy 6.1:](#)

The Town Commission shall establish criteria for identification of historically significant housing.

**Objective 7:**

The Town shall insure that development regulations will allow the provision of low and/or moderate-income housing.

[Policy 7.1:](#)

The Town, in developing new or revising existing regulations, shall consider potential impacts of these regulations on the provision of affordable and workforce housing, and take steps to mitigate these barriers.

[Policy 7.2:](#)

In the event the Town enacts an impact fee schedule related to development or redevelopment projects, impact fee discounts will be established applicable to low and/or moderate-income housing.

[Policy 7.3:](#)

A land development regulation will be established for density bonuses in multifamily residential areas for low and/or moderate income housing.

[Policy 7.4:](#)

In scheduling the review of proposed development or redevelopment, the Planning and Zoning Board shall give priority to applications that provide for affordable homeownership units.

**Objective 8:**

The Town shall insure that land development regulations will allow the location and placement of manufactured housing within the Town.

[Policy 8.1:](#)

The Town shall develop land development regulations applicable to all categories of housing within the Town.

[Policy 8.2:](#)

The location and placement of manufactured housing is permissible in low to medium residential land use categories as shown on the future land use map in the comprehensive plan.

[Policy 8.3:](#)

The location and placement of manufactured housing is permissible in low to medium residential land use categories as shown on the future land use map in the comprehensive plan.

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

## 6.7 GOAL, OBJECTIVES AND POLICIES

### 6.7.1 Town Goal Statement

Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Town; (2) protect public and private investments; (3) promote orderly, compact urban growth, and (4) assure the health, safety and welfare of Town residents.

### 6.7.2 Objectives and Policies

#### **Objective 1:**

The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

#### **Policy 1.1:**

Public facility Level of Service standards as displayed on Table 6.6-1 are hereby adopted and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

#### **Policy 1.2:**

All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted Level of Service standards.

#### **Policy 1.3:**

The Public Works Department shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information, as development permits are issued.

**TABLE 6.6-1  
LAKE PARK PUBLIC FACILITY  
LEVEL OF SERVICE STANDARDS**

PUBLIC FACILITY	LEVEL OF SERVICE STANDARD	
<b>POTABLE WATER</b>		
	<b>Average Day Water Consumption Rate</b>	<b>Maximum Day Water Consumption Rate</b>
Residential	97 gallons/per capita/per day	146.0 gallons per capita/day
Non-residential	1,777 gallons/per acre/per day*	2,666 gallons/acre/day*
<b>SANITARY SEWER</b>		
	<b>Average Day Sewer Generation Rate</b>	<b>Maximum Day Sewer Generation Rate</b>
Residential	66 gallons/capita/day	104 gallons/capita/day
Non-residential	1,089 gallons/acre/day*	1,721 gallons/acre/day*
<b>SOLID WASTE</b>		
<u>Residential</u>	<b>Average Generation Rate</b>	
Single family	5.25 lbs./capita/day	
Multi-family	3.43 lbs./capita/day	
<u>Non-residential</u>	<b>Average Generation Rate</b>	
Commercial	112.56 lbs./acre/day	
Industrial	54.39 lbs./acre/day	

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

**Policy 1.4:**

Prohibit the installation of additional septic tank systems within the Town and require all new developments to be served by the central wastewater system. Require all new developments to be served by central potable water systems.

**Policy 1.5:**

Prohibit the installation of individual wells in Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

**Policy 1.6:**

The Town shall consider the feasibility of establishing an impact fee schedule in order to ensure that the public facilities and services at the adopted level of service are available concurrent with the impacts of development and in conformance with the Capital Improvements Element.

**Policy 1.7:**

The Town, in coordination with Palm Beach County, shall continue to regulate businesses potentially generating pollutants.

Policy 1.8:

The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, “Wellfield Protection” to insure that non-residential uses in zone 3 and 4 do not adversely impact water quality.

**OBJECTIVE 2:**

The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

Capital Improvements needs: IMPROVEMENTS 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 so meet projected future needs without encouraging urban sprawl.

Policy 2.1:

Existing deficiencies will be addressed by undertaking improvements in accordance with the Capital Improvements Schedule.

Policy 2.2:

The Town administration, including key department heads, shall evaluate, and recommend capital improvement projects for inclusion in the five-year Capital Improvements Schedule.

Policy 2.3:

The Town shall update the Master Drainage Plan every five years, and shall include identified projects in the Capital Improvements Schedule.

Policy 2.4:

The Town shall review the South Florida Water Management District’s Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

**OBJECTIVE 3:**

The Town of Lake Park shall continue to provide solid waste collection services and drainage services to meet existing and projected future demands.

Policy 3.1:

The basic solid waste collection service policy shall consist of the following components:

- 1) Maintain a high level of service for the residents of the Town with a system that ensures the lowest possible cost to Lake Park taxpayers relative to the highest level of service.
- 2) Enlist the solid Waste Authority of Palm Beach County in analyzing the efficiency of collection routes in the Lake Park area.
- 3) Maintain a public information service in order to keep the citizens of the Town aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.
- 4) Maintain a collection service that best serves the residents of Lake Park.
- 5) Develop and maintain regulations which should address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid-waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.
- 6) 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.

Policy 3.2:

The basic drainage policy shall consist of the following components:

- 1) Continue routine maintenance of catch basins and conduits.
- 2) Regulate swale plantings and sodding.
- 3) Encourage appropriate land use activities in flood prone areas.

- 4) Protect environmentally sensitive areas by controlling adjacent activities.
- 5) Investigate the use of street sweeping.
- 6) Require use of vegetation, mulches and berms for control of pollutants from construction sites.
- 7) Enforce the flood protection ordinance to maintain the flooding protection provided by natural features.

Policy 3.3:

The Town shall implement a study by June 1, 1991 to collect data defining the existing and future drainage facility needs of the Town. The data shall be used to compile an analysis which implements the Town goal of preserving and enhancing the Quality and quantity, of waters flowing into, -Lake Worth. The data collection and analysis will be completed by fiscal year 1992.

Policy 3.4:

The Town shall during the annual review of its capital improvements program, amend the capital improvements element of the comprehensive plan during the next available amendment cycle to incorporate the capital improvements which the study analysis indicates will implement the Town goal of preserving and enhancing the quality and quantity of waters flowing into Lake Worth.

Policy 3.5:

The Town shall implement a long-term stormwater management program to improve drainage patterns and flows within one year after completion of the study referenced in Policy 3.3 above.

Policy 3.6:

The Town shall continue its ongoing program of upgrading swale systems and constructing new swale systems as an interim measure to address ongoing drainage problems in accordance with the stormwater standards of the South Florida Water Management District set forth in Fla. Admin. Code ch. 40E but not to include the exemptions for parcels less than ten acres.

Policy 3.7:

The Town shall develop land development regulations for new development and redevelopment that require the implementation of the stormwater standards of the South Florida Water Management District.

#### **Objective 4:**

The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services to the Town of Lake Park to meet existing and projected future demands.

##### **Policy 4.1:**

Maintain a liaison with the Solid Waste Authority (SWA) of Palm Beach County in order to ensure the Town'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 4.2:**

Encourage the community to get involved in a local resource recovery program and establish efficient public information for this cause.

##### **Policy 4.3:**

Continue to support the SWA regional resource recovery program and encourage the recycling of solid waste whenever feasible.

#### **Objective 5:**

Seacoast Utilities, Inc., the operator of the "Palm Beach Gardens" Sub-regional Systems shall continue to provide sanitary sewer and potable water facilities and services to meet existing and projected future demands within the Town of Lake Park.

##### **Policy 5.1:**

Require a high level of service for the residents of the Town by Seacoast Utilities.

##### **Policy 5.2:**

Ensure constant monitoring of rate structures so that the lowest possible cost results to Town taxpayer.

##### **Policy 5.3:**

Maintain a high level of coordination between the Town and Seacoast Utilities as regards quality maintenance and operation of the water supply system.

#### **Objective 6:**

Town stormwater drainage regulations, incorporated within the Subdivision Regulations Ordinance, shall provide for protection of 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 6.1:

Limit post-development runoff rates and volumes to pre-development conditions and preserve existing natural drainage features.

Policy 6.2:

Protect and preserve water quality by use of construction site techniques such as on-site retention, use of pervious surfaces and native vegetation.

**Objective 7:**

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

The Town 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 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority will work to educate and engage the public in conservation practices.

### Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce its average daily water consumption as included in its Water Supply Facilities Work Plan 2026 Update.

### **Objective 8**

The Town of Lake Park hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) dated April 15, 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

### Policy 8.1

The Work Plan shall be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

### Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted September 2024 and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

### Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan.

# Coastal Management Element

## 7.1 GOAL, OBJECTIVES AND POLICIES

### 7.1.1 Town Goal Statement

Protect, conserve and enhance remaining coastal resources while providing for water-dependent land uses and the general health, safety and welfare of Town residents and visitors.

### 7.1.2 Objectives and Policies

#### **Objective 1:**

Maintain or improve the environmental integrity of existing wetlands, marine habitats and coastal resources.

#### **Policy 1.1:**

Prohibit development in the coastal area that will adversely impact existing marine habitats and resources.

#### **Objective 2:**

Maintain or improve estuarine environmental quality.

#### **Policy 2.1:**

Utilize urban Best Management Practices (BMP's) to reduce non-point source pollutant loadings to estuarine waters via the Town's stormwater drainage system.

#### **Policy 2.2:**

Require all new marinas and major improvements marinas to provide sewage pump-out service to boats thirty (30) feet or more in length.

#### **Objective 3.0:**

Maintain or reduce hurricane evacuation times, address general hazard mitigation, and implement the recommendations of the applicable

emergency management plans and interagency hazard mitigation reports as appropriate.

Policy 3.1:

Identify Town residents who need special 7.22 assistance during emergency evacuation and notify the appropriate civil and emergency management agencies of same.

Policy 3.2:

Provide constant input to emergency management center with respect to road conditions, accidents, flooding, etc., during hurricane evacuation periods through Town police, fire and public safety departments.

Policy 3.3:

Land development regulations shall ensure the consistency of emergency management plans and development order approvals.

Policy 3.4:

The Town will review applicable emergency management plans and interagency hazard mitigation reports on an annual basis and adopt land development regulations to incorporate emergency management plan or mitigation report recommendations into the development review process.

**Objective 4.:**

Provide infrastructure and services at adopted levels of service in the coastal area.

Policy 4.1:

Policy 4.1: Continue to provide for water-dependent and water-related uses in the coastal area including the provision and expansion of the Town Marina, in conjunction with the goals, objectives and policies of this Comprehensive Plan.

Policy 4.2:

The Town shall establish a Marina Siting Plan consistent with 163.3178(6), F.S.

**Objective 5:**

The Town shall annually review its comprehensive plan and land development regulations to verify the accuracy of its designated coastal high hazard areas.

Policy 5.1:

The Town shall define its coastal high hazard areas as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area is identified on the Future Land Use Map Figure 3-9A

Policy 5.2:

The Town shall utilize its land development regulations to discourage population concentrations and development or redevelopment in, limit public expenditures that subsidize development or redevelopment in, and relocate or replace infrastructure away from coastal high hazard areas if not contrary to the health, safety or welfare of the residents of Lake Park. Public expenditures shall be limited to maintenance and purchase of public open space, drainage improvements, elimination of existing septic systems, upgrading existing roads, and repair or replacement of the seawall.

Policy 5.3:

Redevelopment in coastal high hazard areas is not permitted if the proposed redevelopment results in increased land use intensities.

Policy 5.4:

The Town shall, through its land development regulations, set standards for post disaster redevelopment in coastal high hazard areas within the Town.

Policy 5.5:

The Town shall maintain an inventory of any historic buildings and sites in the coastal high hazard area.

Policy 5.6:

Land development regulations shall protect any existing or future historic buildings in the coastal high hazard area.

Policy 5.7:

In regulating development and redevelopment in all areas, including the Coastal High Hazard Area, the Town shall maintain hurricane evacuation times in accordance with Section 163.3178(9), F.S.

Policy 5.8:

Land development regulations shall be consistent with the provisions of the Florida Building Code, Standard Mechanical Code, Standard Plumbing Code, Standard Gas Code, and National Electric Code as they pertain to general hazard mitigation and other issues.

Policy 5.9:

Infrastructure in coastal -high hazard areas that is subject to repeated storm damage shall be removed, relocated or structurally modified.

**Objective 6:**

Coastal area population densities shall be coordinated with the Palm Beach County Peace Time and Emergency Management Plan prepared by the Department of Public Safety, Division of Emergency Management.

Policy 6.1:

The annual review of the comprehensive plan by the Town shall insure that coastal area population densities are coordinated with the Palm Beach County Peace Time Emergency Managing Plan.

**Objective 7**

Eliminate unsafe and inappropriate development, and mitigate the flood risk to existing and planned development in coastal areas that are of high risk of flooding due to storm surge, high tide events, flashflood, stormwater runoff, and seal level rise.

Policy 7.1

New development and redevelopment in areas at high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff and seal level rise shall be required to utilize building design specifications, engineering solutions, site development techniques, and management practices (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, designing infrastructure that can withstand higher water levels such as raising seawalls and installing tidal valves,

implementing natural drainage features such as bioswales) that reduce the risk and losses due to flooding. Corresponding requirements for implementation shall be adopted within the Town's land development regulations by June, 2018.

#### Policy 7.2

New development and redevelopment in areas with a high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise shall meet or exceed the flood-resistant construction requirements of the Florida Building Code (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, requiring the use of flood damage-resistant materials).

#### Policy 7.3

Construction activities seaward of the Coastal Construction Line established pursuant to S. 161.053, F.S. shall be consistent with Chapter 1616F.S.

#### Policy 7.4

The Town shall continue to participate in and comply with the National Flood Insurance Program (NFIP) regulations.

#### Policy 7.5

The Town shall continue to participate in the Community Rating System (CRS) program, which involves managing and documenting activities that the Town performs to gain points under FEMA's CRS Program. This voluntary program rewards communities that improve their flood protection activities with flood insurance discounts for its residents.

#### Policy 7.6

New development and redevelopment shall be consistent with or more stringent than the floodplain management regulations set forth in 44 C.F.R., part 60, as required by 163.3178(2)(f)(4).

### **Objective 8**

The Town shall continue to reduce flood risks to persons and property.

Policy 8.1: Development within floodplains, specifically 100-year flood V and VE zones shall be prohibited.

Policy 8.2: The town shall prioritize stormwater system upgrades within areas identified as having experienced or being prone to flood hazard to ensure that all new development (s) will meet the Town's adopted level of service standards for the drainage.

Policy 8.3: The town shall provide adequate funding to continue to implement Town projects and programs funded by the Stormwater Utility Fees to reduce hazards associated with flooding.

Policy 8.4: The Town shall continue its drainage system maintenance program which involves drain cleaning, mowing of Town rights -of-way, swale areas, street sweeping services, and jet vacuuming clogged drainage systems.

Policy 8.5: The Town shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

Policy 8.6: The Town shall require that proven methods be utilized in the design and construction of all drainage systems that provide flood protection, add water quality improvements to the system. and reduce pollution found in stormwater runoff.

Policy 8.7:

The Town will continue to participate in the Local Mitigation Strategy (LMS) program which aids in disaster recovery. The LMS is a community-wide group that assesses a community's potential vulnerabilities in the event of a disaster and develops activities or projects that would reduce those vulnerabilities. If a disaster does occur. The LMS has ready lists of related projects a community can implement to prevent or reduce damages from a similar disaster. The Town shall strive to complete or participate in activities and projects that proactively reduce vulnerabilities.

## Objective 9

The Town shall continue to promote flood awareness and analyze areas that are vulnerable to flooding.

Policy 9.1: The Town shall utilize the Town's floodplain regulations which include the 50% rule. This rule requires compliance with

current elevation and construction requirements if any structure is damaged or improved to an amount greater than 50% of the structure's market value.

Policy 9.2: The Town shall continue to work with local, state, and federal partners to target repetitive loss properties for acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.

Policy 9.3: The Town shall continue to prohibit development within floodplains in recognition of the important following functions they perform: allowing rainfall to drain, filtering stormwater runoff, reducing flooding, and recharging the regions drinking water supply.

# Conservation Element

## 8.3 GOAL, OBJECTIVES AND POLICIES

### 8.3.1 Town Goal Statement

Protect, conserve and-enhance existing natural resources including vegetative communities, fish and wildlife habitats and species of special concern.

### 8.3.2 Objectives and Policies

#### **Objective 1:**

Protect air quality within the Town.

#### **Policy 1.1:**

Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken in accordance with all applicable National Pollutant Discharge Elimination System standards.

#### **Policy 1.2:**

Open burning of land clearing debris shall be prohibited in those areas served by an established resource recovery facility.

#### **Objective 2:**

Protect and enhance water quality of surface waters within the Town.

#### **Policy 2.1:**

Consider incorporation of Urban Best Management Practices (BMPs) as identified in the area wide Waste Treatment Management Plan (208) into the Town's development regulations.

Policy 2.2:

In water management systems where use of canals or ponds is necessary, any modification to, or construction of, canals or ponds should consider water and habitat quality enhancement features such as planted littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent to canals or ponds in accordance with all applicable National Pollutant Discharge Elimination System standards.

**Objective 3:**

The Town shall actively participate in potable water conservation programs

Policy 3.1:

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation

**Objective 4:**

Conserve soil and native plant communities.

Policy 4.1:

Develop erosion control plans for areas experiencing continued erosion of shoreline or banks.

**Objective 5:**

Conserve, appropriately use and protect the quality and quantity of waters that flow into estuarine waters.

Policy 5.1:

The Town shall implement a long term stormwater management program to improve the quality and quantity of waters that flow into Lake Worth.

Policy 5.2:

During the annual review of the Capital Improvements Element, stormwater management improvements shall be included as part of that review.

Policy 5.3:

The Town of Lake Park shall review all proposed development requests to determine potential adverse impacts to the quality and quantity of waters that flow into Lake Worth.

Policy 5.4:

Town engineers shall suggest modifications to proposed development or redevelopment to further a no further degradation goal regarding Lake Worth and address identified potential adverse impacts.

Policy 5.5:

Land development regulations shall be established regarding the removal of debris and dirt in public and private parking lots.

Policy 5.6:

The Town shall continue its ongoing program of upgrading existing swale systems.

**Objective 6:**

The Town of Lake Park shall review all proposed development requests to determine the conservation, use and protection of fisheries, wildlife, wildlife habitat, marine habitat marine resources, native vegetative communities, endangered and threatened wildlife, soils, lakes, water resources, water recharge areas, estuaries, and flood plains

Policy 6.1:

The Town shall develop land development regulations so that no development order shall be issued that fails to further Objective 6.

Policy 6.2:

Town engineers or project review personnel shall suggest modifications to proposed development or redevelopment to reduce identified natural resource impacts.

Policy 6.3:

The Town shall develop a land development regulation to designate environmentally sensitive lands.

Policy 6.4:

The Town shall amend the conservation map to identify designated environmentally sensitive lands.

Policy 6.5:

The Town shall develop a land development regulation that shall include as, part of the development review process, restoration or enhancement measures regarding disturbed or degraded natural resources including wetlands upland native vegetation and Lake Worth. For proposed development that may result in loss or habitat or impact on endangered or threatened or rare animal and plant species or species of special concern, restoration or enhancement of disturbed, or degraded natural resources shall be a primary mitigation measure as opposed to cash payments or land to be set aside.

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its Water Supply Facilities Plan every 5 years to reflect updates to the LEWSP in accordance with State Statute.

Policy 6.7:

The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience

**Objective 7:**

The Town shall preserve the Lake Park Scrub Area.

Policy 7.1:

During the annual review of the Capital Improvements Element, projects for improvement and continued protection of Town's natural area(s) shall be included, to the extent that such projects are programmed and funded

# Recreation and Open Space Element

## 9.4 GOAL, OBJECTIVES AND POLICIES

### 9.4.1

#### Town Goal Statement

Ensure that the existing and future recreation and open space facilities and programs are improved and maintained in order to meet projected needs to Town residents.

### 9.4.2 Objectives and Policies

#### **Objective 1:**

Continue to provide a high level of maintenance of all existing facilities.

#### Policy 1.1:

Provide funding through the annual budgeting process and review user and permit fees.

#### **Objective 2:**

Plan for a long-range Capital Improvement Program for facilities.

#### Policy 2.1:

Initiate five-year Capital Improvement Program planning for existing facilities through annual updating.

#### Policy 2.2:

Institute a long-range Capital Improvement Program for land and Facilities to accommodate the needs and desires of the projected Ultimate population.

#### Policy 2.3:

Require recreational site dedications for new developments as part of the sub-division ordinance.

### **Objective 3:**

Expand leisure programs to meet current and future needs.

#### **Policy 3.1:**

Expand library cultural programs for all ages.

#### **Policy 3.2:**

Continually plan expansion of all programs to satisfy population increases with the aid and advisement of citizen advisory boards.

### **Objective 4:**

The Town shall require a minimum of 2.5 acres of developed recreation and open space per 1,000 residents.

#### **Policy 4.1:**

The Town shall consider the feasibility of establishing an impact fee schedule within the Town in order to ensure that the recreation and open space facilities at the adopted level of service are available concurrent with the impacts of development and in conformance with the Capital Improvements Element.

#### **Policy 4.2:**

The Town will identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.

#### **Policy 4.3:**

The Town shall update its Land Development Regulations to require certain percentages of open space to be provided for all new developments or redevelopment projects within the Town. For those properties having a future land use designation of Federal Highway Mixed Use District (FHMUD) or Downtown, on the Future Land Use Map, the land development regulations may allow that that open space in the form of public plazas, green or open space areas, or pocket parks are provided rather than on a lot by lot basis. For those properties having a future land use designation of Twin Cities Mixed Use, the land development regulations shall provide for both on-site public space and contributions for shared open space

# Intergovernmental Coordination Element

## 10.4 GOAL, OBJECTIVES AND POLICIES

### 10.4.1 Town Goal Statement

Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the Lake Park Comprehensive Plan. Further, Intergovernmental coordination shall be oriented to maintaining the current character of the Town, while addressing issues and needs necessary to maintain adopted levels of service standards.

### 10.4.1 Objectives and Policies

#### **Objective 1:**

Maintain development and planning coordination with adjacent municipalities, Palm Beach County, Palm Beach County School Board, and current service providers, the Treasure Coast Regional Planning Council and the State of Florida.

#### **Policy 1.1:**

All relevant information necessary for review and comment by affected governments shall, upon request, be supplied by the Town.

#### **Policy 1.2:**

The Town shall participate in the Palm Beach County Intergovernmental Coordination Program and Intergovernmental Plan Amendment Review Committee (IPARC) regarding pending Comprehensive Plan amendments. Formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders. Comments from adjacent municipalities shall be formally considered prior to making a land use planning or development decision in these areas.

#### **Policy 1.3:**

Formally consider regional goals and objectives during the land development decision-making process.

Policy 1.4:

The Town, where appropriate, shall coordinate its annexation policies with Palm Beach County and adjacent local governments.

Policy 1.5:

Provide opportunities for group homes in Lake Park in accordance with State requirements and in coordination with the appropriate agencies, including the Florida Department of Children and Families.

Policy 1.6:

Coordinate as appropriate with Palm Beach County's Solid Waste Authority in the implementation of programs for waste separation within the Town.

Policy 1.7:

The Town will carefully monitor and reevaluate its contract for Police and Fire-Rescue Services with Palm Beach County on an ongoing basis

Policy 1.8:

The Town will closely work with the Palm Beach County Sheriff's Office and Palm Beach County Fire Rescue on public health, safety and welfare issues.

Policy 1.9:

The Town will continue working with the Palm Beach County Sheriff's Office to promote the work done by the Sheriff's Office Fire-Rescue Division and the public safety officers within the Town. The Town will assist these agencies to increase awareness of existing public safety programs available to Lake Park citizens and promote new programs to benefit public health, safety and welfare.

Policy 1.10:

The Town will develop and define partnerships with the Metropolitan Planning Organization, Palm Tran, the Florida Department of Transportation and other applicable agencies or groups with respect to mass transit as well as other transportation planning issues. The Town will coordinate with the Florida Department of Transportation to evaluate and mitigate impacts on the State highway system that result from projects that are not reviewed as developments of regional impact.

## **Objective 2:**

The Town, in coordination with Palm Beach County and neighboring municipalities, shall consider annexation requests from property owners who wish to voluntarily become a part of the Town and whose properties are contiguous to existing municipal limits, and/or shall identify and move to annex areas when such annexations are deemed to be in the best interest of the Town and the area to be annexed.

### Policy 2.1:

Actively participate in the comprehensive planning processes of neighboring municipalities and Palm Beach County to identify areas in need of annexation.

### Policy 2.2:

Actively participate in the comprehensive planning process of Palm Beach County, North Palm Beach and Riviera Beach regarding the protection of existing land uses in Lake Park from potential adverse impacts of development on properties in adjacent municipal jurisdictions.

### Policy 2.3:

Should annexations occur, the Town shall confer with all affected jurisdictions to ensure an equitable and smooth transition.

### Policy 2.4:

Any petition to annex properties into the Town of Lake Park should not be approved if such annexation will adversely affect the supply and delivery of public facilities and services or otherwise present an unreasonable burden to the citizens of Lake Park.

## **Objective 3:**

Coordinate level of service standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

## **Objective 4:**

Coordinate and cooperate with agencies and governments charged with planning and/or review responsibilities at all levels of government.

Policy 4.1:

Periodically evaluate and strengthen existing interlocal agreements, as necessary, in mutual aid for fire and police protection and emergency medical services communications.

Policy 4.2:

Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

Policy 4.3:

Continue to participate in the management of the Lake Worth esturine system, under the guidance of County, State and Federal regulatory agencies, in conservation and management programs.

Policy 4.4:

Assist Palm Beach County in the implementation of the Wellfield Protection ordinance through the Town's occupational license procedure.

Policy 4.5:

Pursue the implementation of a drainage easement from the South Florida Water Management District to improve drainage in Drainage Basin 20.

Policy 4.6:

Planning activities mandated by the Comprehensive Plan will be coordinated with the State.

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall update its Ten- Year Water Supply Facilities Work plan in accordance with State requirements.

## **Objective 5:**

The Town of Lake Park will ensure that development within its jurisdiction will be reviewed with surrounding units of Local government to determine impacts to their respective jurisdictions.

### **Policy 5.1:**

Any development which may necessitate an amendment to the comprehensive plan of the Town of Lake Park shall be reviewed with respect to the relationship such development may have upon compatibility with comprehensive plans of surrounding units of local and regional government. The Town shall participate in the Palm Beach County Intergovernmental Coordination Program and Intergovernmental Plan Amendment Review Committee (IPARC) in the coordination and review of proposed Comprehensive Plan amendment

### **Policy 5.2:**

The Town of Lake Park shall insure that its activities are coordinated with Palm Beach County, Palm Beach Gardens, North Palm Beach, Riviera Beach, Treasure Coast Regional Planning Council, South Florida Water Management District, and the appropriate state agencies to provide for coordinated management of the resources of Lake Worth.

## **Objective 6:**

The Town shall maintain existing and promote increased economic stability within the boundaries of Lake Park. This commitment to economic development shall be considered when conducting Town business including the execution of all contracts and interlocal agreements.

### **Policy 6.1:**

The Town shall explore the establishment of economic development zones or other mechanisms to retain and attract businesses.

### **Policy 6.2:**

The Town shall consider conducting market studies to determine types of businesses needed in the downtown, mixed use, and/or commercially or industrially designated areas

### **Policy 6.3:**

The Town shall explore alternative sources for funding or tax relief.

#### Policy 6.4:

The Town shall continue communication and cooperation with the Palm Beach County Office of Economic Development, and shall coordinate as appropriate with other agencies in the implementation of economic development strategies in the Town, County, region and State.

#### **Objective 7: Deleted**

#### **Objective 8**

Support climate and sea level rise initiatives.

#### Policy 8.1

Support the SUA, Palm Beach County, Florida DEP, Florida Fish and Wildlife Commission and SFWMD in any efforts to evaluate the consequences of sea level rise, changing rainfall patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

#### Policy 8.2

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

#### Policy 8.3

Work collaboratively with the county, SUA, Florida DEP, Florida Fish and Wildlife Commission and the SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area

#### Monitoring Measure:

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

# 11. Capital Improvements Element

## Objective 1:

Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; (3) achieve or maintain the adopted Level of Service Standards; (4) assist in the achievement of Comprehensive Plan goals, objectives and policies, and/or; (5) replace worn-out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this element.

### Policy 1.1:

The Town shall include all projects identified in the elements of this Comprehensive Plan and determined to be of relatively large scale and high cost (\$15,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements.

### Policy 1.2:

The Town shall, as a matter of priority, schedule for funding any capital improvement projects in the 5-year Schedule of Improvements which are designed to correct existing public facility deficiencies.

### Policy 1.3:

The Town administration, including key Department heads, shall evaluate, rank and recommend capital improvement projects for inclusion in the five-year Capital Improvements Schedule.

### Policy 1.4:

Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- 1) Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- 2) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking in full service, or promotes in-fill development; and
- 3) Whether the project represents a logistical extension of facilities and services within a designated Town Planning Area.

Policy 1.5:

The Town shall implement a Capital Improvement program as part of its annual budget process. This will include the current capital improvement budget and a plan for funding anticipated capital improvements identified in the Capital Improvements Element and subsequent amendments, for the next 5 years.

Policy 1.6:

The Town shall review the available capital improvements plans of other agencies having jurisdiction over infrastructure and services which impacts its adopted Level of Service Standards in order to monitor its ability to meet its Level of Service Standards through the planning period, and ensure the financial feasibility of the Comprehensive Plan. Projects deemed necessary to maintain the Level of Service standard as a result of this review shall be referenced in the Town's Capital Improvement Program and Schedule.

Policy 1.7:

The Town shall maintain records to determine whether a cumulative 110% de minimus transportation impact threshold has been reached and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule.

Policy 1.8:

The Comprehensive Plan shall include a financially feasible Five-Year Capital Improvements Schedule that documents all projects necessary to achieve and/or maintain the Level of Service Standard or that otherwise implement the Comprehensive Plan. The schedule shall be updated annually by ordinance in accordance with FS 163.3177(3)(a)(4). In addition to Town projects, the Capital Improvements Schedule shall include projects to be implemented by other agencies that impact its ability to achieve or maintain the adopted Level of Service Standards, including transportation projects that may be implemented in whole or in part through proportionate fair share mitigation options.

Policy 1.9:

The Town shall update the Master Drainage Plan an ongoing basis and shall include identified projects in the Capital Improvements Schedule. During the annual review of the Town's capital improvements needs, the Town shall consider and accordingly prioritize drainage improvements as recommended by the Town's Master Drainage Plan.

Policy 1.10:

The Town shall periodically evaluate the transportation network and implement an improvement schedule in conformance with the Capital Improvements Element.

The Town shall adopt a mobility plan that identifies multimodal capital improvements over the next 10 to 25 years. These improvements will be prioritized by the Town Commission for funding as part of the annual Capital Improvements Program. The Town shall periodically evaluate the mobility plan and update the plan at least once every five years.

#### Policy 1.11

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

## FIVE YEAR CAPITAL IMPROVEMENTS PLAN

(Source: Town Budget adopted September 18, 2025 Res. # 71-09-25)

### GENERAL FUND

<b>GENERAL FUND EXPENDITURES</b>								
*c o d e	Dept./ Project Description	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
<b>PUBLIC WORKS –Grounds, Streets/roads, Veh. Maintenance.</b>								
3	Trailer Replacement (2)	General Fund Revenue		\$ 17,000				\$ 17,000
3	Utility Vehicle	General Fund Revenue		\$ 19,250				\$ 19,250
3	Compact Lift (Streetlights)	TBD		\$40,000				\$40,00
3	Forklift (5,000 lb. Capacity)	TBD		\$65,000				\$65,000
3	PW Fuel Dispensing System Replacement	TBD		\$70,000				\$70,000
3	PW Diesel Fuel Tank Replacement	TBD		\$110,000				\$110,000
3	PW Gate Control System Replacement	TBD		\$38,000				\$38,000
3	Clock Tower Public Sound System	TBD		\$10,000				\$10,000
3	Town-wide Park Bench Replacement			\$15,705				\$15,705
2	Traffic Control Devices/Traffic Calming	Mobility Fees		\$200,000				\$200,000
2	Southern Outfall - Final Phase	Grant funding/ Special Assmt.	\$2,500,000					\$2,500,000
3	Park Avenue Lane Reduction	Grant Funding		\$3,500,000				\$3,500,000
3	Road Improvements - Various Location	General Fund		\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
3	Sidewalks - Various Locations	General Fund		\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
2	Septic to Sewer Conversion Project- Generally West of Old Dixie Hwy	Grant Funding/ Special Assmt.		\$5,810,000				\$5,810,000
<b>INFORMATION TECHNOLOGY</b>								
3	Computer/Laptop Replacements	TBD		\$87,400	\$19,000	\$19,000	\$19,000	\$144,000

	Dept./ Project Description	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
TOWN CLERK								
3	Records Retention	General Fund Revenue		\$8,000				\$8,000
TOWN COMMISSION								
3	Security Improvements to the Commission Chambers	General Fund Revenue		\$100,000				\$100,000
3	Town Hall Preservation Improvement Project - Commission Chambers	Discretionary Surtax/Grant Funding		\$200,000				\$200,000
LIBRARY								
3	Library South Doors - ADA Compliant	Discretionary Surtax	\$28,750					\$28,750
SPECIAL EVENTS								
3	Pro Shop Pavilion Doors & Windows	Discretionary Surtax	\$41,000					\$41,000
3	Bert Bostrom Community Center	TBD		\$15,000,000				15,000,000
3	Town Bus (used)	TBD		\$100,000				\$100,000
2	Kelsey Park Master Plan Projects	Public Improvement Fund/Grant	\$940,800					\$940,800
<b>TOTAL EXPENDITURES</b>			<b>\$3,710,550</b>	<b>\$26,190,355</b>	<b>\$1,019,000</b>	<b>\$1,019,000</b>	<b>\$1,019,000</b>	<b>\$32,957,905</b>

### GENERAL FUND REVENUE

Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
General Fund Revenue		1,144,250	1,019,000	1,019,900	1,019,900	4,201,250
Discretionary Surtax	169,750					169,750
Mobility Fees		200,000				200,000
Public Improvement Fund	470,400					470,400
Special Assessment		\$1,110,000				\$1,110,000
Grant Funding	3,070,400	8,200,000				\$11,270,400
TBD		\$15,536,105				\$15,536,105
<b>TOTAL FUNDING</b>	<b>\$3,710,550</b>	<b>\$26,190,355</b>	<b>\$1,019,000</b>	<b>\$1,019,000</b>	<b>\$1,019,000</b>	<b>\$32,957,905</b>

**SANITATION FUND – Includes six years**

<b>SANITATION FUND</b>									
<b>Expenditures</b>									
*c o d e	Dept./ Project Description	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total
2	Side Loader Truck (Replace #51)	Loan-Financed	\$393,889						\$393,889
2	Front End Loader Truck (Replace #44)	Loan-Financed	\$376,065						\$376,065
2	Grapple Truck (Replace #66)	Loan-Financed		\$250,000					\$250,000
2	Rear Loader Truck (Replace #42)	Loan-Financed		\$308,700					\$308,700
2	Front End Loader Truck (Replace #56)	San Assess + Invest Inc.	\$123,338	\$127,338	\$127,339				\$382,015
2	Side Loader Truck (Replace #58)	Loan-Financed			\$413,908				\$413,908
2	Grapple Truck (Replace #67)	San Assess + Invest Inc.	\$83,333	\$83,333	\$83,334				\$250,000
2	Truck (Replacement)	San Assess + Invest Inc.					\$66,666	\$66,666	\$133,332
2	Side Loader Truck (Replacement)	San Assess + Invest Inc.					\$137,705	\$137,705	\$275,410
2	Front End Loader Truck (Replacement)	San Assess + Invest Inc.					\$152,111	\$152,111	\$304,222
	<b>TOTAL</b>		<b>\$980,625</b>	<b>\$769,371</b>	<b>\$624,581</b>	<b>-</b>	<b>\$356,482</b>	<b>\$356,482</b>	<b>\$3,087,541</b>
<b>Revenue – Funding</b>									
	Sanitation Assessments		-	-	\$210,673	-	\$356,482	\$356,482	\$923,637
	Loan- Financed		\$769,954	\$558,700	\$413,908	-	-	-	\$1,742,562
	Investment Income Proceeds		\$210,671	\$210,671	-	-	-	-	\$41,342
	<b>TOTAL</b>		<b>\$980,625</b>	<b>\$769,371</b>	<b>\$624,581</b>	<b>-</b>	<b>356,482</b>	<b>356,482</b>	<b>\$3,087,541</b>

**STORMWATER FUND**

<b>STORMWATER FUND</b>								
<b>Expenditures</b>								
*c o d e	Dept./ Project Description	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
	VAC Truck (Replace #52)	Stormwater Assessments	\$635,740					\$635,740
2	Mason Dump Truck	Stormwater Assessments			\$95,000			\$95,000
2	Dump Truck (Replace #59)	Stormwater Assessments		\$175,000				\$175,000
2	Street Sweeper (Replace #16)	Stormwater Assessments			\$278,000			\$278,000
	Backhoe Loader (Replace #46)	Stormwater Assessments						\$155,000
2	MADVAC	Stormwater Assessments	\$120,000					\$120,000
3	Quick View Camera	Stormwater Assessments	\$30,000					\$30,000
3	Trailer	Stormwater Assessments	\$35,000					\$35,000
3	Commercial Steel Building	Stormwater Assessments	\$50,000					\$50,000
	<b>TOTAL</b>		<b>\$870,000</b>	<b>\$330,000</b>	<b>\$337,000</b>	<b>-</b>	<b>-</b>	<b>\$1,573,740</b>
<b>Revenue - Funding</b>								
	Stormwater Assessments		\$870,000	\$330,000	\$337,000			\$1,573,740
	<b>TOTAL</b>		<b>\$870,000</b>	<b>\$330,000</b>	<b>\$337,000</b>			<b>\$1,573,740</b>

**FIVE YEAR CAPITAL IMPROVEMENTS PLAN –  
PROJECTS WITHIN CRA DISTRICT**

*code	Project Description	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
2	10 <sup>th</sup> Street Oval - About	Mobility fees, PBC Grant, CRA		\$ 1,300,000	\$ 700,000			\$2,000,000
3	10 <sup>th</sup> Street Streetscape	CRA		\$1,000,000				\$1,000,000
2	Park Avenue Extension	PBC Impact fees, CRA				\$500,000		\$500,000
2,3	Road Improvements- Various locations in CRA District	CRA	\$500,000					\$500,000
3	Sidewalks – CRA District	CRA	\$200,000					\$200,000
	<b>TOTAL EXPENDITURES</b>		\$700,000	\$2,300,000	\$700,000	\$500,000		\$4,200,000
	<b>FUNDING</b>							
		Mobility Fees		\$200,000				\$200,000
		PBC Funding		\$400,000				\$400,000
		CRA	\$700,000	\$1,700,000	\$700,000	\$500,000		\$3,600,000
	<b>TOTAL FUNDING</b>		\$700,000	\$2,300,000	\$700,000	\$500,000		\$4,200,000

\*Project Category Codes

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

<sup>1</sup> Note: The Town’s ability to implement certain projects in accordance with this schedule is contingent upon the receipt of grant funds as identified in “Funding Source” column

**Objective 2**

Public expenditures that subsidize private development interests in high hazard coastal areas will be limited to those improvements included in the Post Disaster Redevelopment Plan referenced in the Coastal Management Element.

Policy 2.1:

The Town shall expend funds in high hazard coastal areas for the replacement and renewal of facilities.

Policy 2.2:

The Town shall continue to provide or require provision of recreational facilities within high hazard coastal areas.

Policy 2.3:

The Town shall continue to expend funds to maintain existing facilities and services at their capacity.

**Objective 3**

Future development shall bear a proportional cost of facility improvements in order to maintain adopted LOS standards.

Policy 3.1:

The Town shall require local street improvements of any new development necessitated by that development.

At such time that a mobility plan becomes effective, future development or redevelopment will be required to mitigate its impacts to local roads and areawide roads serving the town and other local governments. Where appropriate, the Town may enter into interlocal agreements to address mobility planning for roads serving the town and other local governments. Future development may also be required to make site related access and multimodal improvements through requirements and standards adopted through a multimodal site access assessment, or its functional equivalent.

**Objective 4**

The Town shall manage its fiscal resources to ensure the provision of needed capital improvements.

Policy 4.1:

Prior to the issuance of certificates of occupancy, the Town shall ensure that all public facilities are available to serve development for which development orders were previously issued but construction has not been completed. Certificates of occupancy for redevelopment or major renovation shall be issued in accordance with Policy 5.1 and 5.3 of this Element and the land development regulations of the Town.

Policy 4.2:

In providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than 15% of its property tax base.

Policy 4.3:

The Town shall annually adopt a 5-year capital improvement program and capital budget as part of its budgeting process.

Policy 4.4:

Efforts shall be made to secure grants or private funds whenever possible to finance the provision of capital improvements. In accordance with Policy 1.6 of this element, a review of grants or private funds shall be conducted to identify funding sources.

**Objective 5**

Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this Plan, the Town land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy 5.1:

The Town shall implement its Concurrency Management System (CMS) to ensure that at the time a development order is issued adequate facility capacity is available when needed to serve the development, or as otherwise provided for in Rule 9J05.0055, FAC. The CMS shall be adopted in the Town's Land Development Code and include:

- a. methodology for concurrency evaluation;
- b. terms for satisfying concurrency evaluation;
- c. provisions for reserving facility capacity; and
- d. monitoring procedures.;
- e. proportionate fair share mitigation options for transportation impacts, as appropriate.
- f.

CONCURRENCY MANAGEMENT SYSTEM

<b>Sanitary Sewer, Solid Waste, Drainage and Potable Water</b>
Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section

163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

**Recreation and Open Space**

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

**Transportation**

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

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

**Educational Facilities**

As directed in the Public Schools Facilities Element.

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

Policy 5.5:

The Town shall allow traffic concurrency requirements to be satisfied in accordance with provisions contained in F.S. 163.3180 (5)(h).

Policy 5.6:

The Town shall incorporate capital improvements affecting Town levels of service by referencing the Capital Improvements Schedules of Palm Beach County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year (2025/26 through 2029/30) planning period.

# Public School Facilities Element

## 12.2 GOALS, OBJECTIVES AND POLICIES

### Goal 1: PUBLIC SCHOOL CONCURRENCY

It is a Goal of the Town to provide 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 1: LEVEL of SERVICE

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 1.1

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 110 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 FTE student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

##### Policy 1.2

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. Coordinate planning with the School District regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of the Interlocal Agreement.

### Policy 1.3

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 exceedance 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 1.4:

Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, in accordance with the following:

1. The criteria for Concurrency Service Areas shall be:

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

- a. School locations, student transporting times, and future land uses in the area.
  - b. Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:
    - a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
    - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
  3. Consistent with s.163. 3180(13)(c)2., F. S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on

the frequency of plan amendments, Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2 (a) and (b), above, are met.

#### Policy 1.5

The Town 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 adopted by reference into this Plan, when analyzing the availability of school capacity and making level of service compliance determination

#### Policy 1.6

The Town shall amend the Capital Improvements 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 1.7:

The Town shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
  - a. The occurrence of an "Act of God", or;
  - b. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year, or;
  - c. 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;
  - d. 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;
  - e. by a court action or final administrative action, or;
  - f. If concurrency is suspended in one-third or more of the CSAs pursuant to 2. below.
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
  - a. 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 CSAs for that type of school, or;
- b. The School District does not maximize utilization of school capacity, allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard, or;
  - c. Where the School Board 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 CSAs only for that type of school.
3. The Town shall maintain records identifying all Concurrency Service Areas in which the School District has notified the Town that the application of concurrency has been suspended.
  4. 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 CSAs have been achieved.
  5. If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the 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".
  6. Upon termination of the Interlocal Agreement the Town shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

## **Goal 2: SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION**

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

### **OBJECTIVE 2: SCHOOL FACILITY SITING**

To establish a process of coordination and collaboration between the Town, the County, other local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

[Policy 2.1:](#)

The Town 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 2.2:](#)

There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

[Policy 2.3:](#)

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 2.4:](#)

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

[Policy 2.5:](#)

The Town shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Policy 2.1 above; and,
3. Considering schools as an allowable use within all urban residential land use categories.

[Policy 2.6:](#)

The Town 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 3: INTERGOVERNMENTAL COORDINATION**

To establish and maintain a cooperative relationship with the School District, the County and other municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

#### Policy 3.1:

The Town shall abide by 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", 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)l. and 2. F.S. and 163. 3180 F.S.

#### Policy 3.2:

The Town of Lake Park supports the concept of a Technical Advisory Group (TAG) as established by the County, participating local governments, and the School District. The five-member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Businessperson, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency. The Technical Advisory Group shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten- and Twenty-Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports; and
6. Operation and effectiveness of the Concurrency Program;
7. Program Evaluation Reports.

#### Policy 3.3:

As requested, the Town shall provide the County and School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

#### Policy 3.4:

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

[Policy 3.5:](#)

The Town 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 3.6:](#)

The Town shall coordinate with the County, local municipalities, and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

[Policy 3.7:](#)

The Town hereby adopts by reference the School District of Palm Beach County FY 2009-2013 Plan & Capital Budget, adopted on September 10, 2008, and which shall be updated annually by amendment.

[Policy 3.8:](#)

The Town 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 Town shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element.

**OBJECTIVE 4:**

To cooperate with the joint process of coordination and collaboration between the Town, the County, other local governments and the School District in the planning and decision making on population projections.

[Policy 4.1:](#)

The Town commits to working with the County and School District and the municipalities to improve this methodology and enhance coordination with the plans of the School District, the County, and other 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.

[Policy 4.2:](#)

The Town shall coordinate with the County's efforts to convert 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 considering the adopted Future Land Use maps of all local government Comprehensive Plans. 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.

# Private Property Rights Element

## 13.1 GOAL, OBJECTIVES AND POLICIES

### 13.1.1 TOWN GOAL STATEMENT

**Private Property Rights in Decision-making** - It is the Goal of the Town of Lake Park to ensure that the private property rights of property owners are considered in all local decision making.

#### **OBJECTIVE 1:**

Private property rights shall be considered by the Town Commission based upon the following policies:

##### Policy 1.1:

Property owners shall be entitled to physically possess and control the legal interests in their property, to the legal extent of their interests in the property, including easements, leases, or mineral rights.

##### Policy 1.2:

Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state laws and any countywide or town land development regulations or ordinances.

##### Policy 1.3:

Property owners shall have the right to privacy and to exclude others from unlawfully entering their properties to protect their possessions and property.

##### Policy 1.4:

Property Owners shall have the right to dispose of his or her property through sale or gift.

#### **OBJECTIVE 2**

**Transparency, Reliability, and Predictability in Decision-making:** The Town Commission shall afford property owners the opportunity to participate in public meetings and hearing where it is making decisions involving a property owner's property.

**Policy 2.1**

Development Applications - All applications affecting the development or use of property in the Town, including amendments to the Town's comprehensive plan, shall be made at duly noticed public meetings and the applications shall be made available for public review at any time before or after the date of any hearing wherein the application is to be considered within the Town's business hours. All residents and businesses of the Town shall be entitled to inspect public records associated with an application and to participate in any hearings regarding the applications.