

**Future Land Use Element**

**Goal 1**

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

**Objective 1.1**

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

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

**Policy 1.1.1**

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

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

**Policy 1.1.2**

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

**CONCURRENCY MANAGEMENT SYSTEM**

Sanitary Sewer, Solid Waste, Drainage and Potable Water
Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of 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.
<b>Recreation and Open Space</b>
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.
<b>Transportation</b>
<p>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.</p> <p>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.</p>

**Policy 1.1.3**

The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids

estuarine pollution conditions consistent with County and State water quality standards; and provide safe on-site vehicular circulation and off-street parking.

**Policy 1.1.4**

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

**Policy 1.1.5**

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

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

**Policy 1.1.6**

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

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

**Policy 1.1.7**

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

**Policy 1.1.8**

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

**Policy 1.1.9**

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

**Policy 1.1.10**

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

**Objective 1.2**

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

**Policy 1.2.1**

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

**Objective 1.3**

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

**Policy 1.3.1**

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

**Objective 1.4**

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

Policy 1.4.1

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

## Town of Highland Beach Comprehensive Plan

### Existing Land Use Map



Legend	
Existing Land Use	
	Governmental
	Multi Family
	Institutional
	Hotel
	Vacant
	Single Family



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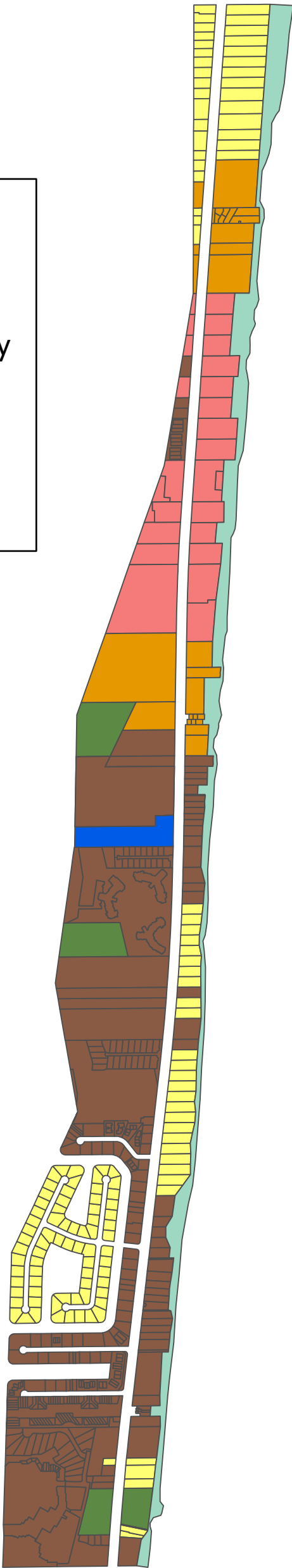
**FIGURE I.2.**

# Future Land Use Map

Year 2030

**Legend**

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



**Transportation Element**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

**Policy 1.1.4**

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

**Policy 1.1.5**

The Town shall coordinate with the City of Boca Raton, City of Delray Beach, Palm Beach County, the Florida Department of Transportation and other agencies in order to ensure the

use of consistent Level of Service standards and common methodologies for evaluating transportation impacts.

**Policy 1.1.6**

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

**Objective 1.2**

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

**Policy 1.2.1**

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

**Objective 1.3**

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

**Policy 1.3.1**

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

**Objective 1.4**

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

Policy 1.4.1

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

Policy 1.4.2

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

[illegible]

FIGURE VI-1-A

## **Housing Element**

### **Goal 1**

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

#### **Objective 1.1**

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

##### **Policy 1.1.1**

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

##### **Policy 1.1.2**

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

#### **Objective 1.2**

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

##### **Policy 1.2.1**

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

##### **Policy 1.2.2**

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

#### **Objective 1.3**

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

**Policy 1.3.1**

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

**Policy 1.3.2**

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

**Policy 1.3.3**

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

**Objective 1.4**

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

**Policy 1.4.1**

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

**Policy 1.4.2**

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

**Objective 1.5**

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

**Policy 1.5.1**

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

**Policy 1.5.2**

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

**Policy 1.5.3**

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

**Policy 1.5.4**

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

**Policy 1.5.5**

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

**Policy 1.5.6**

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

**Policy 1.5.7**

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

**Objective 1.6**

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

Policy 1.6.1

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

**Infrastructure Element, Solid Waste Subelement**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Objective 1.2**

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

**Policy 1.2.1**

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

**Infrastructure Element, Sanitary Sewer Subelement**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

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

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

**Infrastructure Element, Potable Water Subelement**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

- a. Water mains must be a minimum of 8-inches in diameter.
- b. All water service shall be looped.
- c. Minimum flow:

Single Family	500 GPD
Multi Family	750 GPD
Non-Residential	2,000 GPD
- d. Average daily per capita (year-round and seasonal) consumption.

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

**Policy 1.1.4**

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

**Objective 1.2**

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

**Policy 1.2.1**

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

**Objective 1.3**

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

**Policy 1.3.1**

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

**Policy 1.3.2**

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

**Policy 1.3.3**

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

**Policy 1.3.4**

The Town will continue its community awareness program regarding water conservation, the necessity of Florida Friendly Landscaping concepts and temporary water use restrictions when imposed by the Town through coordination with condominium association managers, the Town newsletter and website (bi-monthly), and public service messages on the public information access channel of cable television.

**Objective 1.4**

The Town of Highland Beach shall comply with its adopted 10-year Water Supply Work Plan. The Town of Highland Beach's Water Supply Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 10-year period.

**Policy 1.4.1**

Incorporate by reference into the Town of Highland Beach Comprehensive Plan, the 10-Year Water Supply Work Plan, dated July 31, 2020.

**Policy 1.4.2**

Coordinate appropriate aspects of the Town of Highland Beach Comprehensive Plan with the South Florida Water Management District's Lower East Coast Water Supply Plan Update adopted November 8, 2018 and with the Palm Beach County 10-Year Water Supply Work Plan adopted March 26, 2020. The Town shall amend its Comprehensive Plan and Water Supply Plan as required to provide consistency with the District and County plans.

**Monitoring Measure for Object 1.4**

The Work Plan shall remain consistent with the Palm Beach County 10-Year Water Supply Work Plan, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Town of Highland Beach shall update the Work Plan as required by section 163.3177(6)(c), F.S. at least every 5 years within 18 months after the governing board of the water management approves an updated Regional Water Supply Plan. The last Lower East Coast Water Supply Plan Update was approved on November 8, 2018. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

**Infrastructure Element, Drainage Subelement**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

**Policy 1.1.4**

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

**Objective 1.2**

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

**Policy 1.2.1**

The Town will require, prior to permitting, that any future development within the Town comply with all requirements of the Department of Natural Resources, Department of Environmental Protection, South Florida Water Management District, and Palm Beach

County Department of Environmental Resources Management.

**Policy 1.2.2**

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

**Policy 1.2.3**

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

**Objective 1.3**

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

**Policy 1.3.1**

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

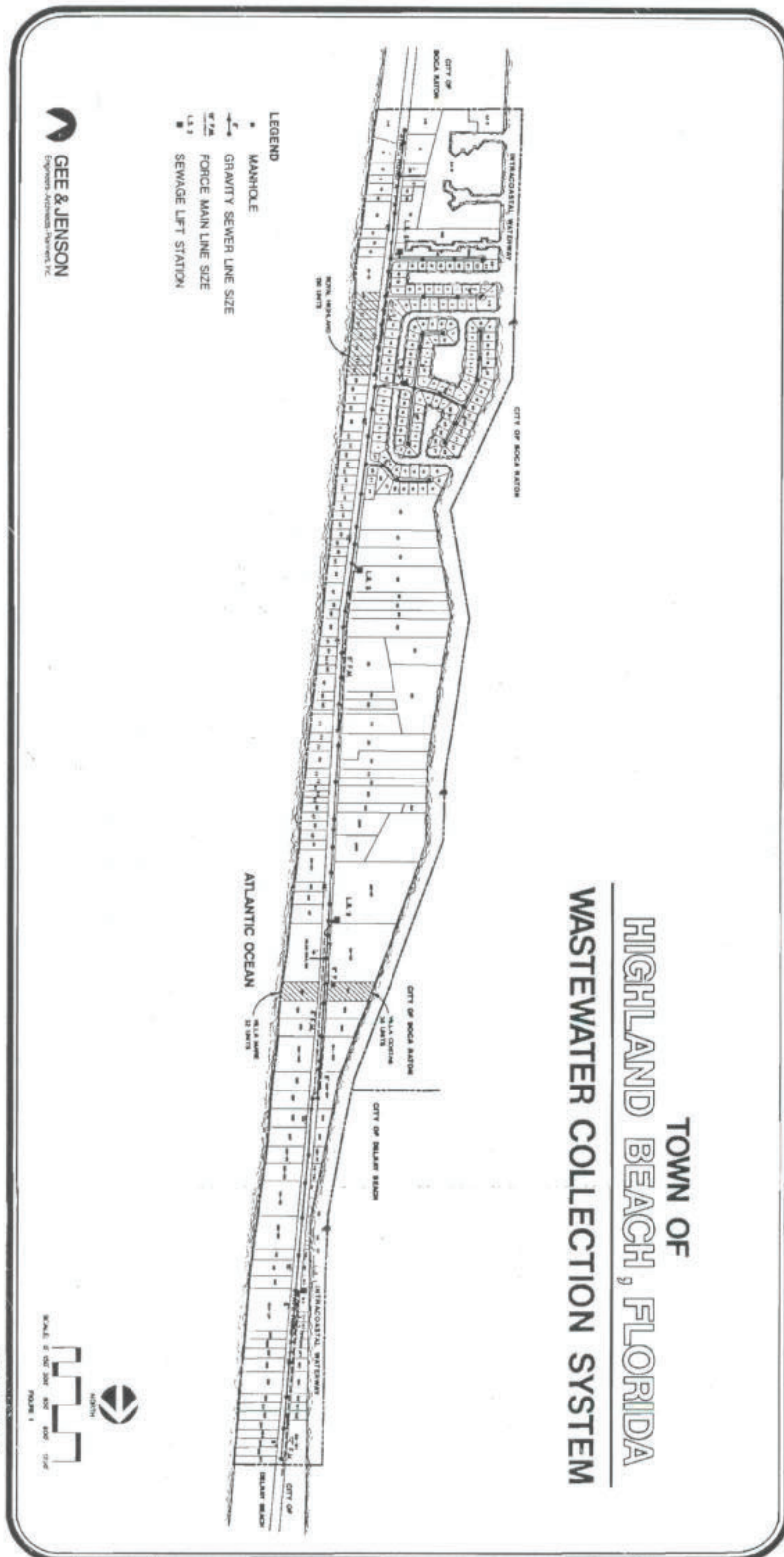
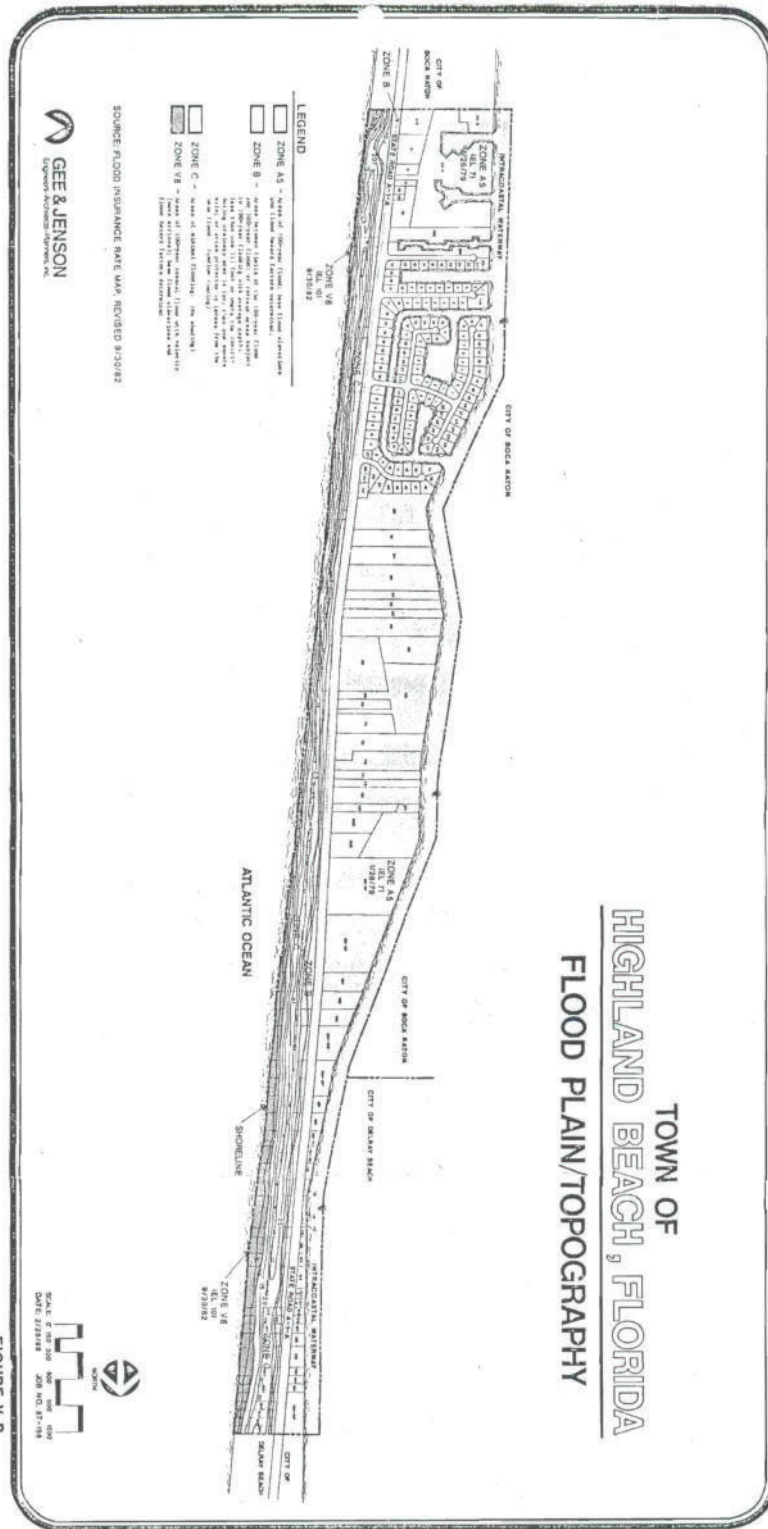
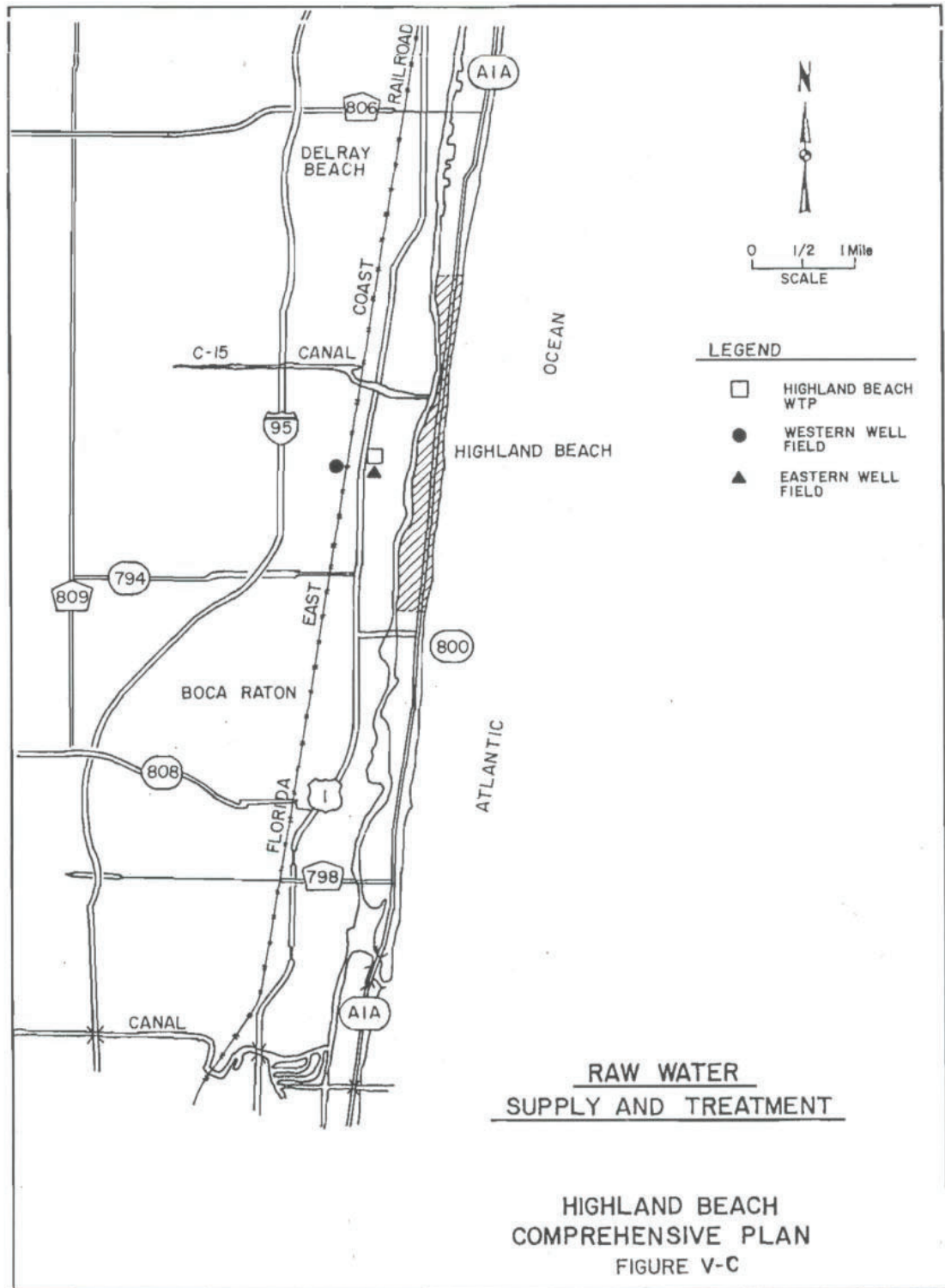


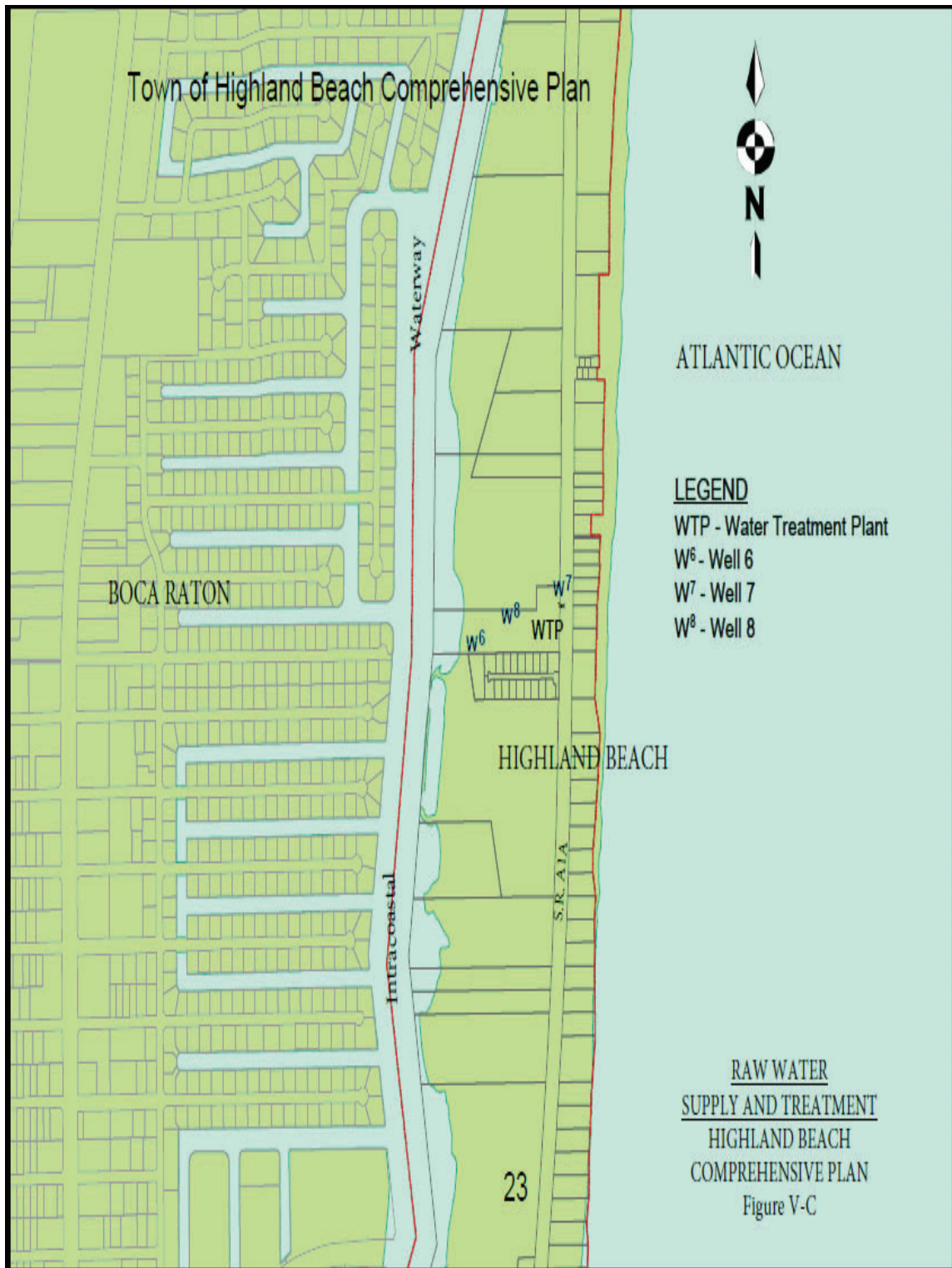
FIGURE V-A

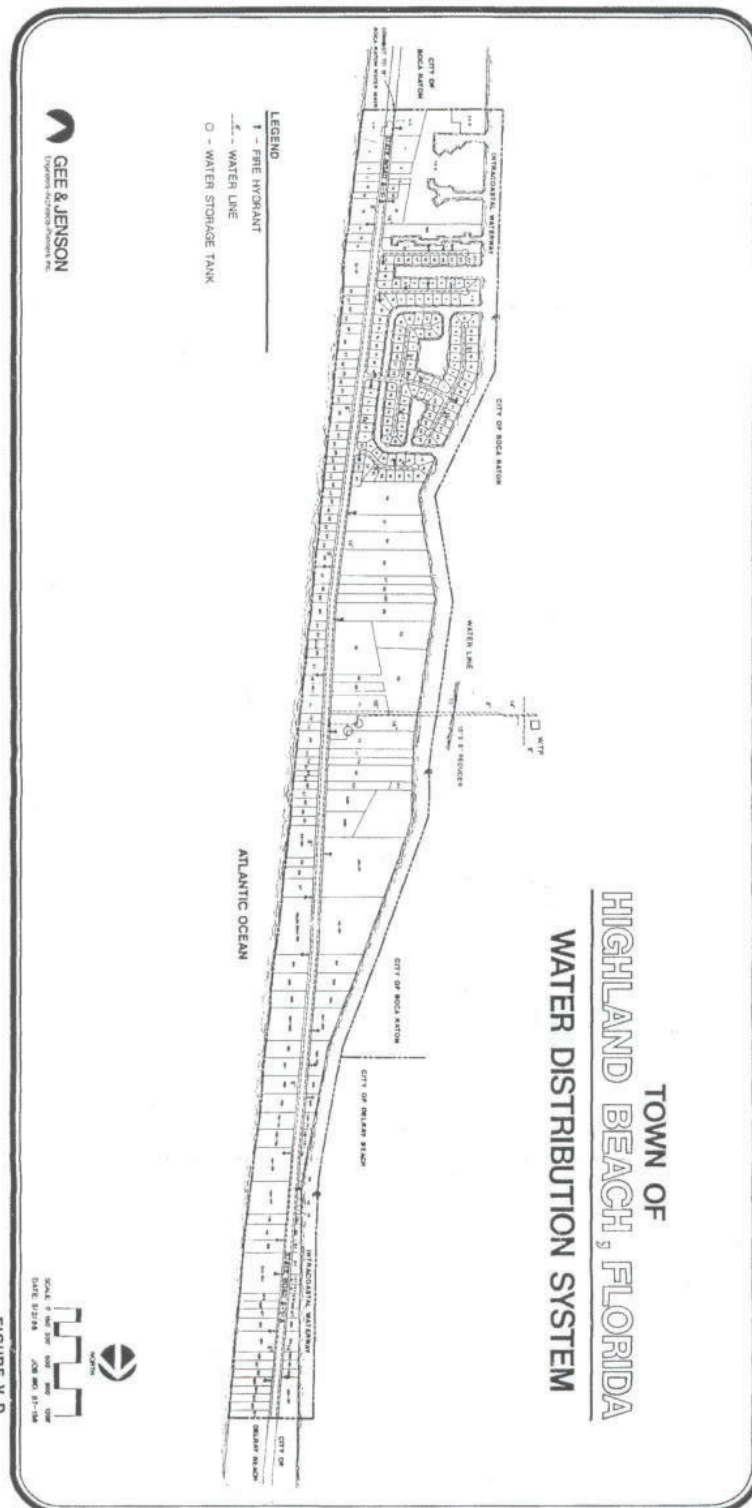
# Town of Highland Beach Comprehensive Plan



# Town of Highland Beach Comprehensive Plan







**Coastal Management/Conservation Element**

The Town of Highland Beach was incorporated in 1949. Located in the southern portion of eastern Palm Beach County, the barrier island town encompasses 1.1 square miles (0.5 square miles of land plus 0.6 square miles of water) and is bounded on the north and northwest by the City of Delray Beach and on the south and southwest by the City of Boca Raton. The Atlantic Ocean lies adjacent to the Town on the east and the Intracoastal Waterway lies to the west. The overall length of the town is approximately 2.8 miles.

The governing body of the Town consists of a five-member Town Commission, each elected for three-year, overlapping terms. Terms to elected office are limited to two. Day to day operations of the Town are under the leadership of the Town Manager who is appointed by the Town Commission. The Town provides general municipal services such as police protection and a library, as well as water and wastewater utility service. The Town also provides, through contract, fire protection and emergency services, solid waste, and postal services.

The town has a current year-round population of approximately 4,150 which increases by about 40 percent to approximately 8,500 during the winter months. Residents are composed of approximately 80% retirees and 20% persons employed or engaged in business enterprises in Palm Beach and Broward Counties.

The Town's "main street" is State Road A1A, which has a 100-foot wide right of way and relies on swales to manage storm-water run-off, retention and ground-water infiltration.

Highland Beach is a residential community with one remaining non-conforming oceanfront hotel known as the Highland Beach Delray Sands. At this time there are no public beaches, although Palm Beach County has purchased a small site near the south end of the town for future development as Milani Park.

In 2007, an evaluation of existing gross acreage by land uses revealed that 263.85 acres or 67% of the total gross acreage of 396.7 acres in the Town is dedicated to residential use. The remaining gross acreage is allocated to non-residential such as governmental, institutional, recreation and right-of-way. This ratio has not changed in recent years. The residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years.

The Town is substantially built-out (98%), with minimal future new development potential and population growth limited by the scarcity of vacant and developable land. Potential for redevelopment is limited to single-family lots and by the land use densities established within the Comprehensive Plan; therefore, the majority of redevelopment activity in the future will likely result from "tear-down" of older residential structures and replacement with new at densities permitted by current ordinances. The potential expansion of the Town's current boundaries through annexations is not practical due to its location.

## Goal 1

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

### Objective 1.1

The Town will prevent damage and destruction to the dune system, resulting from construction activities, pedestrian crossings and other disturbances. The Town shall annually review waterfront construction permit activities and assess the resulting impacts as the measure of this objective.

#### Policy 1.1.1

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

#### Policy 1.1.2

The Town encourages removal of invasive exotic species.

#### Policy 1.1.3

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

#### Policy 1.1.4

The Town will coordinate with Palm Beach County and Florida Department of Environmental Protection to ensure beach maintenance activities comply with all local and state regulations.

#### Policy 1.1.5

The Town will coordinate with local and state agencies in the event that beach restoration and renourishment activities occur within the Town.

#### Policy 1.1.6

The Town will coordinate and support Palm Beach County in its study of the possible impacts of shore protection structures, such as groins, revetments or seawalls on the Town's beaches, beach renourishment, or other means.

### Objective 1.2

The Town will prohibit construction activities and location of buildings and site improvements which might cause or increase harmful effects of hurricanes and other natural disasters,

including property damage, degradation of natural resources, wetlands and estuaries, inappropriate or conflicting land uses and exposure of human life. The Town shall annually review all construction activities and assess the resulting impacts as the measure of this objective.

**Policy 1.2.1**

The Town supports environmental conservation programs and directs the Town Manager to monitor enforcement of applicable regulations of State and Federal and local governmental agencies regarding construction within the coastal high hazard area. Petitioners for land development within the coastal high hazard area shall provide the Town with copies of all applicable state and federal permits prior to issuance of building permits.

**Policy 1.2.2**

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

**Policy 1.2.3**

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

**Policy 1.2.4**

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

**Policy 1.2.5**

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

**Policy 1.2.6**

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

**Policy 1.2.7**

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

**Objective 1.3**

The Town will establish guidelines and enforcement procedures, requiring removal, repair or replacement of any structure or site improvements within or adjacent to the beach when such structure or improvements have experienced damage due to erosion or storm effects, thereby constituting a potential safety hazard for the public. In the event of structural damage in excess of 50% of the value of the structure, the structure should be rebuilt to current codes. The objective will be met with the creation of the guidelines and enforcement procedures for damaged structures.

**Policy 1.3.1**

The Town shall maintain and enforce applicable ordinances and administrative procedures to assure that unsafe conditions due to damaged structures or hazardous conditions shall not be permitted to remain indefinitely on the beach and foredune areas.

**Policy 1.3.2**

By the year 2020, the Town shall initiate a study or participate in a regional study to evaluate the Town's vulnerabilities to the effects of sea level rise, regional water releases, and chronic flooding. Sea level rise refers to the long-term average sea level rise relative to the local land level. Chronic flooding refers to localized flooding that occurs annually and exceeds 100-year storm events. The study shall examine the following:

- a. Areas of the Town which experience periodic flooding;
- b. Identification of natural areas impacted by sea level change and chronic flooding;
- c. Identification of infrastructure impacted by sea level change and chronic flooding, including drainage systems within the Town.
- d. Evaluate the option to establish Adaptation Action Area(s), which are defined in Florida Statutes Section 163.3164 (1), as a designation within the Coastal Management element which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels;
- e. Identify policies and land development regulations to be modified to address sea level change and chronic flooding, including seawall heights;
- f. Identify funding sources for staff and infrastructure to address the impacts of sea level change and chronic flooding.; and,
- g. Include development and redevelopment principles, strategies, engineering solutions, regulations, and best practices that reduce flood risk within the Town.

**Objective 1.4**

The Town will actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds, and mangrove stands. The Town will have met this objective through the provision of education materials regarding the protection of the coastal natural resources within the community.

**Policy 1.4.1**

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

**Policy 1.4.2**

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

**Policy 1.4.3**

The town will continue to encourage boat users to reduce speeds in the Town's waterways to protect manatees and reduce erosion and related impacts to canal banks and seawalls from excessive wake.

**Objective 1.5**

The Town will coordinate with the South Florida Water Management District to ensure that all future developments meet stormwater retention criteria and requirements of that agency. The Town shall annually review construction permits to assess on whether the District's stormwater retention requirements have been addressed.

**Policy 1.5.1**

The Town will take affirmative action to improve the stormwater drainage systems within Town. Such review will identify areas of improvement where the system can be more efficient, identify possible enhancements such as on-site water retention, capital improvements, and development code modifications.

**Policy 1.5.2**

The Town shall continue to revise land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, chronic flooding, stormwater runoff, and the related impacts of sea level rise.

**Policy 1.5.3**

Rise in sea level projected by the federal government (Army Corps of Engineers) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the Town.

**Policy 1.5.4.**

The Town shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

**Objective 1.6**

The Town's standard for prioritizing shoreline land uses gives priority to water-dependent uses so that beaches will be conserved and protected for public recreation and resource conversation purposes; and that in the event post disaster (or other cause) redevelopment is necessitated, or conditions occur to enable demolition and reconstruction of oceanfront structures. The Town shall annually review any oceanfront land use changes and/or oceanfront redevelopment activities to ensure compliance with this objective.

**Goal 2**

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

**Objective 2.1**

The Town will coordinate its planning and permitting activities with the Palm Beach Emergency Operations Center (EOC) so as to maintain an evacuation time of not more than six (6) hours during daytime conditions and eight (8) hours during nighttime conditions. Any future land use change which would increase the allowable density will require compliance with this objective.

**Policy 2.1.1**

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

**Policy 2.1.2**

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

**Policy 2.1.3**

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

**Policy 2.1.4**

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

**Policy 2.1.5**

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

**Policy 2.1.6**

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

**Objective 2.2**

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

**Objective 2.3**

The Town shall coordinate with Palm Beach County on policies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, stormwater run-off and collection, impact of king tides, changes in rainfall patterns, and extreme weather events. Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.

**Policy 2.3.1**

The Town will continue to enforce its building code and drainage requirements, which shall be consistent with, or more stringent than, the Florida Building Code and all applicable flood plain management regulations. The Town will coordinate with, and will rely on, the Florida Department of Environmental Protection to enforce building limitations seaward of the Coastal Construction Control Line and ensure conformance with Chapter 161 of Florida Statutes.

### Goal 3

To ensure the protection of air, water, and soil standards as well as wildlife and natural systems during land development activities.

#### Objective 3.1

The Town will prohibit the construction of any land uses which could have a negative impact on air and water quality, stormwater management, and those that would generate hazardous wastes. The Town shall annually review all construction activities and assess the resulting impacts as the measure of this objective.

##### Policy 3.1.1

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

##### Policy 3.1.2

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

##### Policy 3.1.3

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

##### Policy 3.1.4

In all applications seeking Future Land Use Map amendments and/or rezoning requests, the petitioner shall provide the Town with a drainage plan that addresses the impact of sea level rise and on-site stormwater retention on the subject site. The drainage statement shall incorporate the latest sea level rise information from the Army Corps of Engineers. The provision of this drainage and stormwater retention statement shall be in addition to the other application requirements.

##### Policy 3.1.5

The Town shall require all petitioners of land development and redevelopment efforts in the Town to consider the environmental, recreational and economic resources while enhancing resilience to sea level rise and chronic flooding impacts.

#### Objective 3.2

The Town will coordinate permitting with State and County agencies so as to ensure the preservation of existing native tropical vegetation including mangroves and seagrasses in

accordance with State and County permitting standards so as to protect the functions of natural systems. The Town shall annually review all environmental permitting activities within the Town and assess the resulting impacts as the measure of this objective.

**Policy 3.2.1**

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

**Policy 3.2.2**

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

**Policy 3.2.3**

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

**Objective 3.3**

The Town will take steps to protect endangered or threatened wildlife species. The Town shall periodically review its code of ordinances to ensure that this objective is addressed.

**Policy 3.3.1**

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

**Policy 3.3.2**

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

**Policy 3.3.3**

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

**Objective 3.4**

The Town shall take steps to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters. The Town shall periodically review its code of ordinances to ensure that this Objective is addressed.

**Policy 3.4.1**

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

**Policy 3.4.2**

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

**Policy 3.4.3**

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

**Policy 3.4.4**

Implementation of the 10-year Water Supply Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth the Town may experience.

**Policy 3.4.5**

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

**Policy 3.4.6**

As a result of the potable water network's ability to interconnect to the County-wide system through the City of Boca Raton or the City of Delray Beach, the Town's Public Works Department will cooperate with Palm Beach County Water Utilities Department and the City of Boca Raton and the City of Delray Beach to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

**Policy 3.4.7**

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

**Policy 3.4.8**

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

**Policy 3.4.9**

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

**Policy 3.4.10**

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

**Objective 3.5**

The Town will cooperate with Palm Beach County and other local governments in meeting established air quality standards. The Town shall periodically review its code of ordinances to ensure that this objective is addressed.

**Objective 3.6**

The Town shall seek to reduce greenhouse gas emissions and conserve energy resources. The Town shall periodically review its code of ordinances to ensure that this objective is addressed.

**Policy 3.6.1**

The Town shall continue to implement low impact development techniques and energy-efficient building standards that reduce the negative environmental impacts of development and redevelopment found in the Florida Building Code.

**Goal 4**

To ensure the Town shall continue to require land development applicants to utilize best practices and initiate mitigation strategies to stop chronic flooding and reduce property losses in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

**Objective 4.1**

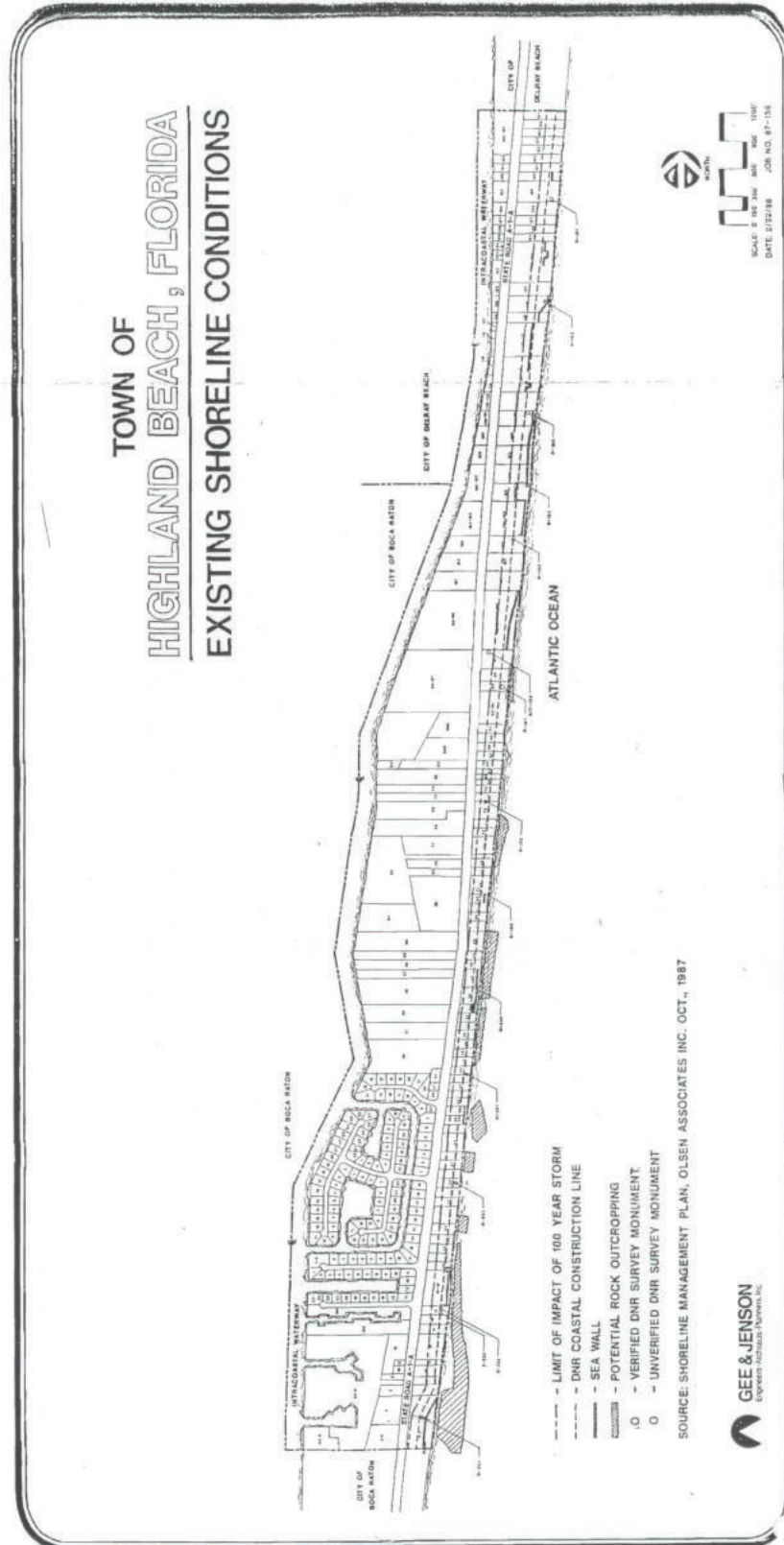
The Town will continue to examine community-wide strategies to increase the resiliency of the Town to address future effects of coastal storms and climate change on the community. Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.

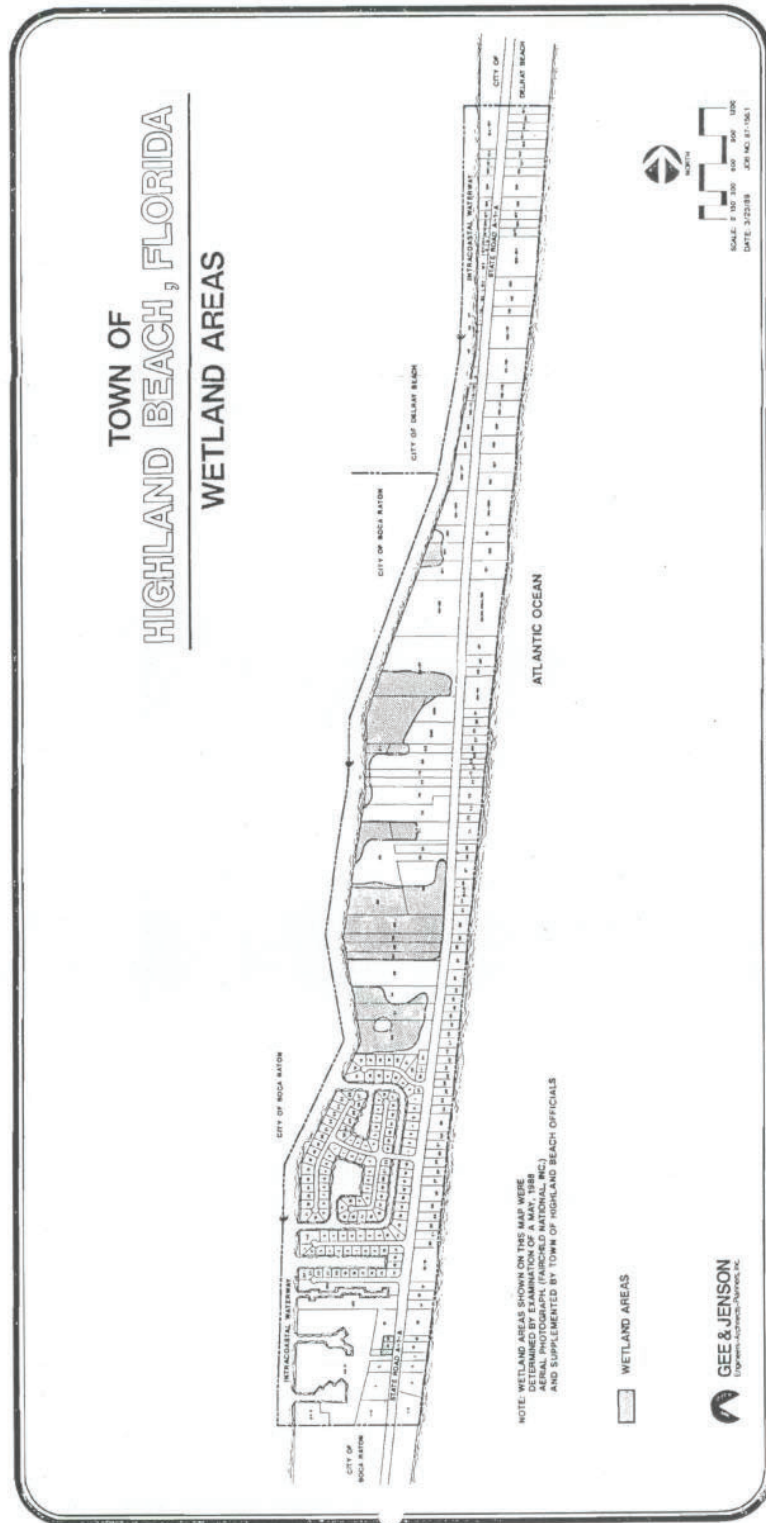
**Policy 4.1.1**

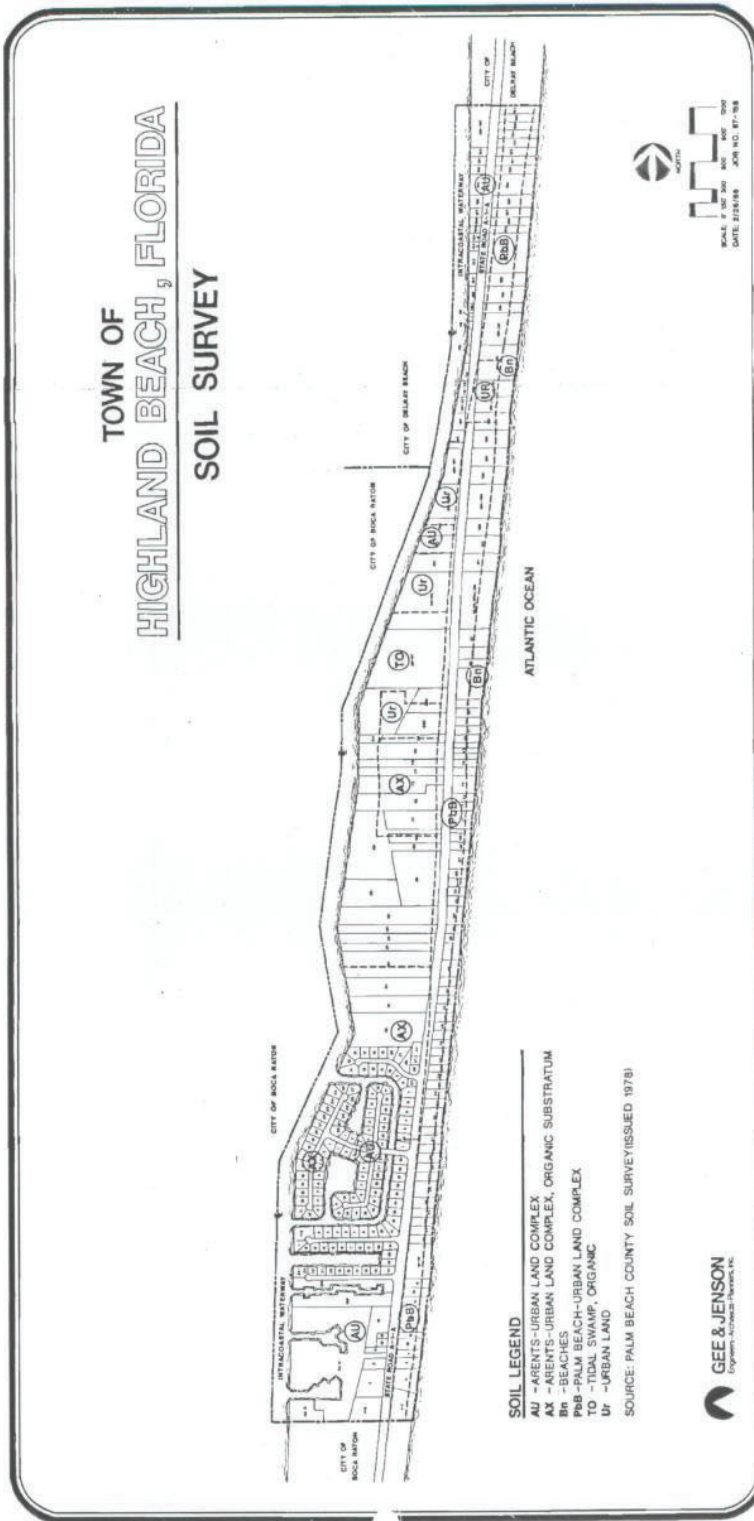
The Town shall support Palm Beach County's efforts to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, and advancing agreed upon mitigation and adaptation strategies.

**Policy 4.1.2**

The Town will evaluate the benefits of participating in the National Flood Insurance Program Community Rating System (CRS) and will strive to obtain a positive CRS rating.







**Recreation and Open Space Element**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Objective 1.2**

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

**Policy 1.2.1**

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

**Policy 1.2.2**

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

**Policy 1.2.3**

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

**Policy 1.2.4**

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

**Intergovernmental Coordination Element**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

**Policy 1.1.4**

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

**Policy 1.1.5**

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

**Policy 1.1.6**

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

**Policy 1.1.7**

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

**Policy 1.1.8**

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

**Policy 1.1.9**

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

**Policy 1.1.10**

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

**Policy 1.1.11**

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

**Policy 1.1.12**

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

**Policy 1.1.13**

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

**Policy 1.1.14**

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

**Policy 1.1.15**

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

**Policy 1.1.16**

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

**Policy 1.1.17**

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

**Policy 1. 1.18**

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

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

**Policy 1.1.19**

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

**Capital Improvements Element**

**Goal 1**

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

**Objective 1.1**

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

**Policy 1.1.1**

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

**Policy 1.1.2**

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

**Policy 1.1.3**

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

**Policy 1.1.4**

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

- a. Protection of public health and safety;
- b. Increased utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;
- c. Overcome existing level of service deficiencies;
- d. Meet requirements of future development; and
- e. Positive contribution to the Town's physical character, economic stability, or environmental quality.

## Town of Highland Beach Comprehensive Plan

### Policy 1.1.5

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

### Policy 1.1.6

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

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

Project Name	15/16	16/17	17/18	18/19	19/20	Total
<b>Public Works</b>						
Purchase equipment for beach clean-up and meter reading	\$10,000	0	0	0	0	\$10,000
Replace pickup truck	\$26,500	0	0	0	0	\$26,500
Air Handler Replacement	\$40,000	0	0	0	0	\$40,000
Repave Parking Lot	0	\$71,000	0	0	0	\$71,000
Walkpath Design	0	\$85,000	0	0	0	\$85,000
Walkpath Construction	0	0	\$775,000	0	0	\$775,000
Signage	0	0	\$50,000	0	0	\$50,000
Replace Boom Truck	0	0	0	\$75,000	0	\$75,000
<b>Total</b>	<b>\$76,500</b>	<b>\$156,000</b>	<b>\$825,000</b>	<b>\$75,000</b>	<b>0</b>	<b>\$1,132,500</b>
<b>Town Clerk</b>						
Furniture	\$3,000	0	0	0	0	\$3,000
<b>Total</b>	<b>\$3,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$3,000</b>
<b>Police Department</b>						
Computer Equipment	\$29,800	0	0	0	0	\$29,800
<b>Total</b>	<b>\$29,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$29,800</b>
<b>Protective Inspection</b>						
Software Upgrade	\$7,500	0	0	0	0	\$7,500
<b>Total</b>	<b>\$7,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$7,500</b>
<b>Library</b>						
1U Rackmount Servers	\$2,512	0	0	0	0	\$2,512

**Town of Highland Beach Comprehensive Plan**

Books, publications, library materials	\$85,000	0	0	0	0	\$85,000
Upgrade computer operating systems	\$9,000	0	0	0	0	\$9,000
Computers	0	\$5,950	0	0	0	\$5,950
Total	\$96,512	\$5,950	0	0	0	\$102,462
<b>Water</b>						
Rate Study	\$17,000	0	0	0	0	\$17,000
OPC for Cal Flow	\$20,000	0	0	0	0	\$20,000
OPC for Side Street Mains	\$20,000	0	0	0	0	\$20,000
Smart Metering	\$55,000	0	0	0	0	\$55,000
Exhaust Fan Replacement	\$60,000	0	0	0	0	\$60,000
Air handler Replacement	\$50,000	0	0	0	0	\$50,000
AC Replacement	\$75,000	0	0	0	\$75,000	\$150,000
Replace mains on side streets	0	\$3,220,446	0	0	0	\$3,220,446
Cal Flow System	0	\$950,000	0	0	0	\$950,000
SCADA Upgrade	0	\$70,000	0	0	0	\$70,000
Replace RO Cartridges	0	0	\$500,000	0	0	\$500,000
Replace Privacy Screening	0	0	0	\$30,000	0	\$30,000
Total	\$297,000	\$4,240,448	\$500,000	\$30,000	\$75,000	\$5,142,446
<b>Sewer</b>						
Replace Pump Station Telemetry	\$30,000	0	0	0	0	\$30,000
Re-line stormwater outfalls	\$25,000	0	0	0	0	\$25,000
Line Manholes	\$15,000	0	0	0	0	\$15,000
Space Pump	\$20,000	0	0	0	0	\$20,000
Total	\$90,000	0	0	0	0	\$90,000

**TOWN OF HIGHLAND BEACH PROJECTED REVENUES 2015-2020**

Funding Source	15/16	16/17	17/18	18/19	19/20
Ad Valorem Taxes	\$7,315,501	\$7,315,501	\$7,315,501	\$7,315,501	\$7,315,501
Local Option Gas Tax	\$33,600	\$33,600	\$33,600	\$33,600	\$33,600
Franchise Fees	\$785,000	\$785,000	\$785,000	\$785,000	\$785,000

## Town of Highland Beach Comprehensive Plan

Occupational Licenses	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Building Permits	\$269,000	\$269,000	\$269,000	\$269,000	\$269,000
Intergovernmental Revenue	\$377,460	\$377,460	\$377,460	\$377,460	\$377,460
Garbage/Solid Waste	\$468,000	\$468,000	\$468,000	\$468,000	\$468,000
Service Charges	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350
Interest	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Fines & Forfeitures	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500
Miscellaneous	\$307,857	\$307,857	\$307,857	\$307,857	\$307,857
Reserve	\$1,052,592	\$1,052,592	\$1,052,592	\$1,052,592	\$1,052,592
Library Donation Fund	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065
Cultural Board Fund	\$5,570	\$5,570	\$5,570	\$5,570	\$5,570
Law Enforcement Trust	\$4,060	\$4,060	\$4,060	\$4,060	\$4,060
Utility Fund – Water	\$3,736,834	\$3,736,834	\$3,736,834	\$3,736,834	\$3,736,834
Utility Fund - Sewer	\$1,057,874	\$1,057,874	\$1,057,874	\$1,057,874	\$1,057,874
Total	\$14,121,348	\$14,121,348	\$14,121,348	\$14,121,348	\$14,121,348

### Objective 1.2

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

#### Policy 1.2.1

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

#### Recreation and Open Space:

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

#### Sanitary Sewer:

68 gallons per capita per day

**Solid Waste:**

5 pounds per capita per day.

**Drainage:**

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

**Potable Water:**

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

**Transportation:**

S.R. A1A – LOS “D” peak season/peak hour

**Policy 1.2.2**

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

**Policy 1.2.3**

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

**CONCURRENCY MANAGEMENT SYSTEM**

Sanitary Sewer, Solid Waste, Drainage and Potable Water
Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Recreation and Open Space
Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements: the necessary facilities and services are in place, or; the necessary facilities and services will be in place when the impacts of the development occurs, or; the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.
Transportation
Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de 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 concurrency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant to all rules and requirements of Chapter 163.3180, F.S.

### Objective 1.3

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

#### Policy 1.3.1

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

**Objective 1.4**

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

**Policy 1.4.1**

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

**Policy 1.4.2**

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

**Policy 1.4.3**

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

**Policy 1.4.4**

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

**Policy 1.4.5**

The Town shall incorporate capital improvements affecting Town levels of service by referencing the Capital Improvements Schedules of Palm Beach County, state agencies, regional

water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year planning period.

**Objective 1.5**

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

**Policy 1.5.1**

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

**Property Rights Element**

**Goal 1**

The Town will make local decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

**Objective 1.1**

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

**Policy 1.1.1.**

The Town will consider the following rights in its decision making.

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

# **TOWN OF HIGHLAND BEACH 10 YEAR WATER SUPPLY WORK PLAN**

**Date Prepared: July 31, 2020**



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## **1.0 INTRODUCTION**

The purpose of the Town of Highland Beach Water Supply Work Plan (Work Plan) is to identify and plan for the water supply sources, facilities, or facility upgrades needed to serve existing and new development within the municipal boundaries of the Town. It was prepared by the Town to meet the local South Florida Water Management District (SFWMD) requirements for water resource allocation. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the SFWMD on November 8, 2018. Subsequently, the deadline for local municipalities within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is May 8, 2020.

It should be noted that the COVID-19 pandemic has impacted the May 08, 2020 adoption hearing as well as submittal timelines. No further information on the effects of this impact has been provided at this time.

Town residents obtain their water directly from the Town, which is responsible for ensuring that sufficient water supply capacity is available for existing and future town residents and customers.

The Town's Work Plan will reference the initiatives already identified in the most recent Palm Beach County 10-year Water Supply Work Plan (adopted April 29, 2015) and the SFWMD Lower East Coast Water Supply Plan Update (2018). According to state guidelines, the Town's Work Plan and the comprehensive plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Town of Highland Beach Work Plan will use the SFWMD requirement of a 10-year planning period in this update.

The Town's Work Plan is divided into five sections:

- Section 1 – Introduction
- Section 2 – Background Information
- Section 3 – Data and Analysis
- Section 4 – Work Plan Projects/Capital Improvement Element/Schedule
- Section 5 – Goals, Objectives, Policies

## **1.1 Statutory History**

The Florida Legislature enacted bills during the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444 enacted during the 2005 legislative session, strengthened the statutory links between the regional water supply plans (RWSPs) prepared by water management districts and the Comprehensive Plans prepared by local governments through changes to Chapters 163 and 373, Florida Statutes (F.S.). These changes improved coordination between local land use planning and regional water supply planning.

## **1.2 Statutory Requirements**

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of the Comprehensive Plan with the applicable RWSP [Section 163.3177(4)(a), F.S.] as well as Section 373.709(8)(b), F.S.].
2. Ensure the Future Land Use Plan is based on availability of adequate water supplies and public facilities and services [Section 163.3177(6)(a), F.S.]. Data and analyses demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Plan and Plan amendments submitted for review.
3. In consultation with the water supplier, ensure adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent [Section 163.3180(2), F.S.].
4. For local governments subject to an RWSP, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element (the "Infrastructure element") through a Comprehensive Plan amendment to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the applicable RWSP, or alternative project(s) proposed by the local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the applicable RWSP [Section 163.3177(6)(c)3., F.S.]; and
  - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [Sections 163.3177(6)(c)3. and (5), F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the 5-year period [Section 163.3177(3)(a)4., F.S.].

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation element to assess projected water needs and sources for at least a 10-year planning period, considering the applicable RWSP and water use permit(s) [Section 163.3177(6)(d), F.S.]. The comprehensive plan must address the water supply sources necessary to meet the existing and projected water use demand for the established planning period, considering the applicable RWSP [Section 163.3167(9), F.S.].
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination element to ensure consistency between the Comprehensive Plan and the applicable RWSP [Section 163.3177(6)(h)1., F.S.].
8. Local governments are required to comprehensively evaluate and update the Comprehensive Plan to reflect changes in local conditions every seven years. The evaluation could address the local government's need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [Section 163.3191(3), F.S.].
9. Local governments may be exempt from updating their Work Plan if they meet certain criteria. A local government that does not own, operate, or maintain its own water supply facilities and is served by a public water supply entity with a permitted allocation of 300 million gallons per day or greater is not required to amend its Comprehensive Plan when an RWSP is updated if the local government uses less than 1 percent of the public water supply entity's total permitted allocation. However, the local government must cooperate with the public water supply entity that provides service within its jurisdiction and must keep the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element up to date, pursuant to Section 163.3191, F.S. A local government should contact the Florida Department of Economic Opportunity (DEO) to verify its qualifications for the exemption [Section 163.3177(6)(c)4., F.S.].
10. Local governments with a Sector Plan adopted in accordance with Section 163.3245, F.S., should incorporate information from the adopted Sector Plan, Master Plan, and Detailed Specific Area Plan into the Work Plan. The focus should be on water needs, water supply and resource development, conservation measures, and intergovernmental coordination activities with the SFWMD and water supply development projects needed to address projected development in the Sector Plan area [Section 163.3245, F.S.].

## **2.0 BACKGROUND INFORMATION**

### **2.1 Overview**

The Town is located on a barrier island in the southern portion of eastern Palm Beach County, Florida. The Town was incorporated in 1949 and encompasses 1.1 square miles (0.6 square land plus 0.5 water miles) and is bounded on the north and northwest by the City of Delray Beach and on the south and southwest by the City of Boca Raton. The Atlantic Ocean lies adjacent to the Town on the east and the Intracoastal Waterway lies to the west. The Town's "main street" is State Road A1A. Nearly all the town's residences are located adjacent to the State Road A1A, besides some developments to the southwest.

Highland Beach is a residential community with a current year-round population of approximately 3,737 according to the 2015 Palm Beach County Population Allocation Model – county-wide population projections. It is estimated by the Town that the population increases to approximately 8,500 during the winter months due to an influx of seasonal residents who list northern homes as official residences. According to the 2018 American Community Survey, the Town population shows that 35% of the working age population is employed.

The governing body of the Town consists of a five member Town Commission, each elected for three-year, overlapping terms. Elected officials are limited to two terms in office. Day to day affairs of the Town is under the leadership of the Town Manager who is appointed by the Town Commission. The Town provides general municipal services such as police protection and a library, as well as water and wastewater utility service. The Town also provides, through contract, fire protection, solid waste, and postal services.

The Town is substantially built-out with minimal future development potential and population growth limited by the scarcity of vacant and developable land. Potential for redevelopment is limited to single-family lots and by the land use densities established within the Comprehensive Plan. The potential expansion of the Town's current boundaries through annexations is not practical due to its location and geographical restrictions.

Approximately, 263.85 acres or 67% of the total gross acreage of 396.7 acres in the Town is dedicated to residential use. The remaining gross acreage is allocated to non-residential such as governmental, institutional, recreation and right-of-way. This ratio has not changed in recent years. The residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years. From the last Work Plan update in 2015, the Town's Building Department records indicated that 4 permits were issued for new residential construction; however, none were for vacant lots, the permits issued were to replace existing structures. No permits were issued for non-residential construction.

## **2.2 Relevant Regional Issues**

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in water resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated a rule making to limit increased allocations dependent on the Everglades and Loxahatchee River system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 and in 2010 as part of the SFWMD's water use permit program. Enforcing this rule over the last decade has required municipalities needing additional water supply to seek water sources that are not dependent on the Everglades for recharge. The SFWMD continues to utilize minimum flows and minimum water levels in determining the resources available for the Consumptive Use Permitting program to ensure the local water resources or local ecology will not be severely affected. The 2018 Lower East Coast Water Supply Plan Update lists the regional water supply issues as follows:

1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.
2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.
3. Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.
4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.
5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

Additional detailed information on the regional issues can be found in Chapter 7, Water Supply Source Options, of the 2018 Lower East Coast Water Supply Plan Update.

### **3.0 DATA AND ANALYSIS**

The purpose of the data and analysis section of the Work Plan is to characterize the information that local governments need to provide to the state planning and regulatory agencies as part of their proposed comprehensive plan amendments. This is increasingly important in particular to the amendments that would change the Future Land Use Map (FLUM) to increase density and/or intensity. Additionally, population projections should be reviewed for consistency between the County and the South Florida Water Management District's Water Supply Plan. This is imperative in keeping cohesiveness between all regulatory agencies.

#### **3.1 Population Information**

The Town's existing and future population figures are derived from the Lower East Coast Water Supply Plan in comparison with the Palm Beach County Office of Economic and Demographic Research (OEDR) and other remaining Palm Beach County population figures. The most recent Lower East Coast Water Supply Plan (LECWSP) was published in 2018. The OEDR publishes the projections prepared by the University of Florida's Bureau of Economic and Business Research (BEBR). As with almost all population estimates obtained from different sources combined with substantial seasonal fluctuations in population, there are some inconsistencies. Therefore, for the purposes of this Plan and the Town's Comprehensive Plan, in general, the Lower East Coast Water Supply Plan population projections will be utilized. Between 1990 and 2000, the Town of Highland Beach's population grew from 3,209 to 3,775, an increase of over 17 percent. In 2005 it was estimated that the Town's population had increased to 3,970 residents. By 2010, the Town's population was anticipated to increase to 4,188, however according to the US Census Bureau, the population actually decreased to 3,539, most likely due to the economic recession. By 2018, the PBC allocation model had projected a population of approximately 3,701 residents.

The most recent population projection from the Palm Beach County 2015 Population The current future growth predications are as follows: 3,737 in 2020; 3,821 in 2025; 3,871 in 2030. This prediction represents a decrease in the population projection of approximately 2.5 percent from the 2005 population projection in the next decade. This mild decrease in population is reflective of the fact that the Town is substantially built-out, with future development potential and population growth relatively limited by the scarcity of vacant and developable land.

**Tables 1 & 2** below represent the population projections from the 2015 Palm Beach County Allocation Model and the 2018 SFWMD LEC Plan.

**Table 1:** The 2015 Palm Beach County Allocation Model Population Projection

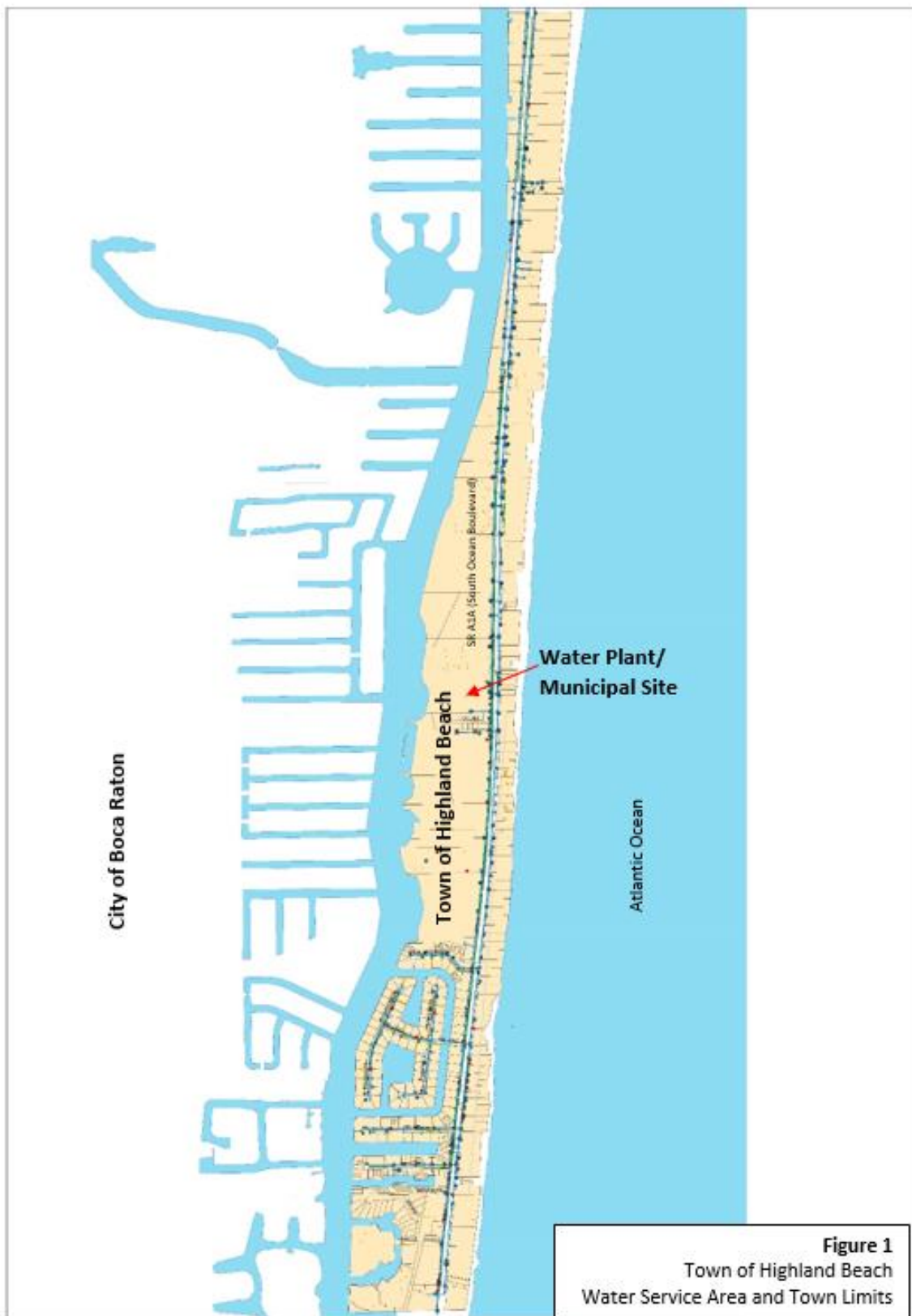
<b>Table 1 - 2015 PBC Allocation Model Population Projection</b>		
<b>2020</b>	<b>2025</b>	<b>2030</b>
3,737	3,821	3,871

**Table 2:** The 2018 South Florida Water Management District Lower Coast Water Plan Update Population Projection

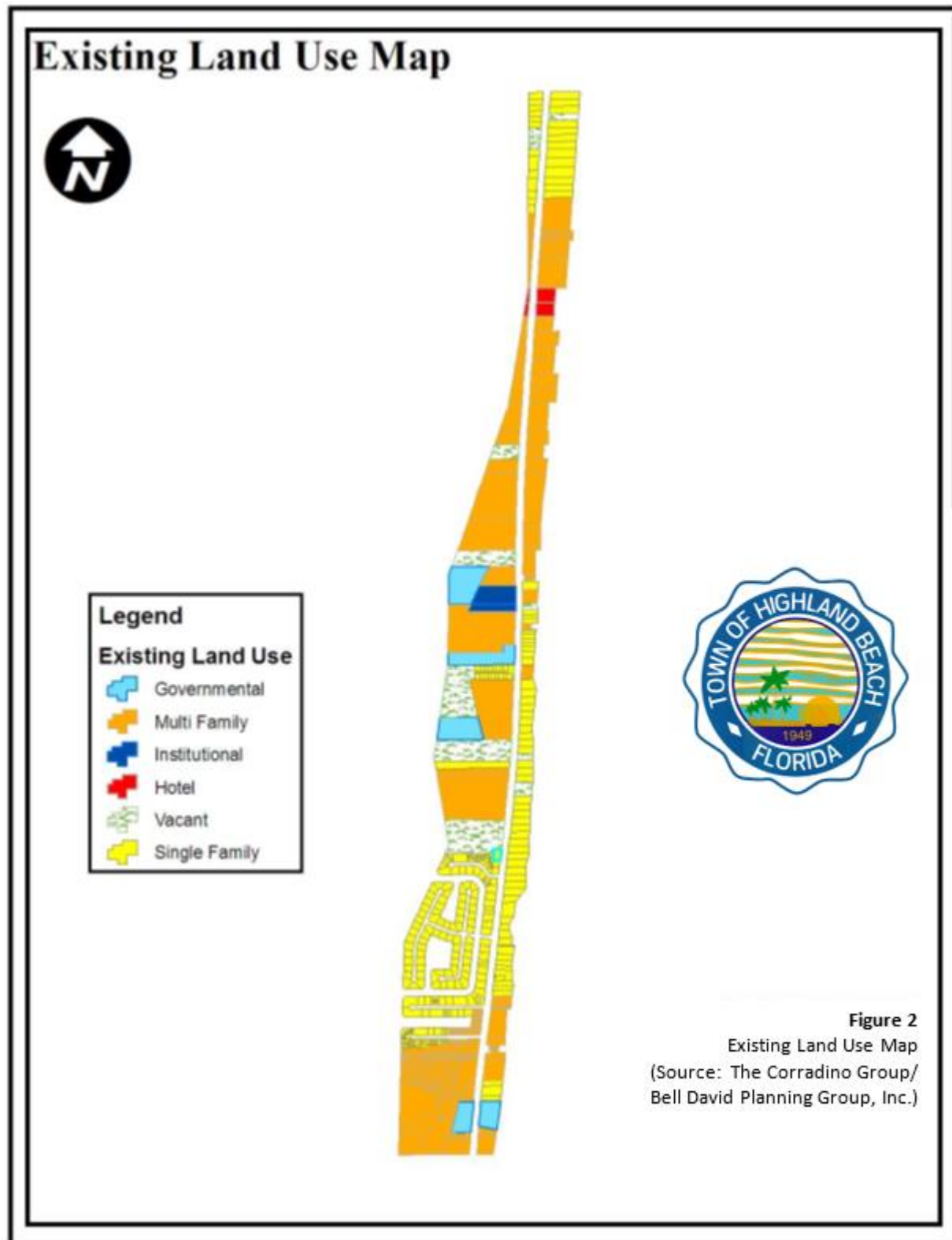
<b>Table 2 - 2018 SFWMD LEC Water Plan Update Population Projection</b>		
<b>2020</b>	<b>2025</b>	<b>2030</b>
3,911	3,992	4,030

### **3.2 Maps of Current and Future Areas Served**

The maps depict current and future water service areas of the Town. The Town serves only customers within the Town boundaries. There are no areas for potential annexation or expansion. The map series is provided in **Figures 1-3**.

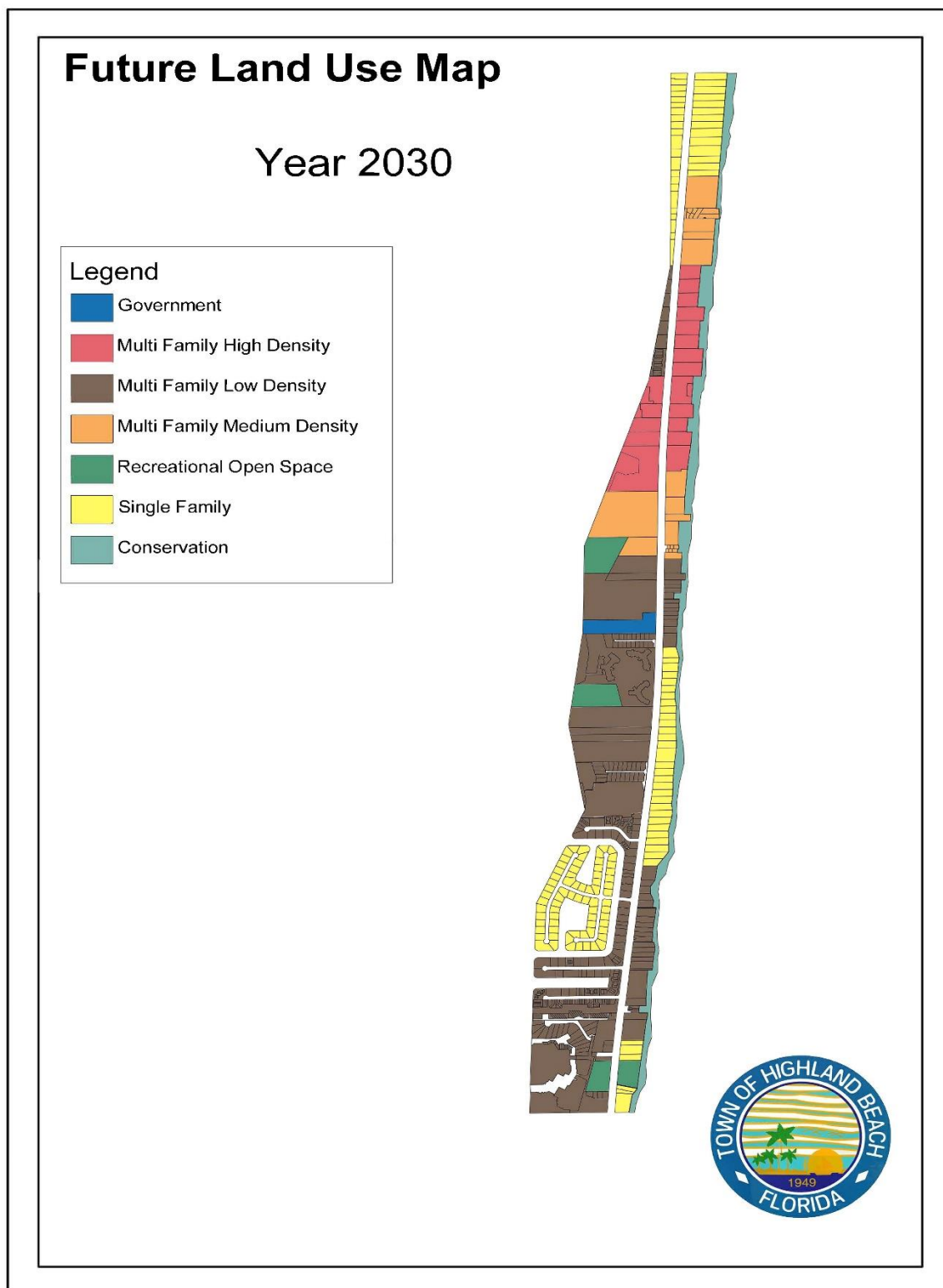


**Figure 1:** Highland Beach Water Service Area and Town Limits



**Figure 2:** Existing Land Use Map

Town of Highland Beach Comprehensive Plan



**Figure 3:** Future Land Use Map

### **3.3 Potable Water Level of Service Standard**

In order to maintain compliance with the SFWMD guidance document, the Workplan addresses the level of service standard provided to the Town customers. Policy 1.1.3 of 2030 comprehensive plan (adopted May 5, 2015) states that before issuance of a development order or permit, the Town will determine that service can be supplied to the proposed development without reducing the level of service for potable water below the following adopted level of service standards. The following requirements are upheld by the Town and are included in Policy 1.1.3:

- a. Water mains must be a minimum of 8-inches in diameter.
- b. All water mains shall be looped.
- c. Minimum flow:
  - Single Family 500 GPD
  - Multi Family 750 GPD
  - Non-Residential 2,000 GPD
- d. Average daily per capita (year-round and seasonal) 372 GPD consumption (Highland Beach Comprehensive Plan 2030, adopted May 5, 2015).
- e. Maintain a minimum of 35 psi pressure at hydrants.

Additionally included as a factor for the level of service, Policy 1.1.1 of the 2030 Comprehensive Plan adopted (May 5, 2015) states that the Town shall continue to maintain and operate its Reverse Osmosis Water Treatment Plant with the capacity to produce a potable water flow of up to 3.0 million gallons per day (MGD).

Since the first year it was recorded, the per capita consumption of water has varied from year to year. A decrease in water consumption over the last decade is most likely attributed to the fact that the Town adopted Ordinance 07-0030, instituting a three-tiered rate structure which penalizes heavy water users. This system is still successfully in place today. Forecasts by the SFWMD show that this per capita consumption rate will remain stable past the 20-year planning period. The Town will not consider a separate standard for non-residential uses at this time because non-residential water use is a very minor component of the Town water consumption.

Seasonal population fluctuations have previously impeded the accuracy of this value between municipal quantitative data collection. The most probable reason is that a higher than actual seasonal population value of approximately 8,000 residents was used to calculate the PCUR. Another probable reason is that in 2009, the Town replaced all water meters throughout the Town which yielded a more accurate accounting of actual water consumption. Other influential factors such as less than expected population growth, wide fluctuations of seasonal and year-round residency, varied volumes of irrigation usage, socio-economic conditions, newer flow metering devices and updated software all may have had a degree of influence on the PCUR.

The PCUR will be tracked annually and updated in future Water Supply Work Plans. It is important to note that the Town is essentially “built-out”, thus, according to the Bureau

of Economic and Business Research (BEBR) projections, minimal population growth is predicted (+2.5% by 2030).

### **3.4 Population and Potable Water Demand Projections by Each Local Government or Utility**

As required by 163.3177(6)(a), F.S., data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands is to be addressed. The SFWMD Work Plan Update Tech Assistance Guide encourages the use of finished water demands rather than raw water. This value better reflects the final product and resources associated with ensuring the Town residents have adequate drinking water. It should be noted that the Town's out of town jurisdiction served will remain zero.

**Tables 3-6** below represent the potable water demand projections from the 2015 Palm Beach County Allocation Model.

**Table 3:** The Town Five (5) Year Historical Water Demand (MGD)

<b>Table 3 - 5 Year Historical Water Demand (MGD)</b>					
<b>Year</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Raw Water Demand	1.64	1.60	1.53	1.60	1.58
Finished Water Demand	1.37	1.28	1.16	1.13	1.22

**Table 4:** The Town Finished Water Projections (MGD)

<b>Table 4 - Finished Water Demand Projections (MGD)</b>			
<b>Population Model</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
2015 PBC Allocation Model	1.25	1.28	1.29
2018 LEC Update	1.31	1.33	1.35

**Table 5:** 10-Year Historical Bulk Water Received by Highland Beach (MG)

<b>Table 5 - 10-Year Historical Bulk Water received by Highland Beach (MG)</b>										
<b>Utility Providing</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Delray Beach	0	0	0	27.8	0	0	0	0	0	0
Boca Raton	0	0	0	0	0	0	0	19.28	18.63	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19.28</b>	<b>18.63</b>	<b>0</b>

**Table 6:** 10-Year Historical Bulk Water Supplied by Highland Beach (MG)

<b>Table 6 - 10-Year Historical Bulk Water Supplied by Highland Beach (MG)</b>										
<b>Local Gov. Served</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Delray Beach	0	0	0	0	0	0	0	0	0	0
Boca Raton	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* The Town of Highland Beach entered into a Bulk Water Agreement with the City of Delray Beach in 1997. The contract runs for 25 years and allows the Town to purchase up to 2.0 MGD of potable water. This agreement was conceived to provide water to the Town for emergency purposes. The Town of Highland Beach has a similar interconnection agreement with the City of Boca Raton, which was entered into in 1982 and amended in 2014. This agreement allows either entity to provide the other party with potable water in the event of an emergency, unforeseen circumstance or planned activity. The agreement is referred to in the 2019 Delray Beach Strategic Partners Elements Guide to still maintain the Water Interconnect Agreement established back in 1997. In 2013, Highland Beach utilized the interconnection for 28 days (27.811 MG of potable water) while the interior of the Town's elevated storage tank was being painted. During the installation of the Lime Slurry system, Highland Beach utilized .642 MG from the City of Boca Raton from February 16, 2017 – February 17, 2017. In 2018, leaks were discovered in the Highland Beach elevated storage tank (EST). The EST (Hydropillar) and associated standpipe was in service for 43 years and required replacement. During the replacement of the above ground exposed standpipe, water was supplied to Highland Beach by the City of Boca Raton from February 20, 2018 – March 26, 2018. Refer to **Table 6** for quantity details. Although it is regularly maintained, this was the last time the Town has utilized the interconnection.

### **3.5 Water Supply Provided by Highland Beach**

The Town was reissued a Consumptive Use Permit (CUP) No. 50-00346-W on September 13, 2006 with an expiration date of September 13, 2026. The CUP provides for an annual allocation not to exceed 1,148 MGY and a maximum monthly allocation of 107.1 MGM. The Town has three 17" x 1,200' production wells that have the capacity to produce up to 2,776 GPM or 3.98 MGD. To treat the water sourced from the Floridan Aquifer, the Town uses a reverse osmosis (RO) system to convert the lower quality brackish water to high quality drinking water. Constructed in 2002, the plant has a permitted capacity of 3.03 mgd. The lower aquifer is typically less permeable than the Upper Floridan Aquifer, and may produce highly mineralized or saline water.

The RO Plant was originally permitted and constructed to produce a potable water flow of 2.25 MGD, with provisions for a future build out. The RO Plant became operational on October 25, 2004. A subsequent improvement in 2007 to the facility increased the potable water capacity 3.0 MGD. In 2018, a remineralization system was added to the RO Plant to replace an old calcite reactor system without increasing capacity.

The Town's finished water storage facilities consist of a 300,000-gallon ground storage tank and a 500,000-gallon elevated storage tank.

The Town's water distribution system consists of the following:

- Four (4) high service pumps.
- A 14" ductile iron water main on the west side of SR A1A.
- A 10" C-900/PVC water main on the east side of SR A1A.
- Eleven (11) 6" cross over pipes.

The 14" main and 10" main are connected by the 6" crossover pipes. There is an additional 6,700 linear feet of 4" – 6" PVC pipe serving the side streets in Town that was changed from asbestos cement (AC) pipe in 2018.

The Town's water distribution system is interconnected with both Boca Raton and Delray Beach. Both cities have advised the Town that adequate quantities of water are available to meet fire flow requirements. Additionally, the Town entered into a bulk water agreement with Delray Beach effective on May 27, 1997 for a period of 25 years which allows the Town to purchase up to 2.0 MGD. The Town has a similar agreement in place with the City of Boca Raton. This agreement referenced in the 2019 Delray Comprehensive Plan but has yet to be amended.

Due to the nature of the RO process, approximately 25% of water is lost during treatment and pumped into an onsite injection well. As a result of this treatment practice, the Town was forced to address the overall system efficiency. It has been determined that approximately another <5% of potable water is lost by subtracting the customer meter readings from the finished water meter located at the RO Plant.

### 3.6 Water Supply Provided by Other Entities

As previously stated, the Town has an existing bulk water agreement in place with Delray Beach and Boca Raton. Water is not regularly provided to the Town through either of these interconnections. The connections are available and are regularly maintained for use in the event of an emergency or scheduled maintenance.

### 3.7 Conservation and Reuse

#### 3.7.1 Conservation

The Town promotes conservation through Palm Beach County conservation programs and through its Florida friendly landscaping and three tier rate structure to discourage over usage and wasting of water. The Town will also implement the irrigation conservation measures as detailed in Chapter 40E-24, Florida Administrative Code (F.A.C.). The Town's public works department recommends the residents to follow the SFWMD year-round irrigation rule and is the baseline for the water usage recommendations. As required by the F.A.C., the Town intends to implement the scientifically-sound recommendations for lawn irrigation within the next two years. Additional information regarding the Town's conservation efforts can be found in the "water restrictions" section of the following link:

<https://highlandbeach.us/departments/public-works/>.

In addition to these practices, the Town has also adopted amendments to the Standard Plumbing Code which provides for and requires the use of low volume plumbing fixtures for new or remodeled construction. Refer to **Table 7** below for the 2019 Potable Water Rate Structure.

**Table 7:** 2019 Potable Water Rate Structure

2019 Potable Water Rate Structure*		
Type of Unit	Tier (gal)	Cost per 1000 gal
Multi-Family	1,000-13,000	\$2.41
	14,000-23,000	\$2.90
	24,000 or greater	\$5.15
Single-Family	1,000-19,000	\$2.41
	20,000-49,000	\$4.18
	50,000 or greater	\$5.15

\* It should be noted that there is an additional bi-monthly base charge of \$33.59 (per dwelling unit) paid by customers.

Over the last decade, the Town has replaced most of the existing water mains and water meters. This improvement likely contributed to the Town's unaccounted for water loss of 3.16% reported in 2019. The Town will continue to perform this analysis annually as part of the effort towards mitigating unaccounted-for water loss. The Town also promotes conservation through the Town newsletter, the local government access

channel (Channel 99 on Comcast Cable in Highland Beach) and the Town's website. The website also has quick links directing consumers to the Palm Beach County and South Florida Water Management District websites. This quick access is to assist Town customers and provide the most efficient access to the newest information available.

### **3.7.2 Reuse**

The Town does not currently have the ability to acquire or promote the use of reclaimed wastewater for irrigation purposes.

### **3.7.3 Regional and County-wide Issues and Programs**

It is common practice for the State of Florida to support local municipal reuse efforts. In recent years, Florida's utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that "water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality." In addition, Section 403.064(1), F.S., provides that "reuse is a critical component of meeting the States' existing and future water supply needs while sustaining natural systems."

The Town supports water reuse and alternative water resource initiatives under consideration by both the SFWMD and Palm Beach County. The County has committed to implement a number of programs to: reduce the impact on the regional system; plan for long-term water availability; promote water conservation; mitigate localized wellfield impacts and maximize funding opportunities. Current and future projects include: reclaimed water systems, membrane biological reactors, created wetland systems, aquifer storage and recovery wells and stormwater diversion and impoundment.

### **3.7.4 Highland Beach Specific Actions, Programs, Regulations, or Opportunities**

The Town will support the SFWMD, Boca Raton, Delray Beach and Palm Beach County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. Section 163.3177(3)(a)4., F.S.], requires the continuous efforts of local municipalities to include water supply, conservation, and reuse efforts in their 5-year capital improvements plan. The Town continues to explore opportunities for the reuse of wastewater to maintain compliance.

## **4.0 CAPITAL IMPROVEMENTS**

### **4.1 Work Plan Projects**

The Town prepares a Capital Improvement Plan (CIP) to identify and plant immediate and projected major capital improvements needs of the Town over a continuing five-year period. As previously stated, The Town completed the expansion of its Reverse Osmosis Plant in fall 2007. The plant was constructed in two phases, the second expanding the plants permitted capacity from 2.25 MGD to 3.0 MGD. The Town defines a capital improvement as physical assets, constructed or purchased, that have a minimum useful life of three (3) years and a minimum cost of \$25,000. Although they have not yet been prioritized, the following items are being considered for the Town's updated Capital Improvements Plan:

- Structures (Membrane building, clearwell, manholes, electric rooms, electric buildings)
- Pumps (membrane feed pumps, transfer pumps, chemical pumps, high service pumps, lift station pumps)
- Treatment Equipment (Cartridge filters, membrane trains, degasifiers, odor control scrubbers for degasifiers, odor control scrubbers for lift stations)
- Piping
- Electrical equipment (Motor control center, power panels, generators)
- Instrumentation
- Telemetry
- Recoat storage tank

Since the 2015 Water Supply Work Plan update, the Town completed the following major improvements:

- Replacement of 14,700 linear foot of 8" AC water main along the east side of SR A1A. (\$2,818,432.00)
- Replacement of 6,700 linear foot of 4" and 6" AC water main along the west side of SR A1A. (\$2,500,000)
- Replaced existing calcite system with liquid lime/carbonate dioxide remineralization system. (1,400,000)
- Rehabilitated the water plant clearwell (\$113,750)
- Replacement of the elevated storage tank (EST) standpipe (\$108,720)

## **4.2 Funding**

The costs of operating, maintaining, and improving the water system are offset by water sales and ad valorem taxes. Just as most municipalities around the country, The Town measures the volume of water sold to customers via water meters that are installed at each customer's address. The water system is operated as an enterprise fund of the Town, separate from all other funds of the Town and falls under the purview of the Public Works Department.

The rates that are charged to customers are reviewed annually and adjusted as needed in order to provide sufficient revenues to offset the administrative, operation and maintenance, debt service and other expenses set forth in the Town's annual budget, except those expenses covered by ad valorem taxes, as adopted by the Town Commission.

Major capital expenditures (the CIP) are not usually funded directly from the rate structure. Because capital projects require large sums of cash over a short time period and such projects usually have a long service life, funds are usually borrowed from a lending institution, use of General Obligation bonds, or if available grants from State or Federal agencies.

## **5.0 GOALS, OBJECTIVES AND POLICIES**

To meet the intent of Florida Statutes, the amended Town's Water Facilities Plan will include policies categorized by element that must be implemented to improve the Town's water supply policies and objectives. Additionally, the SFWMD recommends coordination efforts with all water suppliers, relevant agencies, and partners to conform to the following guidelines:

- Needs for additional coordination activities
- Information on Memoranda of Understanding, bulk service agreements, contracts, etc.
- Coordination with the applicable RWSP

The Town objectives and policies are listed below by Element:

### Future Land Use Element

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

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

Objective: The Town of Highland Beach shall comply with its 10-year Water Supply Work Plan adopted May 5, 2015, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town of Highland Beach's Water Supply Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

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

Policy: Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted November 8, 2018 and with the Palm Beach County 10-Year Water Supply Work Plan adopted April 29, 2015. The Town shall amend its Comprehensive Plan and Water Supply Plan as required to provide consistency with the District and County plans.

**Measure:** The Work Plan shall remain consistent with the Palm Beach County 10-Year Water Supply Work Plan, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Coastal Management/Conservation Element

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

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

**Policy:** As a result of the potable water network's ability to interconnect to the County-wide system through the City of Boca Raton or the City of Delray Beach, the Town's Public Works Department will cooperate with Palm Beach County Water Utilities Department, the City of Boca Raton, and the City of Delray Beach to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

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

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

**Policy:** The Town will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; rain gauges; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios or other water and energy conserving devices which achieve similar results.

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

**Intergovernmental Coordination Element**

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

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

**Capital Improvements Element**

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

**Policy:** 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 (2020 through 2024) planning period.