

CITY OF PAHOKEE



AGENDA

City Commission Regular Meeting

Tuesday, July 23, 2024, at 6:00 PM

Pahokee Commission Chambers
360 East Main Street
Pahokee, Florida 33476

CITY COMMISSION:

Keith W. Babb, Jr., Mayor
Clara Murvin, Vice Mayor
Derrick Boldin, Commissioner
Sanquetta Cowan-Williams, Commissioner
Everett D. McPherson, Sr., Commissioner

CITY STAFF:

Michael E. Jackson, Interim City Manager
Nylene Clarke, Interim City Clerk
Burnadette Norris-Weeks, Esq., City Attorney
Joseph R. Martin, Interim Director of Finance

[TENTATIVE: SUBJECT TO REVISION]

AGENDA

- A. CALL TO ORDER**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. ADDITIONS OF EMERGENCY BASIS FROM CITY MANAGER, DELETIONS AND APPROVAL OF AGENDA ITEMS**
- E. PRESENTATIONS / PROCLAMATIONS / PUBLIC SERVICE ANNOUNCEMENTS / PUBLIC COMMENTS** (*agenda items only*)

(This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium or unmute your device, and prior to addressing the Commission, state your name and address for the record)

- F. CONSENT AGENDA**

- 1. RESOLUTION 2024-26 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BLACK MOUNTAIN SOFTWARE, LLC FOR THE PROVISION OF CLOUD HOSTING AND ACCOUNTING RELATED SUPPORT SERVICES IN THE YEARLY AMOUNT OF \$12,315.00 AS A SOLE SOURCE VENDOR; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

- G. OLD BUSINESS** (*discussion of existing activities or previously held events, if any*)

- 1. Update - City Projects

- H. PUBLIC HEARINGS AND/OR ORDINANCES**

- A. ORDINANCE 2024-06 (FIRST READING) - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR A SMALL SCALE LAND USE MAP AMENDMENT, WHICH WILL AMEND THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN IN RESPONSE TO A REQUEST BY CAMARO FARMS INC, TO CHANGE THE DESIGNATION OF A PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD (PCN 48-36-42-24-01-000-0770), CONTAINING APPROXIMATELY 2.28 ACRES, FROM "RESIDENTIAL-LOW" TO "COMMERCIAL" AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR CITY MANAGER AUTHORITY; AND PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

- B. ORDINANCE 2024-07 (FIRST READING) - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR A REZONING AS REQUESTED BY CAMARO FARMS INC, TO CHANGE THE EXISTING ZONING DESIGNATION FROM SINGLE FAMILY RESIDENTIAL VERY LOW DENSITY (SF1), TO NEIGHBORHOOD COMMERCIAL (NC), FOR PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD (PCN 48-36-42-24-01-000-0770), CONTAINING APPROXIMATELY 2.28 ACRES, AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ZONING MAP OF THE CITY OF PAHOKEE TO BE AMENDED ACCORDINGLY; PROVIDING FOR CONFLICTS AND

REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. ORDINANCE 2024-05 (FIRST READING) - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE CITY OF PAHOKEE'S COMPREHENSIVE DEVELOPMENT MASTER PLAN AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3191(1)), FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

I. RESOLUTION(S)

- A. RESOLUTION 2024-25 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2024-2025 PURSUANT TO SECTION 200.065, FLORIDA STATUTES, TOGETHER WITH A ROLLED-BACK RATE; ESTABLISHING THE DATE, TIME AND PLACE OF PUBLIC HEARINGS TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

- B. RESOLUTION 2024-27 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, APPOINTING NYLENE CLARKE AS CITY CLERK FOR THE CITY OF PAHOKEE; PROVIDING FOR COMPENSATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

J. NEW BUSINESS (*presentation by city manager of activity or upcoming event, if any*)

1. Discussion and direction on workshop for all City boards and committees

K. REPORT OF THE MAYOR

L. REPORT OF THE CITY MANAGER

M. REPORT OF THE CITY ATTORNEY

N. FUTURE AGENDA ITEMS OF COMMISSIONERS, IF ANY

O. GENERAL PUBLIC COMMENTS (*items not on the agenda*)

P. COMMISSIONER COMMENTS AND FOR THE GOOD OF THE ORDER (*community events, feel good announcements, if any*)

Q. ADJOURN

Any citizen of the audience wishing to appear before the City Commission to speak with reference to any agenda or non-agenda item must complete the "Request for Appearance and Comment" form and present completed form to the City Clerk prior to commencement of the meeting.

Should any person seek to appeal any decision made by the City Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (Reference: Florida Statutes 286.0105)

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting the Office of the City Clerk at 561-924-5534. If hearing impaired, contact Florida Relay at 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26)



AGENDA

MEMORANDUM

TO: HONORABLE MAYOR & CITY COMMISSIONERS

VIA: MICHAEL E. JACKSON, INTERIM CITY MANAGER

FROM: Joseph R. Martin, Interim Finance Director

SUBJECT: Approving the Renewal of Annual Service & Support with Black Mountain Software.

DATE: June 11, 2024

GENERAL SUMMARY/BACKGROUND:

The authorized Renewal of Annual Service & Support with Black Mountain Software in the amount not to exceed \$12,315.00

BUDGET IMPACT: N/A

LEGAL NOTE: Defer to City Attorney

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Resolution 2024-26

RESOLUTION 2024 - 26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BLACK MOUNTAIN SOFTWARE, LLC FOR THE PROVISION OF CLOUD HOSTING AND ACCOUNTING RELATED SUPPORT SERVICES IN THE YEARLY AMOUNT OF \$12,315.00 AS A SOLE SOURCE VENDOR; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pahokee (“City”) is currently doing business with Black Mountain Software, LLC for the provision of financial support services to include: cloud hosting, accounting support, credit card management, purchase orders, remove requisitions and cash receipting; and

WHEREAS, the services being provided are ongoing and disruption of the services would negatively impact the financial operations of the City; and

WHEREAS, the type of system used by Black Mountain Software, LLC and the services provided are sufficiently unique to have been determined by the City to be “sole source” items exempt from competitive bidding pursuant to Article VII, Section 2-272 (4)(c) of the City of Pahokee’s Code of Ordinances; and

WHEREAS, the City Commission of the City of Pahokee (“City Commission”) finds these services vitally necessary and authorizes the Interim City Manager to enter into an agreement with Black Mountain Software, LLC for an amount not to exceed \$12,315.00 and pursuant to the contract terms set forth in Exhibit “A” hereto; and

WHEREAS, it is in the best interests of the City of Pahokee to authorize the Interim City Manager to enter into an Agreement for the needed financial support services.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA AS FOLLOWS:

Section 1. Adoption of Representations. The foregoing “Whereas” paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Authorization of Interim City Manager. The City Commission of the City of Pahokee hereby authorizes the Interim City Manager to enter into an

agreement with Black Mountain Software, LLC, for an amount not to exceed \$12,315.00 and pursuant to the terms and conditions set forth in Exhibit "A" hereto.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED and ADOPTED this _____ day of July 2024

Keith W. Babb, Jr., Mayor

ATTEST:

Nylene Clarke, Interim City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved By: _____

Seconded By: _____

Vote:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Commission Cowan-Williams	_____ (Yes)	_____ (No)
Vice Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)

Composite Exhibit "A"


Black Mountain Software, LLC Agreement

Order (Invoice Number 30240)

(Attached)

Master Services Agreement

This Master Services Agreement (the “**Agreement**”) is entered into by and between the parties listed below as of the Effective Date, and signed by a representative of each entity, who attests to having the necessary power and authority to bind the respective party:

“BMS”	“Customer”
Entity Name: Black Mountain Software LLC	Entity Name: City of Pahokee
Address: 110 Main Street, Suite 3, Polson, Montana 59860	Address: 360 East Main Street Pahokee, Florida 33476
Contact: Mike Fabrizio	Contact: Michael E. Jackson, Interim City Manager
Phone Number: 800-353-8829	Phone Number: 561-924-5534
Email Address: Mikef@blackmountainsoftware.com	Email Address: mjackson@cityofpahokee.com
Signature: 	Signature:
Name: Mike Fabrizio	Name: Michael Jackson
Title: Co-CEO	Title: Interim City Manager
“Effective Date”: July 10, 2024	

In consideration for the commitments set forth below, the adequacy of which consideration the parties hereby acknowledge, the parties agree as follows.

1. **DEFINITIONS.** The following capitalized terms will have the following meanings whenever used in this Agreement.
 - 1.1. “**Customer Data**” means all information processed or stored through the Hosted Services by Customer or on Customer’s behalf. Customer data does not include payment records, credit cards or other information Customer uses to pay BMS, or other information and records related to Customer’s account, including without limitation identifying information related to Customer staff involved in payment or other management of such account.

- 1.2. **“Data Protection Laws”** means all state, foreign, or federal laws, statutes, regulations, rules, executive orders, directives, or other official guidance, and any industry rules or self-regulatory codes of conduct relating to data protection, privacy, data security, electronic communications, or data security incidents that are applicable to Customer or Customer Data.
- 1.3. **“Documentation”** means any user manuals and other documentation that BMS makes available to assist in the integration or use of the Hosted Services.
- 1.4. **“Hosted Services”** means BMS’s cloud-based services, applications and modules listed in an Order hosted or otherwise made available by or on behalf of BMS for Customer, excluding all third party software.
- 1.5. **“Order”** means an annual quote, annual statement of agreed work, or written amendment to the agreed order for additional work to be prorated based on the date of the annual order for work provided by BMS to Customer and referencing this Agreement.
- 1.6. **“Personal Data”** means any data that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular Data Subject, including without limitation, all information defined as “Personal Data,” “Personal Information” or analogous definitions in applicable Data Protection Laws.
- 1.7. **“Services”** means the installation, initial training, configuration, customization, data conversion, and other services described on an Order, excluding Support.
- 1.8. **“Support”** means the support services for the Hosted Services as set forth in Section 2.2 of this Agreement.
- 1.9. **“User”** means any person who uses the Hosted Services on Customer’s behalf or through Customer’s accounts or passwords, whether authorized or not, including without limitation Customer’s employees and agents.

2. HOSTED SERVICES

- 2.1. Access. Subject to the terms and conditions of this Agreement (including without limitation Customer’s timely payment of all fees and compliance with all other obligations and restrictions set forth in this Agreement) and to the extent applicable in accordance with Customer’s Annual Order, BMS grants to Customer permission to access and use the functionality of the Hosted Services, for the limited purposes described in the Documentation, throughout Customer’s applicable service period.
- 2.2. Services. Upon payment by Customer of the applicable fees, BMS will provide the Services as set forth in the applicable Annual Order.
- 2.3. Support. BMS will use reasonable efforts during the term of this Agreement to make the Hosted Services available for Customer’s authorized use 24 hours per day, 365 days per year, subject to any planned or unplanned downtime. BMS will use reasonable efforts to limit planned downtime to 11:00 pm Saturday to 1:00 am Sunday (Mountain Time). BMS will use reasonable efforts to communicate unplanned downtime via email or through the Hosted Services. BMS’s support primarily consists of responses to system operational configuration questions, troubleshooting assistance, and responses to occasional how-to questions concerning the Hosted Services. Support will not include, and BMS will have no responsibility with regard to,

any issues related to or arising from (a) Customer's or a third party's hardware, infrastructure or network, (b) any changes made other than by BMS or its representatives, or (c) format changes to any file used to import from, or export data to, a third party. BMS will have representatives available for phone, email and internet support from 7:00 am to 5:30 pm (Mountain Time) Monday through Friday (except designated holidays). BMS will take reasonable measures to backup Customer Data each business day Monday through Friday (except designated holidays).

- 2.4. Documentation. Customer may reproduce and use the Documentation solely as necessary to support Users' use of the Hosted Services.
- 2.5. Hosted Services Revisions. BMS may revise Hosted Services features and functions at any time, including without limitation by removing such features and functions or reducing service levels.
- 2.6. Ownership. The permissions granted to Customer above are non-exclusive, non-transferable (unless assignment is approved by BMS in accordance with Section 10.6), non-sublicensable, revocable, and subject to any applicable restrictions or limitations set forth in an Order and this Agreement. All rights not expressly granted to Customer are reserved by BMS and its licensors. Without limiting the foregoing, all ownership and other proprietary interests in and to the Hosted Services, and all patents, copyrights, trade secrets, trademarks and other intellectual property rights embodied in or associated with the Hosted Services, are and shall remain with BMS and/or its licensors, as applicable. Neither this Agreement nor access to the Hosted Services will be construed as transferring title or any ownership right or interest in the Hosted Services to Customer.
- 2.7. Feedback. If Customer provides any feedback, comments, or suggestions ("**Feedback**") about BMS or the Hosted Services, Customer agrees that BMS may freely use such Feedback in its discretion without any obligation, attribution, or compensation to Customer, and Customer waives all rights in the Feedback.

3. CUSTOMER RESPONSIBILITIES AND RESTRICTIONS

- 3.1. Acceptable Use. Customer shall comply with the Documentation. Customer shall not, nor will Customer allow anyone else to, directly or indirectly: (a) use the Hosted Services for service bureau or time-sharing purposes or in any other way sublicense or allow third parties to use or exploit the Hosted Services; (b) provide Hosted Services passwords or other log-in information to any third party; (c) share non-public Hosted Services features or content with any third party; (d) access the Hosted Services in order to build a competitive product or service, to build a product using similar ideas, features, functions or graphics of the Hosted Services, or to copy any ideas, features, functions or graphics of the Hosted Services; (e) engage in web scraping or data scraping on or related to the Hosted Services, including without limitation collection of information through any software that simulates human activity or any bot or web crawler; (f) knowingly upload to the Hosted Services any data or other information that contains any worms, vulnerabilities, viruses or any other code of a destructive or malicious nature, (g) reverse engineer, disassemble, decompile, decode, or adapt the Hosted Services, or any part thereof, or otherwise attempt to derive or gain access to the source code of the Hosted Services, (h)

modify, correct, adapt, translate, enhance, or otherwise prepare derivative works of or improvements to the Hosted Services or part thereof, (i) bypass or breach any security device, license key or protection used for or contained in the Hosted Services, (j) use the Hosted Services in violation of any applicable law, including to store or transmit information or content that violates the rights of any third party, or (k) damage, destroy, disrupt, disable, impair, interfere with, or otherwise impede or harm in any manner the Hosted Services or BMS systems, including, without limitation, to conduct penetration or similar testing. In the event that it suspects any breach of the requirements of this Section 3.1, including without limitation by Users, BMS may suspend Customer's access to the Hosted Services without advanced notice, in addition to such other remedies as BMS may have.

- 3.2. Customer Obligations. Customer assumes full responsibility for the use and results obtained from the use of the Hosted Services. Customer acknowledges that various third-party hardware, software and services are required to use the Software or certain features thereof, and Customer will be solely responsible for obtaining the same, at its expense and in accordance with all applicable specifications in the Documentation and Annual Order, as needed.
- 3.3. Users and Hosted Services Access. Customer is responsible and liable for: (a) Users' use of the Hosted Services, including without limitation unauthorized User conduct and any User conduct that would violate the requirements of this Agreement applicable to Customer; and (b) any use of the Hosted Services through Customer's account, whether authorized or unauthorized. Customer shall take reasonable steps to prevent unauthorized access to the Hosted Services, including without limitation by protecting its passwords and other log-in information. Customer shall notify BMS immediately of any known or suspected unauthorized use of the Hosted Services or breach of its security and shall use best efforts to stop said breach.
- 3.4. Compliance with Laws. In its use of the Hosted Services, Customer shall comply with all applicable laws and regulations.

4. CUSTOMER DATA

- 4.1. Use of Customer Data. Customer grants BMS all necessary right and title to the Customer Data to allow BMS to process it on Customer's behalf. BMS may retain third parties to assist it in performing its obligations under this Agreement or any Order provided that such third parties shall share BMS's legal obligations with respect to Customer Data as set forth herein. Such third parties shall be referred to as Successors herein. If required by Data Protection Laws, BMS will notify Customer before engaging any Successors to process Customer Data. BMS shall process Customer data only for the purposes of providing the Hosted Services and other Services to Customer. BMS shall not sell Customer Data or share it with any third party for cross-contextual behavioral advertising. BMS shall not, except as otherwise required or permitted herein, in an Order, or in other written direction from Customer, disclose Customer Data to any third party. BMS also shall not combine Personal Data within the Customer Data with any data received from or on behalf of any third party.
- 4.2. Security. BMS shall exercise commercially reasonable efforts to prevent unauthorized disclosure or exposure of Customer Data. Further, BMS shall arrange for backup of Customer Data each business day. Such efforts shall include those safeguards set forth in the security

statement, as may be updated from time to time, on BMS's website at <https://www.blackmountainsoftware.com/>.

- 4.3. De-Identified Data. BMS may use De-Identified Data (as defined below) in any way, in its sole discretion, including without limitation aggregated with data from other customers. “**De-Identified Data**” refers to Customer Data that has been processed so that it does not (a) contain Personal Data or (b) permit the identification of Customer.
- 4.4. Return or Destruction. Upon the termination or expiration of this Agreement, BMS will return or securely destroy, at Customer's option, all Customer Data in BMS's possession in a format of BMS's choosing. If Customer elects the return of Customer Data, BMS will securely destroy all Customer Data after such return. If Customer does not elect for the return of Customer Data within 60 days of the termination or expiration of this Agreement, BMS will securely destroy the Customer Data. Further, upon Customer request and for an additional fee, BMS may assist Customer with installation and/or configuration of Customer's data on a local network.
- 4.5. Required Disclosure. Notwithstanding anything to the contrary in this Agreement, BMS may disclose Customer Data as required by applicable law or by proper legal or governmental authority. BMS shall give Customer prompt notice of any such legal or governmental demand unless prohibited from doing so, and reasonably cooperate with Customer in any effort to seek a protective order or otherwise to contest such required disclosure, at Customer's expense.
- 4.6. Risk of Exposure. Customer recognizes and agrees that hosting data online involves risks of unauthorized disclosure or exposure and that, in accessing and using the Hosted Services, Customer assumes such risks. BMS offers no representation, warranty, or guarantee that Customer Data will not be exposed or disclosed through errors or the actions of third parties.
- 4.7. Data Accuracy. BMS will have no responsibility or liability for the accuracy of Customer Data.
- 4.8. Regulatory Compliance. BMS shall reasonably cooperate with Customer, at Customer's expense and on reasonable notice, to allow the Customer to take reasonable and appropriate steps to ensure that BMS's processing of Customer Data is consistent with Data Protection Laws. If Customer determines that BMS's processing of Customer Data is inconsistent with Data Protection Laws or exceeds the authorization that Customer has authorized under this Agreement or in an Order, BMS shall reasonably cooperate with Customer, at Customer's expense, to stop and remediate such processing.
- 4.9. Security Incidents. In the event either Customer or BMS becomes aware of the unauthorized destruction, loss, alteration, disclosure, acquisition or use of, or access to Customer Data (a “Security Incident”), the party shall notify the other without undue delay, and, in any event, within five days. The parties shall reasonably cooperate to determine the scope and cause of the Security Incident and to remediate the cause and effects of the Security Incident. Such cooperation shall include a continuing duty to share all information reasonably available to the party regarding the scope, nature and effects of the Security Incident. If Data Protection Laws require notice of a Security Incident to be given to government authorities or individuals, Customer shall promptly undertake such notifications. Likewise, if Data Protection Laws require remedial action (which may include, without limitation: notice to credit reporting agencies, media, or other entities; support for affected individuals; and credit monitoring services),

Customer shall promptly provide such remedial action. BMS will not inform any third party (except as legally required) of the Security Incident without Company's prior written consent.

- 4.10. Requests from Regulators and Individuals. If BMS receives any inquiry or request from a government body or individual regarding the processing of Personal Data within the Customer Data, BMS shall, unless prohibited by law, promptly forward such inquiry or request to Customer. Customer shall have the sole responsibility to respond to such inquiry or request. BMS shall reasonably cooperate, at Customer's expense, with Customer as needed to respond to such inquiry or request.

5. PAYMENT OF FEES

- 5.1. Fees. Customer agrees to pay BMS the fees set forth in Annual Orders. Unless otherwise provided in an Annual Order, Customer will pay (a) the percentage of the fees for Services upon signing an Annual Order and will be billed the remaining fees for Services on a time and materials basis as Services are performed, and (b) fees for Hosted Services and Support annually in advance. Fees will be invoiced and paid in U.S. dollars. Unless otherwise specified in an Annual Order, each invoice is due and payable within 30 days following the invoice date. Further, unless otherwise set forth in an Order, BMS may increase the fees for any renewal period. Upon Customer request, BMS will provide notice of any fee increases prior to renewal.
- 5.2. Interest, Taxes and Withholdings. Overdue payments will accrue interest at the rate of one percent (1%) per month, but in no event greater than the highest rate of interest allowed by Florida law. The fees set forth in this Agreement are exclusive of, and Customer will pay, all charges or fees imposed by governmental authorities arising out of this Agreement or the use of the Hosted Services by Customer. In the event that BMS is required to pay any tax or duty (other than taxes based on BMS's net income), Customer will reimburse BMS for any and all such payments.

6. TERM AND TERMINATION

- 6.1. Term. The term of this Agreement will commence for a period of one (1) year with an option by the City Manager to renew for an additional three (3) additional one (1) year terms.
- 6.2. Termination for Cause. Either party may terminate this Agreement, including all active Orders, for the other's material breach by written notice specifying in detail the nature of the breach, effective in 30 days unless the other party first cures such breach, or effective immediately if the breach is not subject to cure. Without limiting BMS's other rights and remedies, BMS may suspend or terminate Customer's or any User's access to the Hosted Services at any time, without advance notice, if BMS reasonably believes that Customer or such User has conducted itself in a way that is not consistent with the Documentation or the other requirements of this Agreement or in a way that subjects BMS to potential liability.
- 6.3. Effect of Termination. Upon termination or expiration of this Agreement for any reason, all permissions and other authorizations granted by BMS to Customer under this Agreement will terminate and Customer shall (i) cease using the Hosted Services, (ii) pay within 30 days all amounts remaining unpaid under this Agreement, and (iii) return all copies of BMS's Confidential Information to BMS or certify, in writing, the destruction thereof.

7. CONFIDENTIALITY

- 7.1. Confidential Information. “**Confidential Information**” means: (i) all software code, documentation and other materials included in or furnished by BMS as part of the Hosted Services; and (ii) any other non-public technical or business information of BMS (or its licensors), including without limitation any information relating to BMS’s techniques, algorithms, software, hardware, firmware, know-how, current and future products, services, research, engineering, designs, financial information, procurement requirements, manufacturing, customer lists, business forecasts, marketing plans and information, the terms and conditions of this Agreement, and any other information of BMS (or its licensors) that is conspicuously identified as confidential or proprietary at the time of disclosure or that Customer should otherwise reasonably understand to be confidential or proprietary to BMS or its licensors due to the nature of the information or the circumstances of its disclosure.
- 7.2. Obligations. Customer will maintain the confidentiality of the Confidential Information using at least the same measures employed to protect Customer’s own confidential information and in no event less than reasonable measures. Customer will limit the disclosure of Confidential Information to only its personnel with a bona fide need to access such Confidential Information in order to exercise Customer’s rights and obligations under this Agreement, and then only provided that each such person is bound by a written confidentiality agreement that contains restrictions at least as protective as those set forth in this Agreement.

8. REPRESENTATIONS AND WARRANTIES

- 8.1. From BMS. BMS warrants that the Software: (i) will be provided in a professional manner and otherwise in accordance with generally recognized industry standards; and (ii) will conform in all material respects to the Documentation. Customer’s sole and exclusive remedy for any breach of the above warranty will be for BMS to use commercially reasonable efforts, at no charge to Customer, to correct the non-compliance.
- 8.2. From Customer. Customer represents and warrants that it has the full right and authority to enter into, execute, and perform its obligations under this Agreement. Customer represents that it has the requisite expertise to evaluate the suitability of, and has undertaken its own investigation of the suitability of, the Hosted Services and that it has relied upon its own skill and judgment in selecting the Hosted Services. Customer agrees it has determined Hosted Services meet Customer’s needs. Customer assumes the entire risk of using the Hosted Service. Customer also represents and warrants that (a) its use of Customer Data complies with Data Protection Laws; (b) it has the legal right to use Customer Data and (c) it has the legal right to allow BMS to process such Customer Data as set forth in this Agreement and any applicable Order.
- 8.3. Disclaimers. Except to the extent set forth in Section 8.1, CUSTOMER ACCEPTS THE HOSTED SERVICES “AS IS,” AND “AS AVAILABLE” WITH NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NONINFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS, OR ANY IMPLIED WARRANTY ARISING FROM STATUTE, COURSE OF DEALING, COURSE OF PERFORMANCE, OR USAGE OF TRADE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: (a) BMS HAS NO OBLIGATION TO INDEMNIFY OR DEFEND

CUSTOMER OR USERS AGAINST CLAIMS RELATED TO INFRINGEMENT OF INTELLECTUAL PROPERTY; (b) BMS DOES NOT REPRESENT OR WARRANT THAT THE HOSTED SERVICES WILL PERFORM WITHOUT INTERRUPTION OR ERROR; (c) BMS DOES NOT REPRESENT OR WARRANT THAT THE HOSTED SERVICES IS SECURE FROM HACKING OR OTHER UNAUTHORIZED INTRUSION OR THAT CUSTOMER DATA WILL REMAIN PRIVATE OR SECURE; AND (d) THAT THE HOSTED SERVICES WILL OPERATE OR BE COMPATIBLE WITH ANY THIRD PARTY HOSTED SERVICES OR HARDWARE.

9. LIMITATIONS OF LIABILITY AND INDEMNIFICATION

- 9.1. Maximum Liability. BMS'S TOTAL AGGREGATE LIABILITY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND/OR THE HOSTED SERVICES WILL BE LIMITED TO THE AMOUNT OF ACTUAL DIRECT DAMAGES UP TO THE AMOUNT PAID OR PAYABLE FOR THE APPLICABLE HOSTED SERVICES BY CUSTOMER IN THE TWELVE MONTHS PRIOR TO THE EVENT GIVING RISE TO THE LIABILITY UNDER THIS AGREEMENT FOR THE ORDER UNDER WHICH THE LIABILITY ARISES.
- 9.2. Exclusion of Damages. IN NO EVENT WILL BMS BE LIABLE TO CUSTOMER FOR ANY LOSS, DAMAGES, CLAIMS OR COSTS WHATSOEVER ARISING FROM LOST REVENUE, BUSINESS, PROFITS, SAVINGS, OR DATA, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES, OR FOR ANY CLAIM BY ANY THIRD PARTY, ALL REGARDLESS OF THE FORM OF ACTION WHETHER IN CONTRACT, TORT OR OTHERWISE, EVEN IF BMS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS, DAMAGES, CLAIMS OR COSTS. THE FOREGOING LIMITATIONS AND EXCLUSIONS APPLY TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW IN CUSTOMER'S JURISDICTION.
- 9.3. Basis of Bargain. The foregoing limitations and exclusions are an essential part of the parties' agreement and will apply even if any remedy fails of its essential purpose.

10. MISCELLANEOUS

- 10.1. Independent Contractors. BMS and Customer are independent contractors and shall so represent themselves in all regards. Neither party is the agent of the other, and neither may make commitments on the other's behalf.
- 10.2. Notices. BMS may send notices pursuant to this Agreement to Customer's email contact points provided by Customer, and such notices will be deemed received 24 hours after they are sent. Customer may send notices pursuant to this Agreement to sales@blackmountainsoftware.com, and such notices will be deemed received 72 hours after they are sent. Either party may also send notices to the other party at the address provided in the introduction via recognized overnight carrier, and such notices will be deemed received the following business day if sent for next day delivery.
- 10.3. Severability. If any term or provision of this Agreement should be declared unlawful, void or unenforceable, the remaining terms and provisions of this Agreement shall be unimpaired and remain in full force and effect, and the unlawful, void or unenforceable term or provision will be deemed to be restated so as to be enforceable to the maximum extent permissible under applicable law.

- 10.4. Entire Agreement. This Agreement, together with any Annual Orders and documents referenced in this Agreement, constitutes the entire agreement and understanding between BMS and Customer relating to the subject matter of this Agreement and supersedes any and all previous and contemporaneous communications, proposals, warranties, representations or agreements, whether written or oral, with respect to the subject matter of this Agreement.
- 10.5. Conflicts; Order of Precedence. In the event of a conflict between provisions of this Agreement, an Order, the Documentation, or other attachment, the following order of precedence will govern: (1) the Agreement; (2) an Annual Order, with more recent Annual Orders taking precedence over later ones; and (3) the Documentation.
- 10.6. No Assignment. Customer shall not assign this Agreement, any interest in this Agreement, or any rights hereunder, or delegate any obligations hereunder, in whole or in part, whether voluntarily or by operation of law, without BMS's prior express written approval, which approval shall not be unreasonably withheld. Any such purported assignment or delegation by Customer without BMS's prior written consent will be null and void and of no force or effect. BMS may assign this Agreement without Customer's prior written consent to an affiliate or in connection with a change of control, merger, acquisition, or sale of all or of substantially all of its assets.
- 10.7. Amendment. This Agreement may not be amended except through a written agreement by authorized representatives of each party.
- 10.8. Choice of Law and Jurisdiction. This Agreement and the rights, duties and obligations of the parties hereto are to be governed by, construed and enforced according to the laws of the State of Florida and controlling U.S. federal law.
- 10.9. Force Majeure. BMS will not be responsible for any delay or failure to perform obligations specified in this Agreement due to causes beyond BMS's reasonable control.
- 10.10. Waiver. Failure by BMS to enforce any rights or remedies under this Agreement or any Order will not be construed as a waiver of such rights or remedies, and a waiver by BMS of a default under this Agreement or any Order in one or more instances will not be construed as constituting a continuing waiver or as a waiver of any other rights or remedies under this Agreement or any Order. BMS will not be deemed to have waived any rights or remedies under this Agreement or any Order unless such waiver is in writing and signed by a duly authorized representative of BMS.
- 10.11. Execution in Counterparts. This Agreement may be executed in one or more counterparts. Each counterpart will be an original, but all such counterparts will constitute a single instrument.

[Remainder of page intentionally left blank]

CUSTOMER INVOICE

**CITY OF PAHOKEE
207 BEGONIA DR
PAHOKEE FL 33476-2110**

Customer # 1013

INVOICE NUMBER: 30240
INVOICE DATE: April 01, 2024
EFFORT: Annual Service and Support

CHARGES

PRODUCTS AND SERVICES:

GM01-CLOUD HOSTING - 04/01/2024	5,715.00
MM01-SERVICE/SUPPORT ACCOUNTING - 04/01/2024	2,715.00
MSS0013-SAAS CREDIT CARD MANAGER - 04/01/2024	1,120.00
MM13-SERVICE/SUPPORT PURCHASE ORDERS - 04/01/2024	540.00
MM45-SERVICE/SUPPORT REMOTE REQUISITIONS - 04/01/2024	540.00
MM15-SERVICE/SUPPORT CASH RECEIPTING - 04/01/2024	1,685.00
Total	12,315.00



Keith W. Babb, Jr.
MAYOR

Clara "Tasha" Murvin
VICE-MAYOR

Michael E. Jackson
INTERIM CITY MANAGER

Nylene Clarke
INTERIM CITY CLERK

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www.cityofpahokee.com

COMMISSIONERS:

Derrick Boldin

Sanquetta Cowan-Williams

Everett McPherson

Burnadette Norris-Weeks
CITY ATTORNEY

MEMORANDUM

- To:** Honorable Mayor and City Commission
- Thru:** Michael E Jackson, Interim City Manager
- From:** Thomas J. Lanahan, Treasure Coast Regional Planning Council
- CC:** Nylene Clarke, Interim City Clerk
- Date:** July 23, 2024
- Re:** 1st Reading, Future Land Use Map Amendment (Small Scale)
Application for property located at Bacom Point Rd (PCN 48-36-42-24-01-000-0770)

FUTURE LAND USE MAP AMENDMENT:

The property owner Camaro Farms, Inc. has requested to change the Future Land Use designation of their 2.28 acre property, located on the west side of Bacom Point Road just north of 14th Street, from Residential Low to Commercial. In conjunction with a related request to change the zoning of the property to Neighborhood Commercial, various commercial uses would be allowed on site including the proposed offices for Camaro Farms.

STAFF REVIEW AND RECOMMENDATION:

Staff reviewed the request and found that it meets the criteria of Section 14-28(e) within the City of Pahokee's Land Development Code concerning changes to the Future Land Use Map of the City's Comprehensive Plan. The proposal meets concurrency in that all services are currently available to the site or will be required to be available prior to issuance of a Certificate of Occupancy for any use on the site. In addition, having met the criteria to amend the Future Land Use Map, the proposal is consistent with the Comprehensive Plan. It is also compatible with the surrounding area since the property is between two churches (which are quasi-commercial uses), and is in a suitable location for a small commercial node. Therefore, staff recommends approval of the Future Land Use Map amendment from Residential Low to Commercial.

ZAP BOARD RECOMMENDATION:

On July 1, 2024, the Zoning and Adjustment Board, serving as the Local Planning Agency for the City, held an advertised public hearing, reviewed the application, and voted unanimously to recommend that the City Commission approve the requested Future Land Use Map designation change from Residential Low to Commercial.

ORDINANCE NO. 2024 - 06

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR A SMALL SCALE LAND USE MAP AMENDMENT, WHICH WILL AMEND THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN IN RESPONSE TO A REQUEST BY CAMARO FARMS INC, TO CHANGE THE DESIGNATION OF A PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD (PCN 48-36-42-24-01-000-0770), CONTAINING APPROXIMATELY 2.28 ACRES, FROM "RESIDENTIAL-LOW" TO "COMMERCIAL" AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR CITY MANAGER AUTHORITY; AND PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 14-28, "Land Development Code," of the City Code of Ordinances of the City of Pahokee, Florida (the City Code), the applicant, Camaro Farms Inc., for the property generally located at Bacom Point Road, and legally described in Exhibit "A" hereto (the "Property"), has made an application for a "Small-Scale Amendment" to the City of Pahokee Future Land Use Plan Map, amending the map to designate the Property from "Residential-Low" to "Commercial"; and

WHEREAS, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act, as set forth in Florida Statutes Sections 163.3161 through 163.3215; and

WHEREAS, the proposed small scale amendment to the Comprehensive plan meets the criteria for a small-scale amendment as set forth in Section 14-28 of the City Code and Section 163.3187, Florida Statutes; and

WHEREAS, the small scale amendment to the Comprehensive Plan involves a use of Fifty (50) acres or less and the small scale amendment does not change any goals, policies or objectives of the Pahokee Comprehensive Plan; and

WHEREAS, the City of Pahokee Zoning, Adjustment and Planning Board, held a duly noticed public hearing on July 1, 2024, and recommended approval of the Small -Scale Future Land Use Map Amendment request described above; and

WHEREAS the City Commission of the City of Pahokee, Florida conducted duly noticed public hearings as required by law; and

WHEREAS, the land use designation requested by the applicant will allow for the future development of the subject property for commercial use, promote economic development, and improve the City's tax base; and

WHEREAS, the proposed Small Scale Future Land Use Map Amendment is consistent with the City of Pahokee's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Pahokee, Florida has determined that the proposed Small Scale Future Land Use Map Amendment is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA:

Section 1. Small-Scale Future Land Use Map Amendment of Subject Property.

That the Future Land Use Map is amended as described below:

THE FUTURE LAND USE PLAN MAP OF THE CITY OF PAHOKEE'S COMPREHENSIVE PLAN IS HEREBY AMENDED TO CHANGE THE DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD, CONTAINING APPROXIMATELY 2.28 ACRES AND LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE FROM "RESIDENTIAL-LOW" TO "COMMERCIAL".

Section 2. Authority of City Manager. The City Manager is hereby authorized to do all things necessary to effectuate the subject Small-Scale Future Land Use Map Amendment as required by Florida law. The City shall transmit an executed copy of this ordinance to the State Land Planning Agency in accordance to the Guidelines contained on the Florida Commerce Department's website.

Section 3. Conflict

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect on the date of the final order is issued by the Florida Commerce Department finding the amendment in compliance with the City of Pahokee’s Comprehensive Plan, or thirty-one (31) days after adoption, whichever is later, as provided for in Florida Statutes, Section 163.3187(5)(c).

PASSED on first reading this 23rd day of July 2024.

PASSED AND ADOPTED on second reading on _____ 2024.

Keith W. Babb, Jr., Mayor

ATTEST:

Nylene Clarke, Interim City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner Cowan-Williams	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Vice-Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)

Exhibit "A"

SUBJECT PROPERTY LEGAL DESCRIPTION
Lots 24 and 24A, TRUSTEES INTERNAL FUND OF THE STATE OF FLORIDA, PLAT OF FRAC. SEC. 23 AND STATE
LANDS OF FRAC SEC. 24, TOWNSHIP 425, RANGE 36 EAST

Subject Property Location Map
Bacom Point Rd./PCN 48-36-42-24-01-000-0770





Keith W. Babb, Jr.
MAYOR

Clara "Tasha" Murvin
VICE-MAYOR

Michael E. Jackson
INTERIM CITY MANAGER

Nylene Clarke
INTERIM CITY CLERK

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www.cityofpahokee.com

COMMISSIONERS:

Derrick Boldin

Sanquetta Cowan-Williams

Everett McPherson

Burnadette Norris-Weeks
CITY ATTORNEY

MEMORANDUM

To: Honorable Mayor and City Commission
Thru: Michael E Jackson, Interim City Manager
From: Thomas J. Lanahan, Treasure Coast Regional Planning Council
CC: Nylene Clarke, Interim City Clerk
Date: July 23, 2024
Re: 1st Reading, Zoning Change
Application for property located at Bacom Point Rd (PCN 48-36-42-24-01-000-0770)

ZONING CHANGE (REZONING):

The property owner Camaro Farms, Inc. has requested to change the Zoning designation of their 2.28 acre property, located on the west side of Bacom Point Road just north of 14th Street, from Single Family Residential, Very Low Density to Neighborhood Commercial. In conjunction with a related request to change the Future Land Use designation of the property to Commercial, various commercial uses would be allowed on site including the proposed offices for Camaro Farms.

STAFF REVIEW AND RECOMMENDATION:

Staff reviewed the request and found that it meets the criteria of Section 14-27(d) within the City of Pahokee's Land Development Code concerning changes to the Official Zoning Map. The proposal meets concurrency in that all services are currently available to the site or will be required to be available prior to issuance of a Certificate of Occupancy for any use on the site. In addition, the proposal is compatible with the proposed Commercial Future Land Use designation of the property. While the properties to the north and south of the subject site also have a zoning designation of Single Family Residential, Very Low Density their current use as churches is not an allowable use in that district and they would be more appropriately zoned Residential Medium. This supports consideration of the subject site as an appropriate location for a small higher density residential or commercial node. The Neighborhood Commercial district is the most restrictive of the City's commercial zoning districts and is suitable for small, neighborhood serving commercial uses or the limited off-site impacts expected from the proposed offices for Camaro Farms. Compatibility will be enhanced through the setbacks and perimeter landscape buffer requirements of the Land Development Code. Therefore, staff recommends approval of the Zoning Change from Single Family Residential, Very Low Density to Neighborhood Commercial.

ZAP BOARD RECOMMENDATION:

On July 1, 2024, the Zoning and Adjustment Board, held an advertised public hearing, reviewed the application, and voted unanimously to recommend that the City Commission approve the requested Zoning Change from Single Family Residential, Very Low Density to Neighborhood Commercial.

ORDINANCE NO. 2024 - 07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR A REZONING AS REQUESTED BY CAMARO FARMS INC, TO CHANGE THE EXISTING ZONING DESIGNATION FROM SINGLE FAMILY RESIDENTIAL VERY LOW DENSITY (SF1), TO NEIGHBORHOOD COMMERCIAL (NC), FOR PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD (PCN 48-36-42-24-01-000-0770), CONTAINING APPROXIMATELY 2.28 ACRES, AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ZONING MAP OF THE CITY OF PAHOKEE TO BE AMENDED ACCORDINGLY; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission, as the governing body for the City of Pahokee, Florida, pursuant to the authority in Chapter 163 and Chapter 166, of the Florida Statutes, and the City's Land Development Regulations is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, pursuant to Section 14-27, "Land Development Code," of the City Code of Ordinances of the City of Pahokee, Florida (the City Code), the applicant, Camaro Farms Inc., for the property generally located at Bacom Point Road, and legally described in Exhibit "A" hereto (the "Property"), has made an application for a Rezoning of the property from the existing zoning of "Single Family Residential, Very Low Density (SF1)" to "Neighborhood Commercial" (NC); and

WHEREAS, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act, as set forth in Florida Statutes Sections 163.3161 through 163.3215; and

WHEREAS, the Planning and Zoning Department (City Staff) has reviewed the application, and has determined that it is sufficient and consistent with the City's Comprehensive Plan and Land Development Regulations, and has recommended approval; and

WHEREAS, the City of Pahokee Zoning, Adjustment and Planning Board, held a duly noticed public hearing on July 1, 2024, and recommended approval of the rezoning request described above; and

WHEREAS, the City Commission of the City of Pahokee, Florida conducted duly noticed public hearings as required by law; and

WHEREAS, the proposed rezoning as requested by the applicant will allow the future development of the subject property with the permitted use of office space, to support their business, promote economic development, and improve the City’s tax base; and

WHEREAS, the City Commission of the City of Pahokee, Florida has determined that the proposed rezoning is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA:

Section 1. Incorporation. The above recitals are herein incorporated by reference.

Section 2. Rezoning. The real property described herein shall be rezoned from the existing zoning designation of Single Family Residential, Very Low Density (SF 1) to the zoning designation of Neighborhood Commercial (NC). On the effective date of the ordinance, the City is authorized to amend the Official Zoning Map to reflect this change. The legal description is attached hereto as Exhibit “A”.

Section 3. Conflict

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or

applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect upon second reading, subject to the effectiveness of Ordinance No. 2024-06.

PASSED on first reading this 23rd day of July, 2024.

PASSED AND ADOPTED on second reading on _____ 2024.

Keith W. Babb, Jr., Mayor

ATTEST:

Nylene Clarke, Interim City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner Cowan-Williams	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Vice-Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)

Exhibit "A"

SUBJECT PROPERTY LEGAL DESCRIPTION
Lots 24 and 24A, TRUSTEES INTERNAL FUND OF THE STATE OF FLORIDA, PLAT OF FRAC. SEC. 23 AND
STATE LANDS OF FRAC SEC. 24, TOWNSHIP 425, RANGE 36 EAST

Subject Property Location Map
Bacom Point Rd./PCN 48-36-42-24-01-000-0770





Keith W. Babb, Jr.
MAYOR

Clara "Tasha" Murvin
VICE-MAYOR

Michael E. Jackson
INTERIM CITY MANAGER

Nylene Clarke
INTERIM CITY CLERK

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COMMISSIONERS:

Derrick Boldin

Sanquetta Cowan-Williams

Everett D. McPherson, Sr.

Burnadette Norris-Weeks
CITY ATTORNEY

To: City Commission
Thru: Michael E. Jackson, Interim City Manager
From: Stephanie Heidt, AICP, Treasure Coast Regional Planning
CC: Nylene Clarke, Interim City Clerk
Date: July 23, 2024
Re: Comprehensive Plan Amendments Based on the City's Evaluation and Appraisal Review

REQUEST:

Staff requests the City of Pahokee City Commission review and approve the proposed amendments to City of Pahokee Comprehensive Plan related to the City's Evaluation and Appraisal Review (EAR). An overview of the proposed amendments will be provided to the Commission at the July 23, 2024 meeting.

ANALYSIS:

The proposed amendments update data, narratives, goals, objectives, policies, and the map series of the City's Comprehensive Plan and are based on the Town's EAR. The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern.

STAFF RECOMMENDATION:

Staff recommends the City of Pahokee City Commission approve the proposed amendments to City of Pahokee Comprehensive Plan related to the City's Evaluation and Appraisal Review (EAR) and authorize transmission to the Florida Department of Commerce.

ORDINANCE NO. 2024 - 05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE CITY OF PAHOKEE'S COMPREHENSIVE DEVELOPMENT MASTER PLAN AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3191(1)), FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions including those relating to Comprehensive Planning, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Section 2.5 of the City Charter of the City of Pahokee ("City") empowers the City Commission to adopt, amend, or repeal such ordinances as may be required for the proper governing of the City; and

WHEREAS, pursuant to F.S. 163.3191(1), at least once every 7 years ("Evaluation and Appraisal Cycle"), each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements in Part II of Chapter 163, Florida Statutes, since the last update of the local government's comprehensive plan, and notify the state land planning agency as to its determination; and

WHEREAS, Chapter 14, Section 14-28 of the City of Pahokee's Code of Ordinances provides for a procedure for amendment; and

WHEREAS, the City Commission finds that the proposed evaluation and appraisal based text amendments, attached hereto as Composite Exhibit "A", and incorporated herein by reference, will help strengthen the City's long-term ability to protect its residential neighborhoods and improve overall community character and quality of life; and

WHEREAS, the City Commission desires to comply with state law and adopt the text amendments to the City's Comprehensive Plan in the form prescribed by law; and

WHEREAS, notice was publicly advertised as required by City and State regulations regarding text amendments to the Comprehensive Plan; and,

WHEREAS, on _____, the Board of Adjustment and Planning and Zoning, as the local planning agency for the City held its hearing on this proposed Ordinance with due public notice and input, and recommended its adoption by a _____ vote; and

WHEREAS, on _____, the City Commission held a first reading and public hearing of this proposed Ordinance; and

WHEREAS, the City Commission voted to transmit the proposed evaluation and appraisal based text amendments to the Comprehensive Plan to state agencies, after first reading, for review pursuant to Section 163.3184(3)(b), Florida Statutes; and

WHEREAS, on _____, the City Commission held a second reading and public reading of this proposed Ordinance with due public notice and input; and

WHEREAS, the City Commission of the City of Pahokee, Florida, finds that it is in the best interest of the City and its residents amended the City Comprehensive Plan to incorporate the proposed text amendments, pursuant to Section 163.3184, Florida Statutes, as provided in Composite Exhibit "A".

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PAHOKEE, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals are true and correct and incorporated into this Ordinance by reference.

SECTION 2. AMENDING THE CITY OF PAHOKEE COMPREHENSIVE PLAN.

The City of Pahokee, Florida, Comprehensive Plan is hereby amended to incorporate the proposed text amendment, pursuant to Section 163.3184, Florida Statutes, as provided in Composite Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Ordinance may be authorized by the City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. CONFLICT AND REPEALER.

Any provision of any City of Pahokee ordinance or regulation which is in conflict with the provisions of this Ordinance is repealed prospectively to the extent of such conflict.

SECTION 5. LIBERAL CONSTRUCTION.

The terms and provisions of this Ordinance shall be liberally construed to affect the purpose for which it is adopted.

SECTION 6. SEVERABILITY.

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, invalid or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect the applicability of this Ordinance to any other person, property or circumstances.

SECTION 7. EFFECTIVE DATE.

That pursuant to Florida Law, the Comprehensive Plan amendment(s) adopted by this Ordinance shall not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to comply.

PASSED FIRST READING this 23rd day of July 2024.

PASSED SECOND READING this _____ day of _____, 2024.

Keith Babb, Mayor

ATTEST:

Nylene Clarke, CMC, Interim City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner Cowan-Williams	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Vice Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)

Pahokee 2024 EAR Amendments			
Element	Revisions	Policy (if applicable)	State Statute/Year (if applicable)
Future Land Use	Revise narratives, dates, and tables to reflect current information and 10/20 year planning timeframes.		163.3177 (2023)
	Remove facilities analysis as this is more appropriately located in other elements		
	Update table showing future land use designations to include consistent zoning districts	Policy 1.1.1.2	
	Add a policy related to historic sites	Policy 1.1.2.5	
	Revise policy to reference state statutes regarding water and sewer services	Policy 1.1.4.3	381.0065 (2023)
	Add a policy related to public sewer services for new development	Policy 1.1.4.9	381.0065 (2023)
	Add a policy requiring an interconnected network of streets and efficient vehicular and pedestrian movement and cross connections between commercial properties	Policy 1.1.5.11	
	Remove policy related to historic sites. Pertinent information is re-written into new Policy 1.1.2.5	Policy 1.1.7.2	
	Add a policy to require annexation proposals to comply with extension of services	Policy 1.1.13.2	
	Remove a policy that is appropriately located to the Transportation Element	Policy 1.1.14.9	
Move Appendix 1A			
Transportation	Remove references to Rule 9J.5		Repeal of Rule 9J.5
	Update existing conditions as necessary		
	Update level of service narrative and definitions		
	Provide map and Table 2.2 to show roadway classifications, adopted levels of service, and annual average daily trips.		
	Update information on public transit		
	Remove references to statutes to avoid future inconsistencies	Policy 2.1.2.7 Policy 2.1.2.8 Policy 2.1.2.9	
	Add a policy requiring an interconnected network of streets and efficient vehicular and pedestrian movement and cross connections between commercial properties	Policy 2.1.2.10	
	Remove past date reference	Objective 2.1.3	
	Add policy related to traffic control during evacuations	Policy 2.1.5.4	
Housing	Update narratives and data as relevant		
	Revise policy on private sector resources	Policy 3.1.1.2(c)	
	Remove references to statutes to avoid future inconsistencies	Policy 3.1.2.1 Policy 3.1.2.2 Objective 3.1.2.3	163.3202
	Add "City" where needed	Objective 3.1.2 Policy 3.1.4.2 Policy 3.1.6.1	
	Correct a scrivener's error	Objective 3.1.4	

Element	Revisions	Policy (if applicable)	
Infrastructure	Update narratives and data as relevant		
	Update narrative, goals, objectives, and policies to reflect that since last EAR process, the Palm Beach County Water Utilities Department purchased the Glades Utility Authority assets and rights for service provision		
	Add a policy related to public sewer services for new development	Policy 4.1.2.5	381.0065 (2023)
	Add a policy to explore the feasibility of establishing a stormwater utility to provide funds for the City's stormwater system	Policy 4.4.1.11	
	Water Supply Facilities Work Plan to be updated		163.3177 (2015)
	Move Appendices		
Conservation	Update data, sources, and dates in narratives		
	Update FEMA agency flood zones definitions		
	Update references to South Florida Water Management Plans		
	Add a policy related to residential hazardous collection site	Policy 5.1.6.4	
	Move appendices		
Recreation and Open Space	Update narratives and data as relevant		
	Revise policy to remove past date	Policy 6.1.4.3	
Intergovernmental Coordination	Update data, sources, and coordinating agency names and tables		
	Update policy to be consistent with state statutes related to dispute resolution process	Policy 7.1.1.4 Policy 7.1.2.3	163.3177 (2009)
	Remove references to the former Glades Utility Authority		
	Remove objective and underlying policy related to school concurrency	Objective 7.1.6 Policy 7.1.6.1	
	Add relevant goal, objectives and policies from the Public Schools Facilities Element, which is being proposed for deletion	Goal 7.2 Objectives 7.2.1 - 7.2.2 Policies 7.2.1.1-7.2.1.5 Policies 7.2.2.1-7.2.2.4	163.3180 (2011)
	Add new Policy that states the City shall enter into and abide the ILA between school district, county, and municipalities for coordinated planning	Policy 7.2.1.1	
	Add appendices from Public Schools Facilities Element		
Capital Improvements	Update narratives and data as relevant		
	Include Adopted budget for FY 2023-2024		
	Include 5-Year Schedule of Capital Improvements		
	Remove references to replacement of service facilities no longer owned by the City	Policy 8.1.2.7 Policy 8.1.2.13	
	Update level of service standards for public services and City's coordination with providers	Policy 8.1.3.3 Policy 8.1.4.4	

Element	Revisions	Policy (if applicable)	
Public Schools Facilities	Proposed to be eliminated.		163.3180 (2011)
	Relevant goals, objectives, and policies have been relocated to the Intergovernmental Coordination Element		
Property Rights	New Element - required to be consistent with state statutes. This is being done to	Goal 9.1 Objective 9.1.1 Policies 9.1.1.1-9.1.4.1	163.3177 (2021)
Concurrency Management	Update level of service standards for public services		
Maps	List in Table of Contents has been completely stricken and updated maps indicated in underline for ease of review		
Appendices	All appendices have been removed from the individual elements to provide a more concise document that can be easily revised as information is updated		



City of
PAHOKEE
FLORIDA

2024 Evaluation and Appraisal Review of the Comprehensive Plan



City of Pahokee Comprehensive Plan

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** Note: Due to edits showing ~~strikeout~~ and underline of tables and data, the page sections and numbers may not be correct. This will be updated for the final submittal of the plan once it has been approved. **

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FUTURE LAND USE ELEMENT

INTRODUCTION

The City of Pahokee is located in Palm Beach County on the southeastern shore of Lake Okeechobee. The name Pahokee is taken from the Seminole Indian words “paki” meaning grass and “oki” meaning water in reference to the shallow, grassy waters of Lake Okeechobee. Incorporated in 1928, Pahokee now has a ~~2007~~ population of ~~6,479~~ 5,607 (April 1, 2023) people and covers a land area of approximately ~~3,380.93~~ 3,394 acres. The City is an agricultural-oriented community, with the surrounding region growing sugar cane and other seasonal vegetables. Settlement of the area dates back to the late 1800’s when the land was first drained for agriculture. The deep fertile muck and semi tropical climate provide ideal year round growing conditions for ~~several~~ many crops.

Pahokee is within the Glades Region of Palm Beach County which is characterized by extensive agricultural uses, mainly sugar cane. Pahokee is one of three municipalities, Belle Glade and South Bay being the others, which provide support to the agricultural economy through services such as retail, commercial, and social services, and housing. Population and economic growth in the Glades region has been relatively modest over the years while the county as a whole has experienced considerable growth primarily in its coastal and central areas. Although the City wishes to maintain its agricultural heritage it has also embarked on a mission to promote new development to help strengthen the City’s economy and provide ~~d~~ additional housing and services to the public.

In 1989 the City adopted its Comprehensive Plan, and in 1997 the City amended the Plan based on the findings and recommendations of the City’s adopted 1996 Evaluation and Appraisal Report (EAR). ~~Most recently~~ The City completed its second EAR in 2007 and EAR-based Amendments in 2009, and completed its third EAR in 2023 and EAR-based Amendments in 2024.

PURPOSE

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the City of Pahokee Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the Future Land Use Map (FLU-1).

PLANNING TIMEFRAMES

The City of Pahokee Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a ~~5~~ 10-Year period ending ~~FY2014~~ 2035 (short term) and a ~~10~~ 20-Year period ending ~~FY2019~~ 2045 (long term).

EXISTING LAND USE CONDITIONS

~~Naturally-1~~ Large portions of the City ~~still remain undeveloped and~~ continue to be used for agriculture, including some land with other Future Land Use designations which is in agricultural use until it is developed. Agricultural uses make up approximately ~~55.6%~~ 58.9% of Pahokee’s existing land use. Institutional land uses make up approximately ~~17.3%~~ 9.4% of Pahokee’s land area and include parks, schools, medical facilities, hospitals, religious facilities, public facilities, and other City-owned properties. Low density Single-family residential accounts for ~~8.4%~~ 8.3% of the total existing land uses. Commercial land uses account for 1% while Industrial uses make up ~~2%~~ less than 1% of the total land area. Map FLU-2 shows existing land uses within the City.

Table 1-1 Existing Land Use

Land Use	Acreage	Percent of Total Land Area
Agricultural	1,878.29	55.56%
Commercial	34.73	1.03%
Institutional	586.16	17.34%
Industrial	66.03	1.95%
Low-Density Residential	284.26	8.41%
Medium-Density Residential	63.74	1.89%
Residential Mixed Use	5.25	0.16%
Mobile Home	39.77	1.18%
Vacant	85.17	2.52%
Water	105.34	3.12%
Right-of-way	232.19	6.87%
Total	3,380.93	100.00%

Source: Palm Beach County Property Appraiser; Calvin, Giordano & Associates

Existing Land Use	Acres	%
<u>Single Family Residential</u>	<u>282.13</u>	<u>8.3</u>
<u>Multi Family Residential</u>	<u>44.90</u>	<u>1.3</u>
<u>Mobile Home Residential</u>	<u>53.09</u>	<u>1.6</u>
<u>Congregate Living Facility</u>	<u>3.27</u>	<u>0.1</u>
<u>Agriculture</u>	<u>2,000.15</u>	<u>58.9</u>
<u>Commercial</u>	<u>32.04</u>	<u>0.9</u>
<u>Mixed Use</u>	<u>3.04</u>	<u>0.1</u>
<u>Industrial</u>	<u>27.96</u>	<u>0.8</u>
<u>Institutional</u>	<u>318.41</u>	<u>9.4</u>
<u>Recreation Open Space</u>	<u>22.20</u>	<u>0.7</u>
<u>Utilities/Transportation</u>	<u>72.78</u>	<u>2.1</u>
<u>Vacant</u>	<u>98.04</u>	<u>2.9</u>
<u>Water</u>	<u>3.09</u>	<u>0.1</u>
<u>Water Oriented Recreation</u>	<u>212.76</u>	<u>6.3</u>
<u>Rights-of-Way</u>	<u>220.14</u>	<u>6.5</u>
TOTAL	3,394	100

Source: 2023 Palm Beach County Planning Division

Note: Rights-of-Way figure is derived by calculating the difference between the area within the municipal boundary (3,394 acres) and the sum of the other existing land uses (3,173.86 acres).

Future Land Use Designations

Pahokee’s Future Land Uses designations are illustrated on Map FLU-1. The Future Land Use Map serves as the basis for zoning designations provided in the land development regulations. Agriculture is the predominant Future Land Use in the City of Pahokee accounting for approximately ~~32.3%~~ 36.2% of the total land area. Residential Low and Residential Low Transitional together make up approximately ~~21.6%~~ 18.8% of the total future land uses.

Commercial and CORE land uses make up ~~3.7%~~ 4.0% of the land area while ~~10.9%~~ 16.1% of the total land is Industrial and Light Industrial.

Table 1-2 Future Land Use

Future Land Use	Total Acres	Percentage
Agriculture	1092.53	32.3%
Commercial	59.02	1.7%
Commercial Office Recreation and Entertainment (CORE)	66.01	2.0%
Industrial	302.54	8.9%
Light Industrial	67.28	2.0%
Mobile Home Residential	37.07	1.1%
Park	19.95	0.6%
Public Facilities	207.20	6.1%
Residential Low	357.96	10.6%
Residential Low Transitional	371.99	11.0%
Residential Medium	92.27	2.7%
Residential Medium Transitional	56.39	1.7%
Residential Mixed Use	79.74	2.4%
Right of way	29.22	0.9%
Water Oriented Recreation	204.49	6.0%
Water	336.88	10.0%
Total	3380.53	100.0%

Source: City of Pahokee; Calvin, Giordano & Associates, 2009.

<u>Future Land Use</u>	<u>Acres</u>	<u>%</u>
<u>Residential Low (RL)</u>	<u>274.01</u>	<u>8.6</u>
<u>Residential Low Transitional (RLT)</u>	<u>322.65</u>	<u>10.2</u>
<u>Residential Medium (RM)</u>	<u>142.68</u>	<u>4.5</u>
<u>Residential Medium Transitional (RMT)</u>	<u>5.81</u>	<u>0.2</u>
<u>Mobile Home Residential (MHR)</u>	<u>21.62</u>	<u>0.7</u>
<u>Residential Mixed-Use (RMU)</u>	<u>91.71</u>	<u>2.9</u>
<u>Agricultural (AGR)</u>	<u>1,150.25</u>	<u>36.2</u>
<u>Commercial (COM)</u>	<u>60.23</u>	<u>1.9</u>
<u>Commercial Office, Rec & Entertainment (CORE)</u>	<u>65.42</u>	<u>2.1</u>
<u>Industrial (IND)</u>	<u>256.48</u>	<u>8.1</u>
<u>Light Industrial (IL)</u>	<u>253.62</u>	<u>8.0</u>
<u>Public Facilities (PF)</u>	<u>207.25</u>	<u>6.5</u>
<u>Park (PARK)</u>	<u>19.94</u>	<u>0.6</u>
<u>Waterways (WAT)</u>	<u>89.43</u>	<u>2.8</u>
<u>Water Oriented Recreation (WOR)</u>	<u>212.76</u>	<u>6.7</u>
<u>TOTAL</u>	<u>3,173.86</u>	<u>100</u>

Source: 2023 Palm Beach County Property Appraiser

Note 1: 212.76 acres designated as Water Oriented Recreation are not Property Appraiser parcels but are located along the Lake Okeechobee lakefront inside the City of Pahokee municipal limits.

Note 2: The approximately 220.14 acres of right-of-way in the City limits do not have a Future Land Use designation and are not included in this table.

VACANT LAND

As shown in Table 1-3, ~~v~~vacant undeveloped lands make up approximately ~~13%~~ 3.3% of the City’s total land area. The total vacant land does not account for lands that are currently ~~designated Agricultural and are~~ being used for agricultural purposes, regardless of whether it has an Agricultural Future Land Use designation this purpose. Residential Low and Residential Medium Transitional makes up the majority of the vacant lands in the City of Pahokee with approximately 314.63 acres (64.270.7%). ~~When also taking into consideration Residential Low both combined account to approximately 350.21 acres (78.7%).~~ Map FLU-2 shows vacant lands within the City.

**Table 1-3
Vacant Land Analysis**

Vacant Lands Future Land Use	Acreage	Percentage
Agricultural	34.96	7.9%
Commercial	4.77	1.1%
Commercial Office Recreation and Entertainment (CORE)	7.66	1.7
Industrial	16.32	3.7%
Light Industrial	2.45	0.6%
Mobile Home Residential	8.40	1.9%
Residential Low	35.78	8.0%
Residential Low Transitional	314.43	70.7%
Residential Medium	5.77	1.3%
Residential Medium Transitional	5.41	1.2%
Residential Mixed Use	8.75	2.0%
Right of Way	0.07	0.0%
Total	444.77	100.0%

Source: Calvin, Giordano & Associates, 2009

<u>Vacant Land</u>	<u>Acres</u>	<u>%</u>
<u>Agricultural</u>	<u>0.0</u>	<u>0.0</u>
<u>Commercial</u>	<u>4.47</u>	<u>4.6</u>
<u>Commercial Office Recreation and Entertainment (CORE)</u>	<u>7.05</u>	<u>7.2</u>
<u>Industrial</u>	<u>4.28</u>	<u>4.4</u>
<u>Light Industrial</u>	<u>3.56</u>	<u>3.6</u>
<u>Mobile Home Residential</u>	<u>0.14</u>	<u>0.1</u>
<u>Residential Low</u>	<u>33.81</u>	<u>34.5</u>
<u>Residential Low Transitional</u>	<u>3.09</u>	<u>3.2</u>
<u>Residential Medium</u>	<u>29.16</u>	<u>29.7</u>
<u>Residential Medium Transitional</u>	<u>0.0</u>	<u>0.0</u>
<u>Residential Mixed Use</u>	<u>12.48</u>	<u>12.7</u>
Total	98.04	100

Sources: 2023 Palm Beach County Planning Division and Palm Beach County Property Appraiser

Analysis of Land Needed to Accommodate Population

If the City’s vacant lands were developed to their maximum density, Pahokee could see a potential addition of 2,108 dwelling units that could accommodate approximately 7,062 residents (based upon the Census 2000 average Pahokee household size of 3.35 people. The analysis shows that Pahokee clearly has sufficient land needed to accommodate population in the short term (5 Year) and long term (10 Year) planning periods.

Population projections are important to determine if future growth can be accommodated. This is done by calculating the development potential on vacant lands that are assigned residential Future Land Use designations to determine the potential new dwelling units that are currently allowed. That figure is then multiplied by 3.36 [the average number of persons in a household, based on the American Community Survey 2022 data for the City of Pahokee (DP02)]. This figure represents the number of new residents that can be accommodated based on current Future Land Use designations.

Table 1-4 demonstrates that if vacant residential lands in the City are developed to the maximum density allowed, an additional 595 dwelling units could be built to accommodate approximately 1,998 additional residents (using the American Community Survey, 2022 average of 3.36 persons per household in Pahokee). The population projections in Table 1-5 show that in 2035 the City of Pahokee’s population will grow by 262 persons compared to 2023, and will grow by another 91 persons by 2045 for a total growth of 353. Based on this information, there is sufficient capacity for the 10-year (2035) and 20-year (2045) planning periods since the potential capacity of housing for 1,998 residents exceeds the projected demand of 353 new residents.

**Table 1-4
Potential Population to be Housed in Future Pahokee Development**

Vacant Future Land Use	Total Acres	Potential Dwelling Units	Population to be accommodated
Commercial Office Recreation and Entertainment (18 du/acre)	7.56	136	456
Residential Low (5 du/acre)	34.61	173	580
Residential Low Transitional (5 du/acre)	314.43	1572	5267
Residential Medium (12 du/acre)	11.93	143	480
Medium Density Residential Transitional (12 du/acre)	5.41	65	217
Mobile Home Residential (7 du/acre)	1.01	7	24
Residential Mixed Use (5 du/acre)	8.75	44	147
Total	383.7	2,108	7,062

Source: Calvin, Giordano & Associates, 2009

Vacant Land Analysis Methodology

<u>Future Land Use Designation</u>	<u>Acreege Vacant</u>	<u>Potential Dwelling Units</u>	<u>Population accommodated</u>
<u>Residential Low (max 5 du/ac)</u>	<u>33.81</u>	<u>169</u>	<u>568</u>
<u>Residential Low Transitional (max 5 du/ac)</u>	<u>3.09</u>	<u>15</u>	<u>50</u>

<u>Residential Medium (max 12 du/ac)</u>	<u>29.16</u>	<u>349</u>	<u>1,172</u>
<u>Residential Medium Transitional(max 12 du/ac)</u>	<u>0.0</u>	<u>0</u>	<u>0</u>
<u>Residential Mixed Use (max 5 du/ac)</u>	<u>12.48</u>	<u>62</u>	<u>151</u>
<u>Total</u>	<u>78.54</u>	<u>595</u>	<u>1,998</u>

Based on 3.36 persons per household average, as indicated by the American Community Survey 2022 data for Pahokee

~~Vacant lands were determined using data on existing uses from the Palm Beach County Property Appraiser. The data was compared with aerial photography and reviewed by City staff to ensure accuracy. City of Pahokee Future Land Use density data was used to show the potential developable capacity of the vacant parcels.~~

In addition, the Live Local Act of 2023 (Senate Bill 102, modified by Senate Bill 328 in 2024) allows the construction of affordable and workforce housing on commercial and industrial lands. This could have the effect of accommodating more people than Table 1-4 shows, but the actual impacts of the Live Local Act cannot be estimated now.

POPULATION

~~City of Pahokee population projections were derived from the 2000 Census (5,985) and the 2007 BEBR estimate (6,479). Between 2000 and 2007 the population increased 8.25%, or 1.18% per year. Using this 1.18% increase per year, we can project Pahokee’s population through 2030.~~

Declining from an all-time high of 6,822 people in 1990, the City experienced a further decrease in population between 2010 and 2020. It is projected that the near term decrease will be regained by 2025. As shown in Table 1-5, by the 10-Year Planning Period (2035), there is projected to be another 262 residents in the City compared to current (April 1, 2023); and by the 20-Year Planning Period (2045) 353 more residents are projected to reside in the City than currently. Between 2023 and 2050, projections show that there will be an increase in population in the City of 376 residents.

The following table shows the population projections for the City through 20350.

Table 1-5 Population Projections

	POPULATION PROJECTIONS							
YEAR	2007	2010	2014	2015	2019	2020	2025	2030
Pahokee	6,479	6,711	7,033	7,116	7,458	7,546	8,001	8,484

Source: U.S. Census, BEBR, Calvin, Giordano & Associates, Inc.

*U.S. Census

**BEBR

- ~~Average Certificates of Occupancy per year (based upon BEBR records 2000-2007):~~ _____ 34
- ~~Average Household size:~~ _____ 3.35*
- ~~Occupancy Rate:~~ _____ 0.88**
- ~~Inmates average (2000-2007):~~ _____ 238**

~~Build out is not expected to occur by 2030. Pahokee population projections indicate an additional~~

782 new dwelling units from year 2007 through 2030 and a population increase of 2,005 residents.

<u>YEAR</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>	<u>2050</u>
<u>Pahokee</u>	<u>5,649</u>	<u>5,524</u>	<u>5,607</u>	<u>5,665</u>	<u>5,781</u>	<u>5,869</u>	<u>5,929</u>	<u>5,960</u>	<u>5,983</u>
<u>Change</u>		<u>-125</u>	<u>83</u>	<u>58</u>	<u>116</u>	<u>88</u>	<u>60</u>	<u>31</u>	<u>23</u>

Notes: Counts refer to estimated or projected number of persons.

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data as well as population estimates (April 1, 2023) and projections by the Bureau of Economic and Business Research, University of Florida.

ANNEXATIONS

~~The City of Pahokee’s boundary has been relatively stable since its first comprehensive plan in 1989. In 1995, the City annexed a 41.8 acre site adjacent to the City limits for the construction of a youth offender facility. Since the 1997 EAR Based Amendments, 14 acres of residential properties were annexed southeast of the intersection of Muck City Road and Farmer’s Market Road and 441 and some industrial lands were incorporated along US Highway 441. Pahokee’s total land area is now approximately 3,380.93 acres.~~

FACILITIES ANALYSIS

A description of Potable Water, Sanitary Sewer, Stormwater, Solid Waste, Transportation, and Public School infrastructure and facilities is contained within the Infrastructure Element along with associated Levels of Service. A description of the City’s Recreation and Open Space is provided in the Recreation and Open Space Element.

Potable Water Facilities

~~Potable water is sold to Pahokee wholesale by the Palm Beach County Water Utilities Department. The County has constructed a new Lake Region Water Treatment Plant to serve the cities of Belle Glade, Pahokee, and South Bay. The new plant went on line in July 2008. The Cities of Pahokee, Belle Glade and South Bay, as well as Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) which will operate and maintain all three cities’ water systems. The design yield of the plant is 10.0 MGD, which will adequately serve the populations of Belle Glade, Pahokee, and South Bay through the year 2025. The City maintains a Level of Service for potable water at 93 gallons per capita per day (GCD).~~

Sanitary Sewer

~~Sanitary sewage treatment and disposal is provided by the City owned and operated utility system. This system provides service throughout the current municipal boundaries as well as to the immediate surrounding unincorporated areas. The City’s Wastewater Treatment Plant (WWTP) has a design capacity of 1.2 MGD, and the LOS for the sanitary sewer system is 100 gallons per capita per day (GCD) for new customers and 120 GCD for existing customers. There is sufficient sanitary sewer capacity through the short and long term planning periods. The Cities of Pahokee, Belle Glade and South Bay, as well Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) to handle the operations their water and sewer systems. The GUA will assume the operational control of the sewer system.~~

Stormwater Drainage Facilities

The East Beach Water Control District (EBWCD) manages stormwater drainage for the entire City of Pahokee, with the exception of the northeastern corner of the City, which is part of the Pelican Lake Water Control District. The system has two outfalls, one into Lake Okeechobee and one into the West Palm Beach Canal; both are equipped with a pump. There is also one internal pump to help move water within the system. Water level is controlled based on irrigation and drainage needs. When the system level needs to be raised, water is pumped in from Lake Okeechobee; when it needs to be lowered, water is pumped into the Stormwater Treatment Areas (STA's). The STA's were constructed by the South Florida Water Management District as part of the Everglades Forever Act.

Solid Waste

Solid waste pickup is provided through a private sanitation company and hauled to the Palm Beach County Solid Waste Authority (SWA) transfer station, located near the City of Belle Glade, and subsequently transferred to the North County Regional Resource Recovery Center and landfill in West Palm Beach.

Pahokee has adopted the County's LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. The Palm Beach County Solid Waste Authority's Integrated Solid Waste Management Plan has provided for additional capacity upon depletion of the existing capacity, estimated to occur in year 2024.

Recreation and Open Space

Currently, there are 293.73 acres of publicly-owned land available for recreational use in and within one mile of Pahokee's municipal boundary. The level of service standard is thirty (30) acres of parks within the City or within one mile of the City limit per 1,000 residents.

Additionally, the Comprehensive Plan requires that new development meet a LOS standard of three (3) acres of City-owned recreation facilities, improved for active and passive use, for every 1,000 City residents. City-owned parks include City Park, the Community Center, and Martin Luther King Jr. Memorial Park; collectively, the land area of these parks 27.69 acres (although they have varying future land use designations).

Based upon the analysis in the Recreation and Open Space element, both LOS standards will be met through this Comprehensive Plan's short term (5 year) and long term (10 year) planning periods.

Transportation

The City is responsible for maintaining the local road network; the arterials are under the Florida Department of Transportation jurisdiction. There are two north-south state roads that are urban minor arterials traversing the City: one is US 441/SR 15 and the other is SR 729/State Market Road. The east-west roads are Larrimore Road, East 7th Street and Muck City Road. There has been little new development during the last planning period. According to population projections, major growth is not anticipated.

The City has adopted Level of Service "D" for all roads which reflects Palm Beach County's

~~adopted level of service standards for roadways. A level of service analysis indicated that all roadways within Pahokee are operating at or below the adopted level of service. Based upon an analysis of 2030 conditions, no roadway is expected to fail in the next twenty years.~~

Public Schools

~~Public school facilities within the City of Pahokee are operated by the Palm Beach County School Board.~~

~~All three schools that service Pahokee students will be under enrolled through the short term planning period.~~

~~Another school, Pahokee Middle 03 MM is scheduled to open in August 2010. However, the timing is subject to review during the School Board Capital Plan process.~~

HISTORIC PRESERVATION

A 1992 survey conducted on historic sites identified the following sites to be potentially eligible for designation on the National Register of Historic Places:

- 1. Pahokee Senior High School
- 2. Pahokee High School Auditorium
- 3. Pahokee Junior High School
- 4. Pahokee Women’s Club
- 5. Prince Theater
- 6. Private Residence, 1897 Bacom Point Road.

The City ~~is active in preserving~~ desires to preserve its historic resources. The Pahokee Senior High School, a mission/Spanish Revival structure designed by William Manly King, is a significant historic resource and is listed on the National Register of Historic Places. ~~The building is being transformed into the Pahokee High School Learning Center, a multi-use community building that will provide day and night educational facilities. There is conversation in the community about converting the building into a City Hall.~~ The Prince Theater has been designated by the State of Florida as a historically significant, ~~and the City has received \$3 million for creating a multiuse facility that will provide classroom space, banquet hall, and cultural center.~~

A list of historic and archaeological sites from the Florida Master Site File is included as Appendix 1A.

Natural Habitats

~~Over 97% of the land within Pahokee is identified as developed or disturbed. The Florida Fish and Wildlife Conservation Commission (FFWCC) has identified that only about 2% of the City (74.98 acres) contains any remnants of native vegetative habitats. The FFWCC has indicated that cattail marsh (9.11 acre), freshwater marsh and wet prairie (25.83 acres), hardwood hammocks and forest (4.04 acres), and shrub swamp (28.92 acres) habitats remain. These native habitats, however, are greatly fragmented and disturbed due to development, agricultural practices and the encroachment of invasive exotic vegetation.~~

It is important to note that the acreage identified by the FFWCC may not match the acreage totals in the future or existing land use maps.

Table 1-6 Disturbed and Developed Lands, 3,297.59 acres			
Developed 1,091.57 acres		Disturbed 2,206.02 acres	
Habitat	Aeres	Habitat	Aeres
High Impact Urban	426.24	Bare Soil/Clearcut	73.67
Low Impact Urban	665.33	Citrus	362.40
		Improved Pasture	16.79
		Open Water	36.37
		Other Agriculture	19.32
		Row/Field Crops	151.87
		Sugar Cane	1,542.92
		Unimproved Pasture	2.67

Source: Florida Fish and Wildlife Conservation Commission.

Table 1-7 Native Habitats, 74.98 acres	
Hardwood Hammocks and Forest	4.04 acres
Dry Prairie	3.38 acres
Pinelands	0.88 acres
Wetlands Categories Total	66.68
Cattail Marsh	9.11 acres
Freshwater Marsh and Wet Prairie	25.83 acres
Hardwood Swamp	1.78 acres
Sawgrass Marsh	1.03 acres
Shrub Swamp	28.92 acres

Source: Florida Fish and Wildlife Conservation Commission.

NATURAL RESOURCES

Wetlands

Wetlands make up 66.68 acres or ~~1.97%~~ 1.96% of the total land area.

Conservation Lands

There are no properties designated specifically for natural preserves within the City.

Water Resources

Although numerous water bodies and ponds occur within the City, none are naturally occurring lakes or waterways. The existing water features have all been manmade as a part of land development projects and agricultural activities. ~~FLU-6 Waterbodies, identifies the existing water features located within the City.~~ The City is located adjacent to and on the eastern shore of Lake Okeechobee, a shallow, 730 square mile body of water that is second in size only to Lake Michigan for lakes that are wholly within the United States.

Wellfield Protection

There are no wellfields within the City boundary.

Soils

The general distribution of soils is shown in FLU-47 Soils Map; which is based on the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA). The survey identifies the following soil series in the City of Pahokee: Dania Muck, Pahokee Muck, Terra Ceia Muck, Torry Muck, it also recognizes the presence of Pits, Udorthents, Arents and Urban Land.

Topography

The average elevation of the City is approximately 13 feet. The Herbert Hoover Dike (discussed further below) ranges in elevation from 32 feet to 46 feet at its crest.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the City of Pahokee:

Table 1-8. Federal Emergency Management Agency Flood Zones	
Zone	Description
VE	An area inundated by 100-year flooding with velocity hazard (wave action)
X	An area that is determined to be outside the 100- and 500-year floodplains
X500	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding
<u>Federal Emergency Management Agency Flood Zones</u>	
<u>Zone</u>	<u>Description</u>
<u>AO</u>	<u>River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.</u>
<u>AE</u>	<u>The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.</u>
<u>VE</u>	<u>Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.</u>
<u>X</u>	<u>An area that is determined to be outside the 100- and 500-year floodplains</u>

Source: U.S. Federal Emergency Management Agency

Map FLU 5 FEMA Flood Zones are identified for the City. The majority of the City of Pahokee is in AE zone which is an area that is at very high risk for flooding. It is the base flood elevation determined through flood maps and is commonly known as the 100-year flood zone.

~~FLU 8 FEMA Flood Zones identifies the flood zones within the City. The majority of the City of Pahokee is an X500 zone which is an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding. The land adjacent to the lake and into the downtown area is an X zone that is determined to be outside the 100- and 500-~~

~~year floodplain. Existing land uses found within the floodplain are illustrated on FLU-2 Existing Land Use Map.~~

Commercially Valuable Minerals

No commercially valuable minerals have been identified in the City of Pahokee.

NEED FOR REDEVELOPMENT

Pahokee was once provided with ample jobs from the sugar cane farms. Once the farms became technically sophisticated and larger amounts of machinery ~~are no longer~~ utilized instead of manual labor, jobs became scarce. ~~The local graduation rate is 46%, significantly lower than the county and state average. Additionally, a large number of Pahokee residents are unemployed and the illiteracy rate is high compared to other communities.~~ The median household income in the City was ~~\$26,731~~ \$36,289 as of the ~~2000 Census~~ 2022 American Community Survey (Palm Beach County's average was ~~\$45,062~~ \$76,592). This points to a need to attract higher paying jobs to the City and to ensuring that residents have access to jobs outside the City as well.

The City has undertaken a number of projects to increase jobs and the economic viability of the City. The Downtown Master Plan calls for an amphitheater, development of a hotel on the old City Hall property, and creation of offshore spoil islands to enhance the scenic shoreline. In 2004, the City put out an RFP for the redevelopment of the City's marina. The facility, ~~now~~ called "Everglades Adventure" includes a marina, a multi-use recreational complex, restaurant, and rental cabins. The facility represents a major accomplishment in the redevelopment of Downtown.

The City is also active in preserving its historic resources. According to the National Register of Historic Places, the Pahokee Senior High School is a significant historic resource. ~~The building is being transformed into the Pahokee High School Learning Center, a multi-use community building that will provide day and night educational facilities~~ Future re-use of the building, potentially as a City Hall, is a topic of conversation in the community. The Prince Theater has been designated by the State of Florida as ~~a~~ historically significant and the City has ~~received \$3 million previously pursued funds~~ for creating a multiuse facility that ~~will~~ would provide classroom space, banquet hall, and cultural center.

Other strategies for economic development include creating an industrial park, marketing the City, and identification of land for development. The City can also track land available for development ~~by updating their Existing Land Use maps~~ and identifying vacant properties for future development. With information on vacant lands, the City can market the municipality through the Chamber of Commerce or through its own staff as well as work with the Palm Beach County Business Development Board.

In the past, ~~T~~the City has also indicated that it would like to pursue a lock study for the Pelican River. This would increase waterway access from Lake Okeechobee into various properties within the City of Pahokee. Funding sources for the study should be identified to make the initiative financially feasible.

Designating the Downtown Area as a Community Redevelopment Area would ~~also~~ allow the City to use tax increment financing to direct investments. The City ~~should~~ may wish to consider a "slum and blight" study that might allow creation of a Community Redevelopment Area.

Topography

~~Map FLU-9 shows the topography of the City. The average elevation of the City is approximately 13 feet. The Herbert Hoover Dike (discussed further) ranges in elevation from 32 to 46 feet at its crest.~~

HAZARD MITIGATION

The City adopted a Continuity of Operations (COOP) Plan in 2006. The COOP Plan was developed in case the City has to relocate their ~~City Hall~~ operations due to any type of disaster, i.e., fire, bomb, tornado, hurricane, flood, terrorism, etc. It is specific to the government being able to carry on their essential functions at an alternate site.

Herbert Hoover Dike

The western portion of Palm Beach County consists of a largely rural area of approximately 44,000 residents within the city limits of South Bay, Pahokee, and Belle Glade as well as the unincorporated area surrounding these cities. Lake Okeechobee is a shallow, natural body of water with a diameter of 30-35 miles with an average depth of 10 feet. The lake is surrounded by the Herbert Hoover Dike (HHD) which was constructed to provide flood protection to surrounding populations and agricultural areas.

The dike is approximately 140 miles long, with a crest elevation ranging from 32 to 46 feet above the National Geodetic Vertical Datum (NGVD). The water level in this large body of water is controlled by the U.S. Army Corps of Engineers (USACE). This natural lake is believed to pose no threat at 11 feet because it is naturally contained within its boundaries; this elevation is, in general, lower than the outlying area outside of the dike. The adjacent land elevations typically range from 10 feet to 20 feet, with the lower elevations around the south half of the lake. When the lake waters exceed 12 feet, the Herbert Hoover Dike is designed to maintain the waters within its defined boundaries.

“Seepage” or the slow migration of water from the lakeside to the landside of an earthen impoundment like Herbert Hoover Dike is a naturally occurring process and does not normally pose a threat to the structure. “Piping” occurs when soil particles are transported by the action of the seeping water, creating cavities that can erode or undermine the dike. The incidence of piping is closely correlated with lake level. At lake levels above 18 feet, piping which could lead to a breach becomes more likely. The USACE, assisted by the SFWMD, monitors the conditions of the dike closely, particularly at high lake levels. Although a much more remote possibility, a second type of risk posed by the dike is failure due to overtopping. Overtopping of an earthen structure for an extended period of time could breach the structure and result in a sudden release of the lake waters into the surrounding communities.

Herbert Hoover Dike Emergency Evacuation Guidance Document

A technical review of the Herbert Hoover Dike, commissioned by the South Florida Water Management District, detailed in the Report of Independent Expert Review Panel Technical Evaluation of the Herbert Hoover Dike (BCI Project No. 2- 13294.1, dated April 27, 2006) indicated that the hurricanes of 2004 and 2005 increased the vulnerability of the HHD. Based upon this report and information provided by the USACE, the leadership of Palm Beach County, Belle Glade, Pahokee, and South Bay have cooperatively developed the Herbert Hoover Dike Emergency Evacuation Guidance Document to guide development of specific plans and procedures to ensure the safe evacuation of approximately 44,000 Glades area residents. In the

event of a breach at the dike or prior to a major hurricane impacting the Glades area, public officials agreed that an aggressive strategy to move residents to safety is essential. The guidance document summarizes the policy recommendations which were developed at the Glades area local summit on June 6, 2006, the regional summit on June 7, 2006, and through a series of individual workshops and community town meetings. The guidance document reviews the facts, defines the scope, scenario assumptions, existing operational strengths and weaknesses suggests future action items and resource needs required for implementation of a comprehensive evacuation and sheltering plan. The operational Herbert Hoover Dike Coordinating Procedure will be developed as the outstanding issues in the guidance document are resolved and coordinated with the local, state, and federal organizations supporting the plan.

On January 25, 2023 the USACE project to improve the resiliency of the Herbert Hoover Dike was completed and the certification was subsequently renewed.

Future Land Use Element Goals, Objectives, and Policies

GOAL 1.1: To ensure a high quality living environment through a mixture of new and redeveloped land uses that will maximize natural and manmade resources while minimizing any ~~thereat~~ threat to the health, safety, and welfare of the city's citizens that is caused by incompatible land uses and environmental degradation.

Objective 1.1.1 – Future growth and development will continue to be managed through the implementation, and enforcement of land development regulations adopted in accordance with section 163.3202. F.S.

Policy 1.1.1.1 - The City shall continue to implement land development regulations containing specific and detailed provisions intended to implement the adopted Comprehensive Plan, and which at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Regulate development which has a potential to contaminate water, soil, or crops.
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management consistent with the Infrastructure and Conservation Elements;
- e. Protect potable water well fields and aquifer recharge areas if established;
- f. Regulate signage;
- g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- h. Require landscape buffers using predominately native species and other appearance measures to maintain a high visual quality;
- i. Provide that development orders and permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- j. Provide for the assessment of impact fees or dedication of land and facilities to off-set costs assumed by the City or other governmental agencies for the provision of facilities or services required by new development; and
- k. Require preparation of a written environmental assessment for all proposed development, rezonings, and land use amendments considered by the City Commission and/or City development review boards which involve sites that are currently or were previously undeveloped with urban uses. The assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality.

Policy 1.1.1.2 – The City shall regulate the density and intensity of land uses and shall only zone property with designations shown as “consistent” as follows:

Future Land Use Designation	Density (du/gross acre)	Intensity (floor area ratio)	Consistent Zoning Districts	Uses
Agriculture (Ag) (AGR)	1 du/20 acres		<u>AG</u>	Agricultural uses and schools. Uses associated with agricultural uses such as pump houses, areas for servicing farming equipment and worker's quarters may also be permitted.
Residential Low (RL)	5 7 du/acre		<u>SF 1, SF 5, and SF 7</u>	Single family residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Low Transitional (RLT)	5 du/acre		<u>SF 1 and SF 5</u>	Single family residential uses, schools, parks, churches, synagogues, and other houses of worship. All proposed development shall be subject to review and approval under Planned Development (PD) regulations. Proposed development within Transition areas shall be adjacent to existing development or infrastructure. Development shall be in compact forms which do not create enclaves, pockets, or serpentine patterns of remaining Transition areas.
Residential Moderate (RMH)	7 du/acre			Single family residential including mobile home and manufactured housing, schools, parks, churches, synagogues, and other houses of worship.
Mobile Home Residential (MHR)	7 du/acre		<u>SFMH</u>	Single family residential uses including mobile home and manufactured housing, schools, parks, churches, synagogues, and other houses of worship.
Residential Low Medium (RLM)	10 du/acre			Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Medium (RM)	12 du/acre		<u>SF 1, SF 5, SF 7, SFMH, and MF 12</u>	Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship.
Residential Medium Transitional (RMT)	12 du/acre		<u>MF 12</u>	Single family and multifamily residential uses, schools, parks, churches, synagogues, and other houses of worship. All proposed development shall be subject to review and approval under Planned Development (PD) regulations. Proposed development within Transition areas shall be adjacent to existing development or infrastructure. Development shall be in compact forms which do not create enclaves, pockets, or serpentine patterns of remaining Transition areas.
Residential High (RH)	18 du/acre		<u>MF 18</u>	Single family and multifamily residential uses, townhomes, schools, parks, churches, synagogues, and other houses of worship.
Residential Mixed Use (RMU)	5 du/acre	0.5 for non-residential uses	<u>SFMU</u>	Single family and residential uses, schools, parks, churches, synagogues, and other houses of worship. Limited commercial uses approved as a conditional use s . Commercial uses shall occupy no more than 20% of the gross floor area of the structure. The remaining 80% of the structure shall be residential use.

Future Land Use Designation	Density (du/gross acre)	Intensity (floor area ratio)	Consistent Zoning District	Uses
Commercial Office Recreation and Entertainment (CORE)	18 du/acre	1.0	<u>CORE</u>	Multi-family residential uses, commercial uses uses, schools, parks, churches, synagogues, and other houses of worship. Ground floor residential uses prohibited. The CORE designation is intended to provide a compact, intensive area to serve as the primary center of commerce in the City.
Commercial (<u>COM</u>)		0.5	<u>GC, NC, and WOR</u>	Office, retail, and service uses. Schools, parks, churches, synagogues, and other houses of worship are allowed.
Light Industrial (LI) (<u>LI</u>)		1.0	<u>LI</u>	Light industrial uses including warehousing, storage, and light manufacturing. Churches, synagogues, and other houses of worship are allowed.
Industrial (<u>IND</u>)		1.0	<u>LI and HI</u>	Agricultural processing plants, assembly, manufacturing, warehouse uses. Churches, synagogues, and other houses of worship are allowed.
Water Oriented Recreation (WOR)		0.75	<u>WOR</u>	Water-related, water dependent, and recreational uses with the intent to promote and increase access to Lake Okeechobee.
Public Facilities (PF)		0.75	<u>PF</u>	Public facilities including hospitals, schools, government facilities, and utilities.
Park (<u>PARK</u>)		0.2	<u>ROS</u>	Parks, open space, and schools.
<u>Waterways (WAT)</u>			<u>n/a</u>	<u>Waterways</u>

Policy 1.1.1.3 - The City shall allow public schools in all future land use categories except, ~~Light Industrial, Industrial, and Water Oriented Recreation.~~

Policy 1.1.1.4 - To the extent possible, the City shall support the collocation of school sites with public facilities such as parks, libraries, and community centers.

Policy 1.1.1.5 - The City shall support development that promotes water-oriented activities, tourism, industrial and economic development.

Policy 1.1.1.6 - The City shall consider the financial feasibility of conducting a slum and blight study by ~~December 2010~~ to create a Community Redevelopment Area ~~in the CORE area.~~

Policy 1.1.1.7 - The City shall continue to create and implement marketing strategies for development in Pahokee.

Policy 1.1.1.8 - The City shall explore the financial feasibility of creating an industrial park and related marketing strategies ~~by December 2011.~~

Policy 1.1.1.9 - The City shall consider seeking funding for and conducting a feasibility study to add a lock on the Pelican River to increase navigability and water-oriented activities inland ~~by December 2011.~~

Objective 1.1.2 - Development orders and permits for development or redevelopment activities shall be issued only if the protection of natural and historic resources is ensured and consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.2.1 - The City shall protect potable water wellfields and prime aquifer recharge areas that may be developed or annexed at a later date through the implementation of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.1.2.2 - The developer/owner of any site shall be responsible for the management of run-off consistent with the goals, objectives, and policies of the Drainage Sub-Element of this Comprehensive Plan.

Policy 1.1.2.3 - Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses and in a manner consistent with the goals, objectives, and policies of the Conservation Element of this Comprehensive Plan.

Policy 1.1.2.4 - ~~By December 31, 2014~~ ~~†~~The City shall consider the financial feasibility of the following actions to support historic preservation in the City:

- a. Adopt criteria for the identification of historic resources;
- b. Determine if any structures or sites meet the criteria for historic resources and so designate and map those that do;
- c. Submit a list of designated historic resources to the U.S. Department of Interior for inclusion on the National Register of Historic Places; and
- d. Continually update the list of historic resources as appropriate.

Policy 1.1.2.5 – Prior to the issuance of development permits, the City shall review the State of Florida Master Site File to evaluate impacts upon structures which may have potential historical significance, and if deemed appropriate by the City Commission, take action to protect such structures. The City shall create and annually update its inventory of historic sites within the State of Florida Master Site file.

Policy ~~1.1.2.5~~ 1.1.2.6 - The City shall coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects with Palm Beach County.

Policy ~~1.1.2.6~~ 1.1.2.7 - The City shall continue ongoing and meaningful coordination ~~through~~ with the ~~Glades Utility Authority~~ Palm Beach County Water Utilities Department to ensure adequate provision of potable water and conservation techniques.

Objective 1.1.3 - Development orders and permits for development and redevelopment activities shall be issued only in those areas where suitable topography and soil conditions exist to support such development.

Policy 1.1.3.1 - All proposed development, other than individual residences, shall include a soils analysis prepared by a professional licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development and the mitigating measures needed to accommodate the development.

Policy 1.1.3.2 - All proposed development shall be located in a manner such that the natural

topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.

Objective 1.1.4 - Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of development.

Policy 1.1.4.1 - All development shall be timed and staged in conjunction with the provision of community facilities for which levels of service have been adopted by this Comprehensive Plan. Concurrency for all new development shall be monitored through the System for the Management of Concurrency (~~SYMCON~~) to ensure that issuance of a final development order will not result in a degradation of the adopted levels of service for specified public facilities and services.

Policy 1.1.4.2 - Public facilities and utilities shall be located to:

- a. Maximize the efficiency of services provided;
- b. Minimize their costs;
- c. Minimize their impacts on the natural environment; and
- d. Maximize consistency with the goals, objectives, and policies of this comprehensive plan.

Policy 1.1.4.3 - All development in areas not provided central water and sewer services shall be governed by the provisions of ~~S.381.272~~ Section 381.0065, F.S., regulating on-site sewage disposal systems; and, Chapter ~~10D-6~~ 62-6, FAC, which regulates the installation of individual sewage disposal facilities, and applicable SFWMD and Palm Beach County regulations for the installation of private wells.

Policy 1.1.4.4 - Prior to annexation, the City shall prepare and adopt a facilities and services extension plan for proposed annexation areas which shall:

- a. Establish the location, level of service standards, and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to be timed, staged and located in conjunction with the provision of the community facilities and services listed per the System for the Management of Concurrency (~~SYMCON~~) without exceeding their established level of service standards; and
- c. Reserve the right of the City, in order to encourage infill development and reduce urban sprawl, to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan regardless if facilities and services are offered by a developer in advance of the plan phasing.

Policy 1.1.4.5 - The ~~Future Land Use Infrastructure~~ Element shall include data and analysis demonstrating coordination with current and future water supply demands.

Policy 1.1.4.6 - The City’s 10-Year Water Supply Facilities Work Plan shall contain projects and an implementation schedule as needed to meet the future population demand.

Policy 1.1.4.7 - Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the eCity shall ~~consult with the Lake Region Water Treatment Plant to determine whether receive confirmation from the Palm Beach County Water Utilities Department that~~ adequate water supplies and sanitary sewer treatment capacity to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 1.1.4.8 - Proposed Future Land Use Map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 1.1.4.9 – To the maximum extent feasible, all new development shall be connected to central public sanitary sewer service. Development activity shall be directed towards areas of the City which already have sanitary sewer infrastructure in place.

Objective 1.1.5 - Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map, consistent with: the availability of suitable land for utility facilities necessary to support proposed development; sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; the desired community character; and in a manner based upon energy- efficient land use patterns, which limits urban sprawl and accounts for existing and future electric power generation and transmission systems.

Policy 1.1.5.1 - In accordance with ~~s~~Section 163.3202, F.S., the City shall continue to implement land development regulations that permit:

- a. Planned unit developments;
- b. Mixed-use developments; and
- c. Planned communities. ~~;~~and

Policy 1.1.5.2 - Residential neighborhoods shall be designed to include an efficient system of interconnected internal and external circulation, including the provision of collector streets to feed traffic onto arterial roads and highways.

Policy 1.1.5.3 - Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.1.5.4 - In accordance with section 163.3202, F.S., land development regulations shall be adopted which require new development to reserve suitable land for utility facilities necessary to support the proposed development.

Policy 1.1.5.5 - The City shall ensure the Comprehensive Plan and land development code does not prevent the construction of electric substations within the ~~Town~~ City.

Policy 1.1.5.6 - The land development code shall allow for use of alternate, renewable sources of

energy including the use of solar panels.

Policy 1.1.5.7 - The City shall continue to encourage development of CORE land uses to provide a center of accessible shopping, recreation, and employment opportunities for Pahokee residents and shall focus redevelopment activities and City investments in infrastructure in this area.

Policy 1.1.5.8 - The City shall continue to allow home based businesses to the extent that impacts are compatible with residential areas.

Policy 1.1.5.9 - The City will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The City will promote alternative forms of transportation by maintaining its extensive sidewalk system, seeking new bicycle pathways and cooperating with Palm Beach County for new and improved transit.

Policy 1.1.5.10 - The City shall ensure development and redevelopment is transit-ready along major transportation corridors.

Policy 1.1.5.11 – In order to ensure an interconnected network of streets and efficient vehicular and pedestrian movement, the City shall encourage the provision of cross-connections between commercial properties which allow movement among properties without having to access external roadways. New development projects which abut more than one public road shall provide access points onto each public road where feasible.

Objective 1.1.6 - Pahokee’s economic base shall be expanded through planning and development activities which encourage the expansion of existing businesses and the attraction of new business in appropriate areas as depicted on the Future Land Use Map and the annexation of new areas for future residential, commercial and industrial development.

Policy 1.1.6.1 - Development orders, and permits for future development and redevelopment activities shall be issued only in areas possessing the appropriate future land use designation and that are consistent with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.1.6.2 - The City shall develop and implement a fiscal impact analysis model to determine the economic feasibility and fiscal impacts of all proposed residential, commercial and industrial development requiring a change on the Future Land Use Map.

Policy 1.1.6.3 - The City shall designate future annexation areas and coordinate with the affected land owners, governments and agencies for the future annexation and land uses of these areas.

Objective 1.1.7 - The Commercial Office Recreation and Entertainment (CORE) area shall be considered the City’s center for urban development and redevelopment activities.

Policy 1.1.7.1 - The City shall continue to apply for redevelopment and historic preservation funds, if warranted, for all or a portion of the CORE area.

~~Policy 1.1.7.2 – Prior to the issuance of development permits the City shall review the State of Florida Master Site File to evaluate impacts upon structures which may have potential historical significance, and if deemed appropriate by the City Commission, take action to protect such~~

~~structures. The City shall create and annually update its inventory of historic sites with the State of Florida Master Site File.~~

Policy ~~1.1.7.3~~ 1.1.7.2 - The City shall permit the development of offices, retail establishments, hotels, and restaurants in the CORE area at the levels of intensity established in this Comprehensive Plan.

Policy ~~1.1.7.4~~ 1.1.7.3 - The City shall discourage automobile dominance and through traffic within the CORE area through requirements for the development of centralized parking, pedestrian pathways, and the separation of service activities from the pedestrian circulation pattern both visually and functionally.

Policy ~~1.1.7.5~~ 1.1.7.4 - The City shall require direct pedestrian linkages between retailing/office concentrations and functionally related residential and recreation and open space areas.

Policy ~~1.1.7.6~~ 1.1.7.5 - Parking capacity adequate to meet the future demand of high intensity activity centers in the CORE area shall be provided.

Policy ~~1.1.7.7~~ 1.1.7.6 - The City shall continue to maintain existing pedestrian facilities throughout the City as needed.

Objective 1.1.8 - Areas designated Water-Oriented Recreation (WOR) shall be recognized as the focal point for the City’s recreation segment of the local economy.

Policy 1.1.8.1 - The City shall maintain a waterfront destination with recreational uses for residents and tourists in areas designated as Water-Oriented Recreation (WOR).

Objective 1.1.9 - Industrial (~~HND~~) and Light Industrial (IL) land uses and development shall be implemented through zoning districts, be compatible with surrounding land uses, and be environmentally safe.

Policy 1.1.9.1 - Incompatible land uses (e.g., residential, neighborhood commercial) shall not be located adjacent to existing or proposed industrial areas without proper buffering including, but not limited to, fences, walls, berms, vegetation screens, and increased setbacks. Such buffering requirements shall be established in the land development code and reviewed periodically to ensure their applicability.

Policy 1.1.9.2 - ~~IND~~ and IL sites should be easily accessible to the form(s) of transportation most efficient for their product types.

- a. Easy access to principal arterials is necessary for all industry.
- b. Trucking and distribution uses should have access to expressways and interstate highways.
- c. Rail-oriented uses should be located near main rail lines and rail spurs for maximum loading efficiency.
- d. Industries with low bulk, high value products requiring quick shipment should be located near airports.

Policy 1.1.9.3 - Development within the areas designated IND and IL shall meet the following criteria:

- a. The facility should be designed to ~~maximize available open space~~ facilitate development of adjacent industrial areas;
- b. Landscaped screening should be used around buildings, storage, and parking facilities;
- c. Traffic to and from the facility should not place an undue burden on the local or collector streets;
- d. Heavy traffic from the facility should not be permitted through adjoining residential or institutional areas; and,
- e. The operations should not produce off-site noxious effects and all hazardous wastes shall be properly managed.

Objective 1.1.10 - Areas identified as entranceways to Pahokee shall be aesthetically pleasing through an appropriate mix of signage and landscaping.

Policy 1.1.10.1 - Signage within entranceways shall continue to be regulated to ensure compatibility with surrounding land uses and be aesthetically pleasing.

Objective 1.1.11 - Existing land uses which are incompatible or inconsistent with the Future Land Use Element and Map shall continue to be eliminated.

Policy 1.1.11.1 - Expansion or replacement of land uses which are incompatible with the Future Land Use Element and Map shall be prohibited.

Policy 1.1.11.2 - Regulations for buffering incompatible land uses shall be set forth in the City's land development regulations which are to be adopted in accordance with Section 163.3202, F.S.

Objective 1.1.12 - The City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 1.1.12.1 - The City shall cooperate with the Palm Beach County Multi-jurisdictional Issues Coordination Forum and Intergovernmental Plan Amendment Review Committee (IPARC) to settle land use disputes between the City and adjacent municipalities or unincorporated areas. Notification of all comprehensive plan amendments shall be provided to IPARC for distribution.

Policy 1.1.12.2 - Requests for development orders or permits shall be coordinated, as required, with Palm Beach County, adjacent municipalities, the Palm Beach County Multi-jurisdictional Issues Coordination Forum, Regional Planning Council, Water Management District and State and federal agencies.

Policy 1.1.12.3 - The City shall coordinate water supply planning activities with the South Florida Water Management District, and the Palm Beach County Water Utilities Department, ~~the cities of Belle Glade and South Bay and the Lake Region Water Treatment Plant.~~

Policy 1.1.12.4 - The City shall ensure coordination between land use and future water supply planning with the adoption or update of its minimum 10-Year Water Supply Facilities Work Plan, within 18 months of the adoption of the Lower East Coast Water Supply Plan, as required by Chapter 163, Florida Statutes.

Objective 1.1.13 - Annex appropriate adjacent unincorporated areas into the City provided the residents ~~and~~ or landowners of such areas generally favor incorporation into Pahokee, the areas can be better served by the City, and the ~~revenues and~~ net costs of annexation will not burden existing residents.

Policy 1.1.13.1 - Annexation proposals will be evaluated to determine their immediate and long-term costs to existing and future residents as compared to the revenues expected to be generated from property taxes and other sources.

Policy 1.1.13.2 – Annexation proposals shall comply with Policy 1.1.4.4 concerning extension of services to the area to be annexed.

Policy ~~1.1.13.2~~ 1.1.13.3 - Annexation of proposed areas should be considered and planned in light of how they complement and enhance the goals of the City as expressed in the City’s Comprehensive Plan.

Objective 1.1.14 - Reduce the loss of life, property, and repetitive damage from the effects of natural, societal and technological hazards from all sources but especially, hurricanes, tornados, major rainfall and other severe weather events.

Policy 1.1.14.1 - All areas identified in the Herbert Hoover Dike Emergency Evacuation Guidance Document shall conform to the evacuation plans as set forth in said document. The City of Pahokee shall continue to work with the Palm Beach County Division of Emergency Management as required to update and implement emergency response actions as recommended in the document.

Policy 1.1.14.2 - The City shall create ~~an~~ educational program on the benefits of hazard mitigation and planning in order to build support for local mitigation initiatives.

Policy 1.1.14.3 - The City shall complete ~~an~~ inventory of existing mitigation practices for the purpose of documenting in-kind match opportunities.

Policy 1.1.14.4 - The City shall develop a public awareness program concerning wildfire and home ignition as it relates to the specific problems faced by the Glades eCommunities.

Policy 1.1.14.5 - Review land development regulations to ensure setbacks and defensible space buffers are utilized to further mitigate the impacts of wildfire/sugarcane and muck fire on homes that may be adjacent to fields subject to planned seasonal burnings.

Policy 1.1.14.6 - The City shall coordinate with the National Flood Insurance Program to determine how often the city should be mapped for flood prone areas due to the land subsidence and changing topography of the Glades Community.

Policy 1.1.14.7 - The City shall explore the possibility of retrofitting structures to create shelter locations in the Glades Communities.

Policy 1.1.14.8 - The City shall conduct an analysis of local and regional clearance and evacuation times in conjunction with Herbert Hoover Dike Emergency Evacuation Guidance Document and use this information to direct development and population growth.

~~Policy 1.1.14.9 - The City shall identify critical infrastructure and roadway segments where monitoring equipment and modified traffic signal timings could reduce the need for physical presence to conduct traffic control.~~

Objective 1.1.15 - The City shall implement greenhouse gas reduction strategies.

Policy 1.1.15.1 - The City shall educate residents on home energy reduction strategies.

Policy 1.1.15.2 - The City shall educate residents, business owners and farm workers on the cost and environmental effects of automobile idling.

Policy 1.1.15.3 - The City shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

Policy 1.1.15.4 - The City shall continue to reduce the heat island effect by supporting sustainable agricultural uses and practices within the ~~Town~~ City such as Department of Agriculture Best Management Practices.

Policy 1.1.15.5 - The City shall continue to require open space and pervious surface areas in development and redevelopment.

Appendix 1A has been moved to a new Appendix Section of Comprehensive Plan.

TRANSPORTATION ELEMENT

INTRODUCTION

~~As per Rule 9J-5.019, of the Florida Administrative Code, every local government which has all or part of its jurisdiction included within the urbanized area of the Metropolitan Planning Organization (MPO), must prepare and adopt a transportation element consistent with the provisions of this rule and Chapter 163 of the Florida Statutes.~~

PURPOSE

~~The purpose of the Transportation Element is to plan for an efficient, safe, and coordinated multimodal transportation system within the City of Pahokee. This Element is developed following the recommendations of the EAR recently adopted in 2007, and in coordination with the Palm Beach County's Transportation Element, the Palm Beach Transportation Planning Agency MPO Long Range Transportation Plan (LRTP), and the Florida Department of Transportation. The Transportation Element, which consists of the Data Inventory and Analysis Report, and the Goals, Objectives, and Policies, sets the overall guidelines for transportation planning.~~

PURPOSE

The purpose of the Transportation Element is to plan for an efficient, safe, and coordinated multimodal transportation system within the City of Pahokee. Because roadways in the City are owned and maintained under state, county and local jurisdiction, it is important for the City to coordinate with Palm Beach County, the Palm Beach Transportation Planning Agency, and the Florida Department of Transportation (FDOT). Funding for roadway projects under FDOT work plans for Fiscal Years 2024 and 2025 are included as Appendix 2A. The Palm Beach County FY 2024 Work Plan is included as Appendix 2B. The City's planned roadway funding is included in the Capital Improvements Element.

~~DATA, INVENTORY, AND ANALYSIS~~

~~This data and analysis provides a comprehensive approach of the City of Pahokee's existing and future needs. For the future analysis, the planning horizon Year 2030 has been used. The Transportation Element, Data, Inventory and Analysis section includes the following:~~

- ~~• An analysis of the existing conditions, existing roadway system, existing and remaining capacities, existing land use, and existing transit services;~~
- ~~• Growth trends including the relationships between land use and transportation systems;~~
- ~~• An analysis of the capital improvements planned by the City of Pahokee, Palm Beach County and the Florida Department of Transportation;~~
- ~~• Projected transportation system level of service;~~
- ~~• An assessment of future needs and funding resources;~~

~~TRANSPORTATION SYSTEM AND NEEDS ANALYSIS~~

~~For the Transportation Element, Rule 9J-5.019, F.A.C. requires an analysis of the existing transportation facilities and an evaluation system needs based on an existing conditions analysis, existing land use and the committed developments in the area. For this purpose, all the transportation facilities were analyzed based on the data and information obtained from the Palm Beach County, Palm Beach County MPO and the Florida Department of Transportation. This Element is consistent with the Future Land Use Element, MPO Long Range Transportation Plan (LRTP) and Palm Beach County's Comprehensive Plan.~~

EXISTING CONDITIONS

The *Strategic Intermodal System* (SIS) consists of statewide system of high priority facilities including major interregional and intercity highways, airports, deep water sea ports, freight rail terminals, passenger rail and bus terminals, rail corridors, and waterways. These facilities help to expedite the international, interstate, and interregional travel to maintain the economic growth. ~~Two emerging SIS facilities are identified in Pahokee. SR-15/US-441/US-98 is a non-FHHS Emerging SIS highway and South Central Florida Express Railroad Line is an Emerging freight corridor.~~

Railways

The South Central Florida Express (SCFE), ~~a Class III rail line also identified by FDOT as an Emerging SIS facility in Palm Beach County.~~ The SCFE provides service from the southwest to northeast portions of Palm Beach County, and transports goods and commodities particularly sugar cane. SCFE runs along both sides of Lake Okeechobee, connects to CSX on both the east and west sides, and the Florida East Coast ~~Railroad~~ Railway (FEC) at Fort Pierce.

The City of Pahokee does not have its own airport within the City limits, but Palm Beach County has an airport just south of the City known as Pahokee Airport. The existing and future transportation system, including the roadway system, rail lines and existing generators in the City of Pahokee are shown on Maps TRN-1 and TRN-5.

The freight transportation network plays a very vital role in maintaining the mobility and economic growth within the area. In the City of Pahokee, the freight network consists of the major roadways, and railroad lines. Due to agriculture nature of Pahokee, major roadways within the City are used for the movement of goods movements and access to the railroad rail line.

Roadways

US-441, US-98, and SR-729 are significant corridors used by the freight including truck traffic. The City of Pahokee continues ~~to~~ to have conflicts between the truck traffic and regular traffic. ~~Some improvements were proposed by the FDOT to rectify the truck traffic problems along US-441. It was suggested that the intersection geometry along US-441 should be revised to provide more turning radius for larger vehicles, and also SR-729 was suggested as by pass route for US-441. To date, none of these improvements are planned in the FDOT five year plans.~~ The City of Pahokee should continue to coordinate with the FDOT ~~regarding~~ to address the truck traffic.

Currently, almost all the roadways in the City are two lane roadways consistent with the rural character of the City. ~~Existing and future number of lanes are shown on Maps TRN-3 and TRN-7.~~

Functional Classification

The City of Pahokee has local, county and state roads within the City. The roadways are classified based on the purpose they serve, speed of travel, access needs and mobility needs.

The major thoroughfares, categorized into four functional classification groups common to rural and urban roads are the major arterials, minor arterials, collectors, and local streets. The rural or urban designation is part of the complete functional classification based on population. A description of each type of road is described as follows:

Major Arterial Road

This roadway provides service for primarily through high speed and high volume traffic. Major Arterials usually provide service that is relatively continuous and for longer trip lengths. Typical principal arterials include interstates, freeways, and other limited access facilities.

Minor Arterial Road

This type of roadway focuses on through traffic similar to major arterial, but provides greater land access, and distributes traffic to smaller geographic areas than the major arterials.

Collector Street

This roadway provides both land access and traffic circulation between arterials and local roads for moderate trip length at moderate speeds. ~~Conversely, a~~ A collector street system transitions vehicular traffic from local streets onto the arterial system.

Local Street

This roadway permits direct access to abutting property and connections to a higher order roadway. A local street provides service to low-volume and short average trip length or minimal through traffic movements.

The operational and maintenance responsibility of the state and county roadways falls under the jurisdiction of the Florida Department of Transportation and Palm Beach County, respectively. All other roadways belong to the City, and are maintained by the City. Maps ~~TRN-12 and TRN-6~~ identifies ~~y all~~ the ~~existing and future~~ roadway functional classifications.

Adopted Roadway Level of Service

~~Chapter 9J-5 requires that local governments adopt level of service standards at peak hour for roadways. For the facilities on the Florida Intrastate Highway System (FIHS) and the Strategic Intermodal System (SIS), the local governments shall adopt the level of service standards established by the Florida Department of Transportation (FDOT) by rule.~~

~~Table 2-1 sets the level of service standards to be adopted by the City of Pahokee for non-SIS facilities and SIS facilities.~~

~~For facilities within the SIS, the LOS standard shall be as established by the FDOT under Rule 14.94003. Level of service (LOS) is a quantitative stratification of a performance measure or measures that represent quality of service, measured on an A-F scale, with LOS A representing the~~

best operating conditions from the traveler’s perspective and LOS F the worst. (Highway Capacity Manual, Sixth Edition). The City of Pahokee will adopt the following LOS standards described below by incorporating these by reference into the Transportation Element Objectives and Policies.

Effective April 19, 2017, the Florida Department of Transportation has adopted a Level of Service Target for the State Highway System. It is the Florida Department of Transportation’s intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service targets for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas. The Florida Department of Transportation shall work with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets shall be responsive to all users, for context, roadway function, network design, and user safety.

Strategic Intermodal System (SIS) Roadways:

- 1. ~~SR 15/US 441/US 98~~ C

**TABLE 2-1
ADOPTED LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	ADOPTED PEAK HOUR LEVEL OF SERVICE STATE, COUNTY & CITY
Local Road	D
Collector Roadway	D
Minor Arterial	D
Major Arterial	D
SIS Facility	C

~~The description of level of service standards in transportation planning is defined as follows:~~

~~**LOS A**-Represents ideal condition of primarily free flow traffic conditions at average travel speed with minimal delay. Free-flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.~~

~~**LOS B**-Represents unimpeded traffic flow at average travel speed, the maneuver ability is a little restricted within the flow. Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from other users.~~

~~**LOS C**-Represents traffic flow is stable but drivers are more restricted in their choice of speeds and ability to maneuver as compared to LOS B. Restricted flow that remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level.~~

~~**LOS D**-Represents traffic flow is unstable, speeds are tolerable for short periods of time but subject to sudden variance. High-density flow in which speed and freedom to maneuver are severely restricted~~

and comfort and convenience have declined even though flow remains stable.

~~LOS E-Represents traffic flow is unstable and flow rates variable. This flow is characterized by significant delays and lower operating speeds. Unstable flow at or near capacity levels with poor levels of comfort and convenience.~~

~~LOS F-Represents traffic flow at extremely low speeds, congested roadways, high approach delays, and driving comfort is very low. Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served. LOS F is characterized by stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure.~~

Existing Roadway Level of Service

~~To assess the existing capacity of existing roadways to serve the existing land use, a level of service analysis was performed.~~

~~The Annual Average Daily Traffic (AADT) volumes were obtained from the FDOT 2007 Traffic Information DVD to conduct the peak hour peak direction level of service analysis. The AADT bi-directional volumes were converted into peak hour peak direction by multiplying the hourly ‘K’ and directional ‘D’ factors. The values for K and D factors were obtained from the FDOT 2007. Then, the existing level of service was determined using ‘FDOT Generalized Peak Hour Directional Volumes for Florida Urbanized areas’ (Table 4-7). The level of service calculated for state highways and major roadways using this method is listed in Table 2-2.~~

**TABLE 2-2
EXISTING PEAK HOUR PEAK DIRECTION LEVEL OF SERVICE**

Roadway Name	Location	Roadway Classification	Lanes	Adopted LOS	LOS Capacity ¹	2007 AADT ²	K ³	D ⁴	Pk-Hr Pk-Dir ⁵	LOS
SR-15/US-441	S. of S JCT @ SR-729/State Market Road	Class I State Two-Way Arterials/SIS Facility	2	C	720	4,500	0.0943	0.6225	264	C
SR-15/US-441	E. of SR-715/ Bacom Point Road	Class I State Two-Way Arterials/SIS Facility	2	C	720	4,300	0.0943	0.6225	252	C
SR-15/US-441	W. of SR-729/ State Market Road	Class I State Two-Way Arterials/SIS Facility	2	C	720	7,000	0.0943	0.6225	411	C
SR-729/State Market Road	N. of CR-717	Class I State Two-Way Arterials	2	D	860	3,600	0.0943	0.6225	211	B
SR-15/US-441	S. of SR-729/State Market Road	Class I State Two-Way Arterials/SIS Facility	2	C	720	7,300	0.0943	0.6225	429	C

Note:

- 1) The values for the adopted level of service are directly taken from the FDOT 2007 Quality/Level of Service Handbook (Table 4-7) for Generalized Peak Hour Directional Volume.
- 2) The Annual Average Daily Traffic (AADT) volumes are directly taken from the FDOT 2007 Traffic Information DVD.
- 3) K Peak Hour Factor are directly taken from the FDOT 2007 Traffic Information DVD.
- 4) D Peak Hour Direction Factor are directly taken from the FDOT 2007 Traffic Information DVD.
- 5) The peak hour peak direction volume is calculated from multiplying 2007 AADT with K and D factors.

~~Peak hour factors and directional factors are generally used to convert AADT to peak hour peak direction volumes for planning purposes. K₁₀₀ is the factor for the 100th highest traffic volume hour of the year to the AADT. The 100th highest traffic hour of the year is used in FDOT’s LOS rule. The 100th highest hour is representative of typical weekday peak hour traffic during the peak travel season. K₁₀₀ or K is used to convert AADT to peak hour or vice versa. D, the Directional Distribution Factor, is the proportion of an hour’s total volume occurring in the higher volume direction. The D factor is~~

used in converting AADT to directional peak traffic.

Based on the existing level of service analysis, all the roadways within the City are operating within the adopted level of service standards and meeting City needs. Map TRN-4 shows the City's existing level of service.

The map below shows the FDOT Level of Service Assessment report for roadways within the City of Pahokee.



Table 2.2 provides information on roadway classification, adopted level-of-service, and annual average daily trips.

Table 2.2 Roadways within City

(Classification, Level of Service, Annual Average Daily Trips)

<u>Roadway Name</u>	<u>Roadway Classification</u>	<u>LOS</u>	<u>2023 AADT</u>
<u>BACOM POINT RD</u>	<u>Urban Minor Arterial</u>	<u>B</u>	<u>4300</u>
<u>S Lake Ave</u>	<u>Urban Minor Arterial</u>	<u>B</u>	<u>6000</u>
<u>BARFIELD HWY</u> From: SR15/US441 To: E MAIN ST	<u>Urban Minor Collector</u>	<u>C</u>	<u>3200</u>
<u>LARRIMORE RD</u> From: SR-15 To: SR-729/STATE MRKT RD	<u>Urban Minor Collector</u>	<u>C</u>	<u>2500</u>
<u>E MAIN ST</u> From: E FIRST ST	<u>Urban Minor Arterial</u>	<u>B</u>	<u>6000</u>

<u>STATE MARKET RD</u> <u>From: S LAKE AVE</u> <u>To: US 441/SR 15/E MAIN</u>	<u>Urban Minor Arterial</u>	<u>C</u>	<u>6100</u>
<u>MUCK CITY RD</u> <u>From: MARKET RD</u> <u>To: SR-700/CONNERS HWY</u>	<u>Urban Minor Collector</u>	<u>B</u>	<u>3200</u>

Source: FDOT

Concurrency Management System

The City of Pahokee has a tracking spreadsheet to monitor traffic impacts. The computer monitoring and tracking spreadsheet (database), will be maintained to account for all trips assigned by link and by inventory. The existing spreadsheet contains all existing traffic and trips generated by existing or proposed projects to the main arterial and collector roads.

Future Roadway Level of Service

~~The Treasure Coast Regional Planning Model (TCRPM) was developed based on a travel demand modeling software known as the Florida Standard Urban Transportation Modeling Structure (FSUTMS). To obtain the future 2030 volumes, FSUTMS was consulted, but no future modal output volumes were available within the City of Pahokee. For the purpose of conducting the future level of service analysis, historical data obtained from the FDOT DVD was used to determine the anticipated growth in the area. The FDOT approved trend line method was employed to determine future volumes based on either linear growth, exponential growth or decaying growth.~~

~~It must be noted that Pahokee is experiencing some negative growth in some of the areas. Based on the historical trends, a peak hour peak direction level of service analysis was performed. The AADT volumes were converted into peak hour by multiplying the peak hour ‘K’ and peak direction ‘D’ factors. The K and D factors were also obtained from the most recent FDOT Traffic Information 2007, DVD. However, the historical growth trends shows negative growth on some of the roadways; to perform a conservative analysis, a minimum of 0.5% growth rate was used to project the existing traffic volumes. The level of service for 2030 network is displayed in Table 2-3 and listed in Map TRN-8.~~

~~Based on the analysis, no level of service improvements are needed if the traffic growth follows the same historical trends. The roadways also have adequate reserve capacity if growth pattern change unexpectedly.~~

**TABLE 2-3
FUTURE PEAK HOUR PEAK DIRECTION LEVEL OF SERVICE**

Roadway Name	Location	Roadway Classification	Lanes	Adopted LOS	LOS Capacity ¹	2030 AADT ²	K ³	D ⁴	Pk-Hr-Pk Dir ⁵	LOS
SR-15/US-441 ⁶	S. of S JCT @ SR-729/ State Market Road	Class I State Two-Way Arterials/ SIS Facility	2	C	720	5,018	0.0943	0.6225	295	C
SR-15/US-441 ⁶	E. of SR-715/ Bacom Point Road	Class I State Two-Way Arterials/ SIS Facility	2	C	720	4,795	0.0943	0.6225	281	C
SR-15/US-441 ⁶	W. of SR-729/ State Market Road	Class I State Two-Way Arterials/ SIS Facility	2	C	720	7,805	0.0943	0.6225	458	C
SR-729/ State Market Road	N. of CR-717	Class I State Two-Way Arterials	2	D	860	4,014	0.0943	0.6225	236	C

SR-15/US-441	S. of SR-729/ State Market Road	Class I State Two-Way Arterials/ SIS Facility	2	C	720	9,097	0.0943	0.6225	534	C
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Note:

- 1) The values for adopted level of service are directly taken from the FDOT 2007 Quality/Level of Service Handbook (Table 4-7) for Generalized Peak Hour Directional Volume.
- 2) The Annual Average Daily Traffic (AADT) volumes for 2030 are calculated from Historical Trend Analysis.
- 3) K Peak Hour Factor are directly taken from the FDOT 2007 Traffic Information DVD.
- 4) D Peak Hour Direction Factor are directly taken from the FDOT 2007 Traffic Information DVD.
- 5) The peak hour peak direction volume is calculated from multiplying 2007 AADT with K and D factors.
- *) The historical growth trend shows low growth or negative growth, a 0.5% growth rate was used to calculate the future volumes.

Parking

There are no existing or future significant parking facilities in the City. Many uses have their own small parking lots.

Pedestrian and Bicycle Facilities

The City has an extensive sidewalk system. The City will continue to support construction of sidewalks in new development and redevelopment. ~~Existing and future sidewalks can be found on Map TRN-9. Pedestrian Facilities are shown on map TRN-4.~~

Bicycle facilities include bikeways, bike paths, paved shoulders and multi-use paths. Currently, there are very few bicycling facilities that exist in the City of Pahokee. Existing facilities are shown on map TRN-3, Bicycle Facilities and Multi-use trails. ~~include a bike path along Bacom Point Road and the Lake Okeechobee Scenic Trail. (See Map TRN-3 Existing and Future Bicycle and Multiuse Trail Facilities.) No other bike facilities are currently planned.~~

Public Transit Facilities

In terms of public transportation, Pahokee is currently served by Palm Tran. There are two routes provided between the Glades area and the eastern communities (Routes 40 and 47). There are three Palm Tran bus stops in the City: Lola York Library, Pahokee City Hall, and Pahokee Community Center. There is also a park and ride location at West Tech in Belle Glade. The single trip fare is \$2 (half rate for qualified riders) and there are several multi-day, unlimited trip passes available that provide a significant savings to frequent commuters.

In 2018, Palm Tran began operating the Go Glades service in partnership with FDOT. This service provides smaller vehicles to respond to specific needs of the more rural, low density Glades area. In April 2020, to better meet the needs of the communities, this service was made into a dial-a-ride service based solely on demand from scheduled rider trips. This service operates within the cities of Belle Glade, South Bay, and Pahokee. Fares are \$2.00 for the general public, and \$1.00 for seniors or persons with disabilities.

Palm Tran Connection provides transportation services for eligible individuals unable to ride the fixed route bus. This service provides paratransit service for persons with disabilities; who live more than ¼ mile from a fixed route and have a qualifying conditions (e.g., physical or mental disability, income status, or age); and age 60 or older to senior centers and meal sites on weekdays. One-way trip fares are \$3.50 with no charge for children under 8, personal care attendants, and clients of the Division of Senior Services.

~~Palm Beach County Transit which provides two North-South Routes through the City (48, 47). These routes have timed connections on SR 80/US441/Hooker Highway in Belle Glade to (40) which goes~~

~~to West Palm Beach. Currently, there are thirty minute headways for Palm Tran buses on Route 40 between Belle Glade and West Palm Beach. Hourly service now exists between South Bay, Belle Glade, Pahokee and Canal Point. Service currently exists between Belle Glade and Clewiston, in Hendry County every two hours. Since one out of five families in the Glades Region do not own or have access to a car, transit is vital to the economic viability and mobility of Pahokee residents. It is recommended that the condition of the bus stops should be improved to meet the needs of the residents. Existing and future mass transit facilities are shown on Maps TRN 11 and TRN 12.~~

Paratransit

~~The Palm Tran Connection is a shared ride, door to door, paratransit service that provides transportation for residents and visitors in Palm Beach County under the following programs: Americans with Disabilities Act (ADA) Program, Division of Senior Services (DOSS) Program, Transportation Disadvantaged (TD) Program, MV Transportation (provider for Medicaid).~~

Hazard Mitigation and Evacuation Plans

Lake Okeechobee is centrally located in Florida’s Everglades area. The dike at Lake Okeechobee, known as the Herbert Hoover Dike, ~~is deteriorating~~ has deteriorated from decades of high water and battering from the hurricanes. In May, 2006, the South Florida Water Management District (SFWMD) examined and concluded that the dike was in extreme danger, and it may collapse. In the event of dike collapse, it was estimated that not only it can cause severe damage to the properties surrounding the Lake Okeechobee area, but could be a life threatening event too. It may also break the water supply to Southeast Florida. On January 25, 2023, the United States Army Corps of Engineers project to improve the Dike’s resiliency was completed and the Dike’s safety has been recertified.

Herbert Hoover Dike Emergency Evacuation Transportation Analysis (HHDEETA) was undertaken and a Dike Safety Plan was prepared. The document analyzes the 143 mile long Herbert Hoover Dike under two scenarios- either Hurricane/rain event or sunny day scenarios. The sunny day scenario is the scenario where a sudden unexpected breach of the Herbert Hoover Dike System occurs without any warning on a day considered neither “pre-hurricane” nor “post-hurricane”. Palm Beach County Division of Emergency Management with the help of Martin, Hendry, Glades and Okeechobee counties and the Federal Emergency Management Agency (FEMA) developed an emergency management plan to assign the roles and responsibilities of each government agency if a catastrophic event happens.

Palm Beach County Division of Emergency Management with Pahokee, Belle Glade and South Bay jointly created a document known as “Herbert Hoover Dike Emergency Evacuation Guidance Document”. The document discusses all possible scenarios and prepares plans for evacuation routes and alternate routes in case of disaster event happens.

~~There are two shelters in Western Palm Beach County that can accommodate Pahokee residents in nearby Belle Glade:~~

- ~~1. Lakeshore Middle School
425 W. Canal Street N, Belle Glade~~
- ~~2. Glades Central High School
1001 SW Avenue M, Belle Glade~~

These shelters and evacuations routes are shown on Map TRN * Evacuation Routes and Shelters.

~~If full evacuation of the Glade area is necessary, shelters will be available at the following locations:~~

- ~~1. Palm Beach Central High School
8499 Forest Hill Blvd, Wellington~~
- ~~2. Discovery Key Elementary School
3550 Lyons Rd., Lake Worth~~
- ~~3. Heritage Elementary School
5100 Melaleuca Lane, Lake Worth~~

~~For residents that choose public transit to evacuate, Palm Tran will pick up evacuees at Pahokee Middle/Senior High School, 900 Larrimore Road, the Pahokee Park and Recreation Building at 360 E. Main Street, or the Church of God at 245 W. 3rd Street.~~

Transportation Element Goals, Objectives, and Policies

GOAL 2.1 - Provide safe and efficient motorized and non-motorized circulation systems for use by residents, businesses, and visitors that are adequate to serve the projected needs of the City at a minimum detriment to the environment.

Objective 2.1.1 – Continue to provide roadway facilities at or above the level of service standards established in this element through a continuous roadway improvement program.

Policy 2.1.1.1 - The following peak hour level of service standards, as defined in this element, shall be met or exceeded on the following roadways within the City:

Local Street	LOS D
Urban Collector	LOS D
Minor Arterial	LOS D
Major Arterial	LOS D
SIS Facility	LOS C

Policy 2.1.1.2 - Road expansions and improvement shall be coordinated to accommodate the land uses indicated on the Future Land Use Map at the level of service standards established in the Transportation Element.

Policy 2.1.1.3 - Development orders and permits shall not be issued if a proposed development would cause the level of service of a facility to fall below the standards established in Policy 2.1.1.1. However, development orders and permits may be issued if facility improvements needed to maintain or exceed the adopted level of service standards are provided concurrent with the impacts of the development in a manner consistent with the goals, objectives and policies of this element and the Capital Improvements Element.

Policy 2.1.1.4 - The City shall obtain from the FDOT and make available annual traffic counts and levels of service assessments for all federal, state and county roads within the City. All traffic studies required for development approval shall incorporate these counts plus the traffic created by all approved but unbuilt developments in their background calculations.

Policy 2.1.1.5 - All traffic studies required for development approval may include future facility improvements in their impact analysis only if they appear in the Capital Improvements budget for funding in the fiscal year in which the development is approved.

Objective 2.1.2 - Provide well-maintained and safe roadways through a coordinated effort with the state and private land owners.

Policy 2.1.2.1 - The City shall annually evaluate and prioritize areas of deficient signage, signalization and/or striping. Based on the availability of funds, all deficient areas identified in the road survey shall be scheduled to meet the standards outlined in the current version of the Manual of Uniform Traffic Control Devices in effect in Florida.

Policy 2.1.2.2 - The City shall continue to maintain a list of high ~~accident~~ crash areas and work to evaluate and address the factors involved in the causes of the ~~accidents~~ crashes to increase the safety of these areas and reduce the number of crashes ~~accidents~~.

Policy 2.1.2.3 - The City shall coordinate with the FDOT to place on the FDOT five-year improvement program the design improvement of problem intersections as needed.

Policy 2.1.2.4 - The city shall coordinate with the FDOT to place on the FDOT five-year improvement program the design improvement of problem railroad crossings as needed.

Policy 2.1.2.5 - The City shall work to construct maintenance improvements upon roadway facilities as needed in order to maintain the provision of an adequate level of service.

Policy 2.1.2.6 - The City shall continue to implement programs to repave, rebuild, and maintain all public streets within the City as needed.

Policy 2.1.2.7 - ~~In accordance with section 163.3202, F.S.,~~ t The city shall review and revise local land development regulations to ensure adequate and safe off-street parking and circulation is provided by all new development within the city.

Policy 2.1.2.8 - ~~In accordance with section 163.3202, F.S.,~~ t The city shall review and revise local land development regulations to require all redevelopment activities involving more than a 5% increase in square footage to comply with the adopted off-street parking requirements for new development. Exemptions from this requirement may be granted by a finding of the City Commission that the proposed expansion is in the public interest and the reduced number of parking spaces will not create a hazard or inconvenience to neighboring property owners.

Policy 2.1.2.9 - ~~In accordance with section 163.3202, F.S.,~~ t The city shall review and revise local land development regulations to provide for the safe and efficient location and design of curb cuts and driveways. Curbcut and driveway spacing requirements shall apply to all new development and redevelopment activities.

Policy 2.1.2.10 - In order to ensure an interconnected network of streets and efficient vehicular and pedestrian movement, the City shall encourage the provision of cross-connections between commercial properties which allow movement among properties without having to access external roadways. New development projects which abut more than one public road shall provide access points onto each public road where feasible.

Objective 2.1.3 - ~~By 2010,~~ t The City shall adopt and maintain a thoroughfare right-of-way protection and acquisition program to ensure adequate rights-of-way are available in accordance with the projected needs of the City, county and state.

Policy 2.1.3.1 The City shall prepare and adopt a Thoroughfare Right-of-Way Protection and Acquisition Map depicting the ultimate rights-of-way identified by the City, county, and state to ensure that existing and future needed right of way remain free from encroachment and/or their values are not excessively increased due to their being developed.

Policy 2.1.3.2 The City shall coordinate all applications for proposed development or redevelopment with the adopted Thoroughfare Right-of-Way Protection and Acquisition Map and require the dedication of additional right of way as depicted on the adopted map to ensure that the ultimate right of way remains free from encroachment.

Objective 2.1.4 - The City shall provide non-motorized circulation systems which reduce the need for automobiles, reduce greenhouse gas emissions, provide recreational opportunities and improve access to existing cultural and recreational facilities.

Policy 2.1.4.1 –The City shall continue to support the efforts of the FDOT, SFWMD, the State of Florida and the Army Corps of Engineers to construct bike paths on the Lake Okeechobee Dike, as per the Florida Scenic Trail System.

Policy 2.1.4.2 – The City shall apply for bike path improvement grants from the state and other relevant agencies to construct bike paths within the City.

Policy 2.1.4.3 – The City shall commit funds, where financially feasible, to improve the existing and construct new pedestrian and bike paths within the City.

Policy 2.1.4.4 – The City shall continue to coordinate with Palm Tran on public transit and encourage and ensure redevelopment is transit-ready along major transportation corridors.

Objective 2.1.5 - The City shall coordinate with the Palm Beach County Division of Emergency Management regarding hurricane evacuation plans.

Policy 2.1.5.1 – The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

Policy 2.1.5.2 - The City shall coordinate with the County in annually updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

Policy 2.1.5.3 - The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

Policy 2.1.5.4 - The City shall identify critical infrastructure and roadway segments where monitoring equipment and modified traffic signal timings could reduce the need for physical presence to conduct traffic control during evacuations.

Appendix 2A has been updated and moved to new Appendix Section of Comprehensive Plan.

HOUSING ELEMENT

PURPOSE

~~The purpose of the Housing Element is to plan for the provision of adequate housing for the residents of Pahokee. The adequacy of housing is addressed on several levels including housing unit structural conditions, sanitation conditions, space allocations per occupant, location within the City, and affordability. In addition, the specialized housing needs of residents are analyzed such as government assistance in meeting housing costs and the provision of less traditional housing such as a group homes and mobile homes. The general goal of the element is to ensure that each resident of Pahokee is provided an opportunity to obtain adequate housing that suits his or her needs.~~

~~The general development history of Pahokee is discussed in the Future Land Use Element and knowledge of this history is important to obtain a full understanding of the past and prevailing housing situation in the city. In general, Pahokee is an agriculturally oriented community that first incorporated in 1928. The majority of the crops consist of sugar cane and winter vegetables which are grown in the area surrounding the city and within the city as well. The City provides many of the support services necessary for those involved in the agricultural trade. These services include commercial enterprises of all types, recreation, public safety, utilities, and housing.~~

~~The labor intensive and seasonal nature of the agricultural economy creates a unique situation in which a great divergence in wages between residents of the community is found. On average, field laborers are some of the lowest paid workers in the country while those owning or managing farms or support businesses tend to earn wages at or above the national average. Correspondingly, the housing stock also tends to reflect this disparity of incomes with some units being in excellent condition and of a high value while others are substandard and are of a low value. Thus, the challenge of this element and its implementation is to bring the substandard housing up to standard conditions while recognizing the financial limitations of the residents and land owners. It is the intention of this Comprehensive Plan to improve the quality of life of all residents of Pahokee by providing a range of housing and economic opportunities.~~

DATA AND ANALYSIS

~~This section identifies population characteristics and trends as well as the status of the housing stock in the City. Rule 9J-5.010 of the Florida Administrative Code requires that the Housing Element be based on inventories which utilize the last United States Census, or more recent estimates, including an affordable housing needs assessment. The information developed in this section is obtained primarily from the Florida Housing Data Clearinghouse, which was founded in 2000 as part of the Shimberg Institute at the University of Florida to provide public access to data including housing needs and supply, and household demographics. Sources of the data include but are not limited to the United States Census and the City of Pahokee Evaluation and Appraisal, adopted January 2007.~~

The Housing Element data is based on population characteristics and trends, and housing stock. The Housing Element analysis is based on housing needs, housing programs, and housing resources.

Population Characteristics and Trends

The City of Pahokee is an agriculturally oriented community in western Palm Beach County along Lake Okeechobee. The City experienced a decrease in population between 1990 and 2000 but has since regained some of that loss. City of Pahokee population projections were derived from the 2000 Census (5,985) and the 2007 BEBR estimate (6,479). Between 2000 and 2007 the population increased 8.25%, or 1.18% per year. Using this 1.18% increase per year, we can project Pahokee’s population through 2030. The City believes with the affordability of new homes, annexations and new economic development opportunities the population will increase over time. According to the 2000 Census the average household size in the City of Pahokee is 3.35 persons. The following table charts Pahokee’s population projections through 2030. Dwelling unit projections are based on the average number of certificates of occupancy issued per year (34) between 2000 and 2007.

**Table 3-1
Population, Household, and Dwelling Unit Projections 2000-2030**

Year	Dwelling Units	Households	Population
2000	1,936*	1,710*	5,985
2007	2,174	1,851	6,479
2010	2,276	1,917	6,711
2014	2,412	2,009	7,033
2015	2,446	2,033	7,116
2019	2,582	2,131	7,458
2020	2,616	2,156	7,546
2025	2,786	2,286	8,001
2030	2,956	2,424	8,484

Sources: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.
*U.S. Census

As mentioned in the Future Land Use Element residential development represented approximately 393 acres of the City’s 3,381 total acres, or 11.6% of the City’s total acres.

HOUSING INVENTORY

Section 9J-5.010 F.A.C. requires a housing inventory taken from the last decennial United States Census or more recent estimates, including the affordable housing needs assessment, when available, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ration. This information must then be compared with housing characteristics of the County.

In 2006, the average value of a single family home in Pahokee was \$94,832 compared to a countywide average of \$442,598, and a statewide average of \$255,436. That same year, the average sales price for a single family home in Pahokee was \$112,304 compared to a

countywide average of \$572,160. The median sales price in 2006 was \$117,000, compared to a countywide median sales price of \$375,000, and a statewide median sales price of \$250,500.

It is generally understood by the City that the home values are much less in Pahokee than throughout the County. Residents of the City have indicated they would like the opportunity to upgrade their housing and continue to maintain their residence in the City because of extensive family and community ties. Because of this sentiment, the City would like to encourage market rate, affordable, and workforce housing.

**Table 3-2
Median Sales Price for Single Family Homes and Condominiums, 2001-2006**

Housing Type	2001	2002	2003	2004	2005	2006
Condominium	43,000	45,500	45,000	45,225	76,000	0
Single Family	65,000	67,000	88,000	87,000	113,500	117,000

Source: Shimberg Center

The median rent paid by Pahokee households in 2000 was \$362 per month. Comparatively, the median rent paid by Palm Beach County households that same year was \$739, and the statewide median rent was \$641.

**Table 3-3
Households by Monthly Rent Paid, 2000**

No-cash Rent	< \$200	\$200- \$299	\$300- \$499	\$500- \$749	\$750- \$999	\$1000- \$1499	\$1500 or More	Total
0	80	187	214	155	45	13	0	694

Source: Shimberg Center

Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. In 2005, 508 Pahokee households (30%) paid more than 30% of income for housing. By comparison, 28% of households countywide and 29% of households statewide are cost-burdened. Table 3-4 further provides that 220 households in Pahokee (13%) pay more than 50% of income for housing, and more renters than owners fall into this category.

**Table 3-4
Households by Homeowner / Renter Status and Cost Burden, Pahokee, 2005**

	Amount of Income Paid for Housing		
	0-30% (Not cost-burdened)	30-50%	50% or more
Owner	724	147	91
Renter	456	141	129
Total	1,180	288	220

Source: Shimberg Center

Table 3-5 shows households by income and cost burden in 2005. Household income is measured as a percentage of the median income for the County, adjusted for family size. In Pahokee and the surrounding metro area, the HUD estimated median income for a family of four was \$61,200

in 2007. According to the Shimberg data, 57% of households with a low or very low income have a housing cost burden of more than 30%.

**Table 3-5
Households by Income and Cost Burden, Pahokee, 2005**

Income Level	Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
		0-30% (Not cost burdened)	30-50%	50% or more
Very Low	<=30% AMI	54	22	115
	30.01-50% AMI	54	67	58
Low	50.01-80% AMI	191	103	32
Moderate	80.01-120% AMI	268	38	10
Above Moderate	>=120.01%	613	58	5
	Total	1180	288	220

Source: Shimberg Center

Table 3-6 shows elderly households by age and cost burden for 2005. In the City of Pahokee, 271 households are headed by a person 65 or older (16.1% of all households). By comparison, 33.8% of all households in the County and 27.2% of all households in the state are headed by a person 65 or older. In addition, 31% of the elderly households pay more than 30% of income for rent or mortgage costs. By comparison, 26% of the County's elderly households pay more than 30% of income for rent or mortgage costs.

**Table 3-6
Elderly Households by Age and Cost Burden, Pahokee, 2005**

Age of Householder	Amount of Income Paid for Housing		
	0-30% (Not cost burdened)	30-49.9%	50+ %
65+	188	39	44

Source: Shimberg Center

Table 3-7 shows households by size and cost burden. According to the data, 65% of the City's households are made up of 1-2 persons in 2005 and 31% of these households pay more than 30% of income for rent or mortgage costs. By comparison, 68% of the County's households are made up of 1-2 persons in 2005; 29% of which pay more than 30% of income for rent or mortgage costs. Generally, household size does not seem to have a direct impact on housing affordability in Pahokee.

**Table 3-7
Households by Size and Cost Burden, Pahokee, 2005**

Number of Persons in the Household	Amount of Income Paid for Housing		
	0-30% (Not cost burdened)	30.01-50%	50.01+ %
1-2	758	186	155
3-4	310	76	47
5+	412	27	18

Source: Shimberg Center

ASSISTED HOUSING

Table 3-8 provides an inventory of federal, state, and/or local assisted rental housing. The table shows a total of 261 units for assisted rental housing utilizing Section 202 Rental Assistance or Section 8 rental assistance from the U.S. Department of Housing and Urban Development (HUD).

**Table 3-8
Inventory of Federally-, State- and Locally-Assisted Rental Housing**

Development Name	Street Address	Total Units	Assisted Units	Housing Program(s)	Population or Target Area
Amaryllis Gardens	381 J. Malone Dr.	44	44	Rental Assistance/RHS; Section 514/516	Family; Farmworker
Develand Villas	8633 Develand Dr.	88	88	SAIL	Farmworker
Royal Palm Lakes	1749 East Main St.	42	42	Housing Credits 9%; SAIL	Elderly
Sugar Cane Villas	38520 86th St. North #2	87	87	Housing Credits 9%; Rental Assistance/RHS; Section 515	Family

Source: Shimberg Center

Additionally, the Pahokee Housing Authority operates 515 public housing units and 36 Housing Choice Voucher (Section 8) units.

**Table 3-9
Inventory of Public Housing Units and Vouchers**

PHA Name	Agency Street Address	Agency City	Public Housing Units	Housing Choice Voucher (Sec8) Units	Units + Vouchers
PAHOKEE	465 Friend Terrace	Pahokee	515	36	551

Source: Shimberg Center

The Shimberg Center's Affordable Housing Needs Assessment provided no information on farmworker housing need. However, it is generally believed many farmworker households reside in the mobile homes in and around Pahokee.

HOUSING STOCK / CONDITIONS

Table 3-10 shows housing units by type in 2000. In 2000, 47% of the City’s housing stock consisted of single family, 26% consisted of multi-family, and 24% consisted of mobile homes. By comparison, 55% of the County’s housing stock consisted of single family, 41% consisted of multi-family, and 4% consisted of mobile homes.

**Table 3-10
Number of Units by Type, Summary 2000**

	Single-family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
Pahokee	918	511	471	36*	1,936*
Palm Beach County	307,104	228,687	20,083	554	556,428

Source: Shimberg Center

* Shimberg’s Housing Inventory identified 1,900 units. Census 2000 identified 1,936 units.

Table 3-11 shows housing units by year built (1939 and earlier—2000) and the majority of homes in the City were built before the 1960s. By comparison, the majority of homes in the County were built in the 1980s.

Table 3-11 Year Structure Built

	1999-March 2000	1995-1998	1990-1994	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier
Pahokee	27	145	113	301	367	394	297	158	98
Palm Beach County	15,691	48,576	59,220	180,593	137,351	59,768	34,272	9,642	11,315

Source: Shimberg Center

Table 3-12 shows households by tenure. In 2005, 57% of the City’s households owned their home. By comparison for the same year, 74% of the County’s households owned their home.

Table 3-12 Households by Tenure, 2005

	Owner	Share	Renter	Share	Total
Pahokee	962	57%	726	43%	1,688
Palm Beach County	393,265	74%	135,007	26%	528,272

Source: Shimberg Center

Table 3-13 shows housing condition characteristics for 2000. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no heating fuel), or lack complete kitchens or plumbing. In 2000, 27% of the City's occupied housing units were overcrowded, which is almost five times the countywide rate. Each of the other categories also had a greater share of substandard housing than the County, though not as great a rate as overcrowding.

**Table 3-13
Housing Condition Characteristics, 2000**

	> 1.01 Persons per Room		No Heating Fuel		No Kitchen Facilities		No Plumbing Facilities	
	Number	Share	Number	Share	Number	Share	Number	Share
Pahokee	455	26.9%	46	2.7%	38	2.0%	28	1.5%
Palm Beach County	25,707	5.4%	9,967	2.1%	2,513	0.5%	2,140	0.4%

Source: Shimberg Center

HOUSING NEEDS AND PROJECTIONS

Tables 3-14 and 3-15 provide housing demand and need information based on data derived from the Florida housing Data Clearinghouse population projections.

Table 3-14 Household Size Projections

Size	2007	2010	2014	2015	2019	2020	2025	2030
1-2	1,203	1,247	1,306	1,323	1,385	1,399	1,486	1,574
3-4	481	491	522	521	554	555	586	618
5+	167	179	181	189	192	202	214	231
TOTAL	1,851	1,917	2,009	2,033	2,131	2,156	2,286	2,424

Source: Calvin, Giordano & Associates derived from Shimberg Center data

**Table 3-15
Modified Shimberg Household Projections, by Income Group**

A. Owner-Occupied Households				
Household Income as a Percentage of Area Medium Income				
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+ % AMI
Year	Very Low	Low	Moderate	Above Moderate
2007	443	163	209	540
2010	448	168	216	554
2014	455	178	228	585
2015	457	180	229	587
2019	468	188	240	621
2020	470	190	242	629
2025	482	205	255	664
2030	492	217	273	702
B. Renter-Occupied Households				
Year	Very Low	Low	Moderate	Above Moderate
2007	263	194	159	180
2010	275	202	167	187
2014	291	210	173	195
2015	294	212	175	197
2019	305	221	185	206
2020	308	223	187	208
2025	327	237	195	221
2030	348	250	207	235

Source: Calvin, Giordano & Associates derived from Shimberg Center data

Conclusions

- ~~Pahokee’s residents with the largest need are low and very low income renters, making up 57% of all renters.~~
- ~~Pahokee experiences significant overcrowding.~~
- ~~Pahokee should continue to coordinate with the Pahokee Housing Authority of Palm Beach County to support affordable housing initiatives.~~

The Housing Element data is based on population, ownership, household size and income levels, and housing stock characteristics and trends. Data has been obtained through sources that include the Shimberg Center for Housing Studies at the University of Florida; the U.S. Census Bureau; Palm Beach County Planning, Zoning and Building Department; Palm Beach County; U.S. Department of Housing and Urban Development; Bureau of Economic and Business Research at the University of Florida; and the Florida Housing Finance Corporation; and USDA Rural Development.

With the current trend of increasing housing prices and the lack of affordable/workforce housing in the County, it is important for the City to consider how to increase its housing stock to serve the current and future population at all levels of affordability. There are several programs and tools that the City can use to accomplish this. One consideration, because the City is not in the business of

building homes, is to attract the private sector home builders. Arc Development is currently developing the multi-family One North Lake project, which will provide forty (40) one-, two-, and three-bedroom dwelling units to the core area. This is the type of project that will bring much-needed housing to the City.

Another tool that is at the City’s disposal is the Palm Beach County Housing Action Plan. This plan, developed through extensive stakeholder input, was created to look at the lack of workforce housing and identify planning and funding mechanisms that can be used county-wide to address this issue. Additionally, on November 8, 2022, the voters in the County approved general obligation bonds in the amount of \$200 million to aid in funding the creation of new workforce and affordable housing units in the County.

HOUSING INVENTORY AND COSTS

Home prices are much less in Pahokee than throughout the County. For example, in 2017, the median sales price of a single family home in Pahokee was \$67,500 compared to a countywide median sale price of \$340,000. However, the proportion of the housing price in Pahokee compared to Palm Beach County (expressed as a percentage) has been increasing. In 2017, the price of a house in Pahokee was 19.9% of a house in the County. In 2022, this percentage rose to 24.8%. Additionally, the price of a single-family home increased 130% in Pahokee, but only 84% in the County. Table 3-1 shows median sales prices for housing in the City and the County from 2017 – 2022.

Table 3-1
Median Sales Price for Single Family, Mobile Homes, and
Condominiums, 2017-2022

<u>Housing Type</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
<u>Condominiums</u>						
<u>Pahokee</u>	<u>\$38,000</u>	<u>\$49,000</u>	<u>\$37,000</u>	<u>\$41,500</u>	<u>N/A</u>	<u>N/A</u>
<u>Palm Beach County</u>	<u>\$134,000</u>	<u>\$145,000</u>	<u>\$150,000</u>	<u>\$167,500</u>	<u>\$200,000</u>	<u>\$245,000</u>
<u>Mobile Homes</u>						
<u>Pahokee</u>	<u>N/A</u>	<u>N/A</u>	<u>\$35,100</u>	<u>\$32,548</u>	<u>N/A</u>	<u>N/A</u>
<u>Palm Beach County</u>	<u>\$72,175</u>	<u>\$78,000</u>	<u>\$85,750</u>	<u>\$100,000</u>	<u>\$107,000</u>	<u>\$150,000</u>
<u>Single Family</u>						
<u>Pahokee</u>	<u>\$67,500</u>	<u>\$102,500</u>	<u>\$114,000</u>	<u>\$105,000</u>	<u>\$150,000</u>	<u>\$155,000</u>
<u>Palm Beach County</u>	<u>\$340,000</u>	<u>\$360,000</u>	<u>\$380,000</u>	<u>\$420,000</u>	<u>\$505,752</u>	<u>\$625,000</u>

Source: Estimates and projections by Shimberg Center for Housing Studies

Often individuals are forced to sacrifice essential spending because a large portion of the household’s income is taken up by housing costs (mortgage/rent, utilities, and other housing needs). A household is defined as cost-burdened if it is spending more than 30% of the household income on housing costs. Families then have limited money and struggle to afford

other essential costs such as food, healthcare, and transportation. Often, no discretionary funding for dining out, entertainment, and non-essential goods and services is available. The following tables illustrate the prevalence of cost-burdened households within the City. Tables 3-2 and 3-3 show that when individuals are paid a living wage, the household is less likely to be cost-burdened.

Table 3-2
All Households, Cost Burdened by Income ((2021 \$)
2017 - 2021

<u>Income</u>	<u>Cost Burdened</u>	<u>Not Cost Burdened</u>	<u>Total</u>	<u>% of Income Category Cost Burdened</u>	<u>Share of All Cost Burdened Households</u>
<u>Less than \$20,000</u>	<u>531</u>	<u>90</u>	<u>621</u>	<u>86.0%</u>	<u>82.0%</u>
<u>\$20,000 to \$34,999</u>	<u>215</u>	<u>301</u>	<u>516</u>	<u>42.0%</u>	<u>33.0%</u>
<u>\$35,000 to \$49,999</u>	<u>63</u>	<u>134</u>	<u>197</u>	<u>32.0%</u>	<u>10.0%</u>
<u>\$50,000 to \$74,999</u>	<u>26</u>	<u>145</u>	<u>171</u>	<u>15.0%</u>	<u>4.0%</u>
<u>\$75,000 or more</u>	<u>0</u>	<u>238</u>	<u>238</u>	<u>0.0%</u>	<u>0.0%</u>
<u>Total</u>	<u>644</u>	<u>760</u>	<u>1,404</u>	<u>46.0%</u>	<u>100.0%</u>

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Table B25106

Table 3-3
All Households, Cost Burdened by Income, 2022 (by AMI)

<u>Household Income</u>	<u>Housing Cost Burden</u>		
	<u>30% or less</u>	<u>30.1-50%</u>	<u>More than 50%</u>
<u>30% AMI or less</u>	<u>73</u>	<u>96</u>	<u>372</u>
<u>30.01-50% AMI</u>	<u>276</u>	<u>100</u>	<u>25</u>
<u>50.01-80% AMI</u>	<u>99</u>	<u>49</u>	<u>61</u>
<u>80.01-100% AMI</u>	<u>104</u>		
<u>Greater than 100% AMI</u>	<u>279</u>		

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Table 3-4 provides an inventory of federal, state, and/or local assisted rental housing. The table shows a total of 261 units for assisted rental housing utilizing Section 202 Rental Assistance or Section 8 rental assistance from the U.S. Department of Housing and Urban Development (HUD).

Table 3-4
Inventory of Federally-, State- and Locally-Assisted Rental Housing

<u>Development Name</u>	<u>Street Address</u>	<u>Total Units</u>	<u>Assisted Units</u>	<u>Housing Program(s)</u>	<u>Population or Target Area</u>
<u>Doveland Villas</u>	<u>8633 Doveland Dr</u>	<u>88</u>	<u>88</u>	<u>SAIL</u>	<u>Farmworker</u>
<u>Royal Palm Lakes</u>	<u>1749 East Main St.</u>	<u>42</u>	<u>42</u>	<u>Housing Credits 9%; SAIL</u>	<u>Elderly</u>
<u>Sugar Cane Villas</u>	<u>38520 86th St. North #2</u>	<u>87</u>	<u>87</u>	<u>Housing Credits 9%; Rental Assistance/RHS; Section 515</u>	<u>Family</u>

***Notes:** Data definitions and special notes available in AHI User Guide.
Sources: Assisted Housing Inventory, Shimberg Center; property lists from HUD, Florida Housing Finance Corporation, and USDA RD.*

Additionally, the Pahokee Housing Authority operates 474 public housing units and 126 Housing Choice Voucher (Section 8) units.

Table 3-5
Inventory of Public Housing Units and Vouchers

<u>Name</u>	<u>Address</u>	<u>Public Housing Units</u>	<u>Housing Choice Vouchers</u>	<u>PHA Size</u>	<u>Occupancy Rate</u>
<u>Pahokee Housing Authority</u>	<u>465 Friend Terrace</u>	<u>474</u>	<u>126</u>	<u>482</u>	<u>91.5%</u>

***Notes:** Operating and Capital Fund amounts refer to available authorized funding in dollars from the latest year. For more information, see HUD's public housing agency data dictionary
Sources: Inventory by Shimberg Center for Housing Studies, HUD Public Housing Authorities dataset*

Table 3-6 shows housing units by type. The 2018-2022 5-Year Estimates, indicate that 54.1% of the City’s housing stock consisted of single family, 28.5% consisted of multi-family, and 17.4% consisted of mobile homes or other types of housing. By comparison, 56.7% of the County’s housing stock consisted of single family, 40.6% consisted of multi-family, and 2.7% consisted of mobile homes or other types of housing.

Table 3-6
Number of Units by Type, Summary 2018-2022, 5-Year Estimates

	<u>Single-family (1 att./detach.)</u>	<u>Multi-family (2 or more)</u>	<u>Mobile Home</u>	<u>Other</u>	<u>Total</u>
<u>Pahokee</u>	<u>920</u>	<u>484</u>	<u>289</u>	<u>7</u>	<u>1,700</u>
<u>Palm Beach County</u>	<u>401,558</u>	<u>287,321</u>	<u>19,079</u>	<u>345</u>	<u>708,303</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 3-7 shows housing units by year built. More than half (53%) of the housing units in the City were built after 1970.

Table 3-7
Year Structure Built, 2018-2022, 5-Year Estimates

<u>2000- after</u>	<u>1990- 1999</u>	<u>1980- 1989</u>	<u>1970- 1979</u>	<u>1960- 1969</u>	<u>1950- 1959</u>	<u>1940 or Earlier</u>
<u>212</u>	<u>103</u>	<u>224</u>	<u>298</u>	<u>371</u>	<u>209</u>	<u>165</u>

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates

Table 3.8 shows housing condition characteristics in the City and County. Housing units are considered to be substandard if they are overcrowded (1.01 or more persons per room), do not have heat (no fuel used), or lack complete kitchens or plumbing. It is estimated that 9.5% of the City’s occupied housing units were overcrowded, which is almost three times the countywide rate. Each of the other categories also had a greater City share of substandard housing than the County.

Table 3-8
**Housing Condition Characteristics,
2018-2022, 5-Year Estimates**

	<u>> 1.01 Persons Per room</u>		<u>No Fuel Used</u>		<u>No Kitchen Facilities</u>		<u>No Plumbing Facilities</u>	
	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>	<u>Number</u>	<u>Share</u>
<u>Pahokee</u>	<u>143</u>	<u>9.5%</u>	<u>123</u>	<u>8.2%</u>	<u>63</u>	<u>3.7%</u>	<u>65</u>	<u>3.8%</u>
<u>Palm Beach County</u>	<u>19,099</u>	<u>3.2%</u>	<u>18,754</u>	<u>3.2%</u>	<u>6,850</u>	<u>1.0%</u>	<u>3,270</u>	<u>0.5%</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 3-9 shows households by tenure. During the 5-Year period of 2018-2022, the estimates show that in the City, 53% of households owned their home. By comparison for the same time period, 70% of the County’s households owned their home.

**Table 3-9 Households by Tenure,
2018-2022, 5-Year Estimate**

	<u>Owner</u>	<u>Share</u>	<u>Renter</u>	<u>Share</u>	<u>Total</u>
<u>Pahokee</u>	<u>791</u>	<u>53%</u>	<u>707</u>	<u>47%</u>	<u>1,498</u>
<u>Palm Beach County</u>	<u>409,975</u>	<u>70%</u>	<u>179,619</u>	<u>30%</u>	<u>589,594</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Tables 3-10 and 3-11 show projections for owner- and renter-occupied households on income related to percentage of area median income.

**Table 3-10
Owner-Occupied Households by Income (%AMI)
2010-2050 Estimates and Projections**

<u>Year</u>	<u>Household Income as a Percentage of Area Medium Income (AMI)</u>				
	<u>less than or equal to 30% of AMI</u>	<u>greater than 30% but less than or equal to 50% of AMI</u>	<u>greater than 50% but less than or equal to 80% of AMI</u>	<u>greater than 80% but less than or equal to 100% of AMI</u>	<u>greater than 100% of AMI</u>
<u>2010</u>	<u>202</u>	<u>165</u>	<u>110</u>	<u>95</u>	<u>164</u>
<u>2020</u>	<u>222</u>	<u>182</u>	<u>122</u>	<u>105</u>	<u>181</u>
<u>2022</u>	<u>221</u>	<u>180</u>	<u>121</u>	<u>104</u>	<u>180</u>
<u>2025</u>	<u>222</u>	<u>182</u>	<u>122</u>	<u>106</u>	<u>182</u>
<u>2030</u>	<u>228</u>	<u>186</u>	<u>125</u>	<u>108</u>	<u>186</u>
<u>2035</u>	<u>252</u>	<u>205</u>	<u>137</u>	<u>119</u>	<u>205</u>
<u>2040</u>	<u>278</u>	<u>226</u>	<u>152</u>	<u>131</u>	<u>226</u>
<u>2045</u>	<u>289</u>	<u>235</u>	<u>158</u>	<u>137</u>	<u>235</u>
<u>2050</u>	<u>299</u>	<u>244</u>	<u>164</u>	<u>142</u>	<u>244</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

**Table 3-11
 Renter-Occupied Households by Income (%AMI)
 2010-2050 Estimates and Projections**

Year	Household Income as a Percentage of Area Medium Income (AMI)			
	<u>less than or equal to 30% of AMI</u>	<u>greater than 30% but less than or equal to 50% of AMI</u>	<u>greater than 50% but less than or equal to 80% of AMI</u>	<u>greater than 100% of AMI</u>
<u>2010</u>	<u>290</u>	<u>201</u>	<u>79</u>	<u>90</u>
<u>2020</u>	<u>319</u>	<u>220</u>	<u>88</u>	<u>99</u>
<u>2022</u>	<u>320</u>	<u>221</u>	<u>88</u>	<u>99</u>
<u>2025</u>	<u>327</u>	<u>226</u>	<u>89</u>	<u>101</u>
<u>2030</u>	<u>337</u>	<u>223</u>	<u>92</u>	<u>104</u>
<u>2035</u>	<u>353</u>	<u>244</u>	<u>96</u>	<u>110</u>
<u>2040</u>	<u>369</u>	<u>255</u>	<u>101</u>	<u>114</u>
<u>2045</u>	<u>383</u>	<u>264</u>	<u>105</u>	<u>118</u>
<u>2050</u>	<u>395</u>	<u>273</u>	<u>108</u>	<u>122</u>

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

HISTORIC STRUCTURES

~~In 1996, Pahokee High School, at 360 Main Street, was added to the National Register of Historic Places. This Mission/Spanish Revival style building was designed by William Manley King. The building has undergone an adaptive reuse to a multi-use learning center that provides day and night educational facilities. Additionally, the Prince Theater has been designated by the State of Florida as historically significant, and the City has received \$3 million for creating a multi-use facility that will provide classroom space, a banquet hall, and a cultural center. Appendix 1A in the Future Land Use Element provides a listing of sites on the Florida Master Site File. There are a number of homes in the City that are historic and worthy of efforts to preserve them.~~

Housing Element

Goals, Objectives, and Policies

Goal 3.1 To provide an adequate mix of safe and sanitary housing which meets the needs of all current and future residents of the City of Pahokee.

~~3.1.1~~ **Objective 3.1.1** - The City will continue to develop and implement its housing improvement program involving a coordinated effort of housing inspections, demolitions, relocation housing, rehabilitation assistance, and new housing development to ~~ensure~~ adequate housing is available for all city residents including those of very low, low, and low- to moderate-income and farm workers.

Policy 3.1.1.1 - The goal of the housing program shall be to meet the total housing needs of the community through the rehabilitation or removal of all substandard structures and the provision of new, affordable and workforce housing units without significant displacement of current residents.

Policy 3.1.1.2 - The housing improvement program shall incorporate a coordinated system of inspections, demolitions, rehabilitations, and the provision of new housing in order to obtain the goal of the program. This system shall at a minimum:

- a. use public funding and community programs for housing rehabilitation over demolition except where rehabilitation is not economically feasible, is inconsistent with the Future Land Use Map, promotes the continuation of a nonconforming use when other conforming units are available, or is generally inconsistent with the Comprehensive Plan, land development codes or the health, safety and welfare of the community;
- b. use public funding and community programs for the development of owner-occupied housing over the development of renter-occupied housing when both are an option to service a particular housing market population;
- c. use funding programs which are supported by private sector resources for the development of owner-occupied housing over the development of renter-occupied housing when both are an option to service a particular housing market population;
- d. use public funding and community programs for the development of new units in areas of housing demolition where consistent with the Future Land Use Map, land development codes, and infrastructure to insure relocation housing is provided for those displaced by demolitions;
- e. coordinate the provision of infrastructure and public facilities to meet the needs of existing and future residential areas;
- f. maintain low vacancy rates in both rental and for sale housing markets;

- g. continually review the Future Land Use Map, land development regulations, and Zoning Map to insure adequate sites are available for the provision of housing for those of very low, ~~and~~ low- to moderate-incomes and farm workers; and
- h. include a yearly evaluation of all housing programs to ~~i~~ ensure their intended purposes are being achieved fully and that those most in need are provided for to the greatest extent possible.

Policy 3.1.1.3 - The housing improvement program shall incorporate measures for code enforcement and demolitions which at a minimum:

- a. identify those properties most in need of improvement or demolition;
- b. define a system of property inspection in which the properties identified ~~are~~ above are inspected first;
- c. implement, a “strike force” code enforcement approach in which all state, county and local agencies involved in housing regulations and inspections conduct team inspections;
- d. cause code violating property owners to take immediate corrective action or be fined to the maximum extent permitted;
- e. provide land owners with information and application assistance concerning governmental programs for housing rehabilitation and determine land owner eligibility for these programs; and
- f. coordinate the demolition of existing units with the provision of new or rehabilitated ~~unites~~ for those displaced.

Policy 3.1.1.4 - The housing improvement program shall incorporate measures to assist property owners with housing rehabilitation programs and which at a minimum:

- a. implement a program of increased property owner awareness of the various rehabilitation programs available;
- b. implement a system whereby single family owner occupants who have been cited for violations are informed of government rehabilitation programs providing for those who qualify for such programs with a reduction or waiver of code enforcement fines; and
- c. implement a system whereby rental property owners who have been cited for violations are informed of rehabilitation programs providing for those who qualify for such programs with a reduction or waiver of code enforcement fines.

Policy 3.1.1.5 - The housing improvement program shall incorporate measures for the coordination of new housing to meet the needs of city residents and which at a minimum:

- a. identify geographical and economic market areas of existing or projected housing shortages;
- b. incorporate a variety of measures to address any shortages including federal, state, county and/or local housing assistance programs and/or private sector incentives; and

- c. provide for an annual review of the Future Land Use Map for consistency with the geographical unit type needs for housing and make recommendations for changes where necessary to have the Future Land Use Map reflect geographical and unit type housing needs. The City shall support zoning and land use designations allowing for a variety of densities and intensities, thereby supporting a mix of housing choices and opportunities throughout the City.

Policy 3.1.1.6 - The housing improvement program shall include coordination with and monitoring of the housing and related activities of the Pahokee Housing Authority to meet the needs of city residents.

Objective 3.1.2 - The eCity shall provide areas on the Future Land Use Map for the location of mobile homes and group homes and adopt land development regulations accordingly.

Policy 3.1.2.1 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations for the location of group homes in residential areas.

Policy 3.1.2.2 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations for the location of individual mobile homes, mobile home parks, and mobile home subdivisions.

Objective 3.1.3 - ~~In accordance with Section 163.3202, F.S., t~~The City shall adopt land development regulations which provide for the regulation and inspection of new and existing housing units.

Policy 3.1.3.1 - At a minimum housing code shall be adopted which shall include standards for housing size, inclusion of sanitary facilities, types of construction materials, insulation, ~~exists~~, off-street parking, lot coverage, and similar housing standards.

Policy 3.1.3.2 - Code enforcement regulations shall be adopted which shall at a minimum:

- a. designate code enforcement officers, establish procedures for citation of properties in violation of city codes, establish time periods for which to have the violations corrected, establish procedures for the appointment of a board or special magistrate to hear and decide code violations, and establish fines for code violations; and
- b. require all rental units within the city to be inspected for building code and fire safety requirements at least once annually and when property is transferred to a new owner.

Policy 3.1.3.3 - Regulations for nonconformities shall be adopted which may include an amortization period for the use and eventual removal of nonconforming uses and structures.

Policy 3.1.3.4 - Regulations shall be adopted which provide for application procedures for the development of new housing including incentives for the provision of low to moderate income housing, housing for the elderly, handicapped or farm worker families.

Objective 3.1.4 - Immediately upon the adoption of this Comprehensive Plan, the City shall ~~being begin~~ a program for the identification, regulation and preservation of historic structures and sites.

Policy 3.1.4.1 - The City shall maintain an inventory of all potential historic structures and sites within Pahokee.

Policy 3.1.4.2 - ~~By 2014, t~~The ~~e~~City shall consider the financial feasibility of the following actions to support historic preservation in the City:

- a. Adopt criteria for the identification of historic resources;
- b. Determine if any structures or sites meet the criteria for historic resources and so designated and map those that do;
- c. Submit a list of designated historic resources to the U.S. Department of Interior for inclusion on the National Register of Historic Places; and
- d. Continually update the list of historic resources as appropriate.

Objective 3.1.5 - The City shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 3.1.5.1 - The City shall encourage ~~support for~~ residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

Policy 3.1.5.2 - The City shall educate residents on home energy use reduction strategies.

Policy 3.1.5.3 - The City shall not prohibit the appropriate placement of photovoltaic panels.

Policy 3.1.5.4 - The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Objective 3.1.6 - The City shall discourage economic segregation and concentrations of low-income housing through the following policies.

Policy 3.1.6.1 – ~~The City shall e~~Explore inclusionary zoning or other affordable housing strategies that assure that affordable housing is made available in a fashion that is commensurate with growing population demand.

Policy 3.1.6.2 - The City shall coordinate with SHIP, CDBG and HOME programs that provide home repair ~~and other housing assistance~~ grants.

INFRASTRUCTURE ELEMENT

PURPOSE

The purpose of this element is to provide for necessary public facilities and services correlated to the future land use projections.

WATER AND WASTEWATER ANALYSIS

Changes to Florida Statutes now require local governments to prepare and adopt a 10 year Water Supply Facilities Work Plan (WCFWP) that is consistent with the appropriate water supply plan, which, for the City of Pahokee, is the South Florida Water Management District's Lower East Coast Water Supply Plan 2018 (LECWSP). The LECWSP provides details on the current and projected water supply for the area. The plan considers public water supply, domestic and small public supply, commercial/industrial/institutional supply, recreational/landscape irrigation supply, power generation supply, and agricultural supply as components for water use in the region. The plan concludes that future water needs can be met through the 2040 planning horizon with appropriate management, conservation, and implementation of identified projects.

In May of 2013, Palm Beach County assumed the former Glades Utility Authority (GUA) service area rights to provide potable water, wastewater, and reclaimed water service to the Cities of Belle Glade, South Bay, and Pahokee. In the County's 10-Year Water Supply Facilities Work Plan, and within the Utility Element of the County's comprehensive plan, projections are included that indicate that level of service standards and capacity needs are available for their service areas. In the WSFWP, the County indicates that:

- The County has committed to spend \$5 million for 5 years toward the repair and replacement of aged and deteriorated water and wastewater infrastructure in the Glades Region.
- The 10 mgd Lake Region Water Treatment Plant, a 100% alternative water source that utilizes reverse osmosis, has adequate capacity to serve the existing populations of the Glades Cities, surrounding unincorporated County, and future additional population increases and projected development in the area.
- The County and South Florida Water Management District (SFWMD) have developed water supply strategies to ensure infrastructure is expanded to accompany growth and protect the environment; and adequate financing is in place.
- The County continues to investigate innovative and cost-effective alternative water supply projects.
- The County is in the position to meet the demands of growth and achieve maximum efficiency and effectiveness.

The tables below, taken from the County's WSFWP and comprehensive plan, and the SFWMD Lower East Coast Water Supply Plan, show demand and capacity information for services provided to the City.

Table 4-1: Western Region Facility Capacity Analysis

Facility Capacity Analyses	2018	2020	2025	2030
Western Region Population Served ¹	34,018	34,856	36,500	38,020
Demand per Capita (gpd) ²	157	157	157	157
Total Finished Water Average Daily Demand (mgd)	5	5	6	6
Total Raw Water Average Daily Demand (mgd)³ = Finished Water x 1.31	7	7	8	8
Available Raw Water Facility Capacity (mgd) ⁴	8	8	8	8
Raw Water Facility Capacity Surplus ⁵	1	1	0	0
Permitted Raw Water Allocation (mgd annual average) ⁶	10	10	10	10
Total Raw Water Average Daily Demand	7	7	8	8
Permitted Water Available	3	3	2	2

¹ Population Served represents projected retail customers and self-served conversions, Table 5-4.
² Demand per Capita based upon population served.
³ ADF raw water = 1.31* ADF FW (per historical and capacity-based analyses)
⁴ Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.
⁵ Calculated by subtracting average daily demand from available facility capacity.
⁶ Permitted allocation from Permit #50-06857-W.

Source: Palm Beach County Comprehensive Plan, Utility Element, Table 6.2

Table 4-2: Palm Beach County Water Utilities Department Western Region Water Supply Demand

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		34,886	36,137	38,446	39,888	
Average 2012-2016 Per Capita (gallons per day finished water)		157				
Potable Water Demands (daily average annual finished water in mgd)		5.48	5.67	6.04	6.26	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-06857-W (expires 2025)				
SAS		0.00				
FAS		9.43				
Total Allocation		9.43				
FDEP Potable Water Treatment Capacity (PWS ID # 4505005)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		0.00	0.00	0.00	0.00	
FAS		10.00	10.00	10.00	10.00	
Total Potable Capacity		10.00	10.00	10.00	10.00	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

*Note: (Service Area Cities of Belle Glade, Pahokee, and South Bay)
Source: Palm Beach County 2020 10-Year Water Supply Facilities Work Plan*

Table 4-3: Palm Beach County – Western Region North (Pahokee) Wastewater Treatment Facility

FACILITY SUMMARY			
2016		Projected 2040 ^a	
FDEP-Permitted Treatment Capacity	1.20 mgd	FDEP-Permitted Treatment Capacity	1.20 mgd
Total Treated Wastewater	0.88 mgd	Total Treated Wastewater	1.02 mgd
<u>Disposal</u>		<u>Disposal</u>	
Deep Well Injection	0.88 mgd	Deep Well Injection	1.02 mgd
<u>Reuse</u>		<u>Reuse</u>	
Total	0.00 mgd	Total	0.00 mgd
Reuse Percentage	0%	Reuse Percentage	0%

^a The utility did not provide projected 2040 flows. Flows were estimated based on the applicable percent change in population from 2016 to 2040.

Source: SFWMD, 2018 Lower East Coast Waster Supply Facilities Work Plan Update

DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ANALYSIS

Stormwater ~~management~~ in the City of Pahokee is primarily managed by the East Beach Water Control District (EBWCD), with the exception of the northeastern corner of the City, which lies within the Pelican Lake Water Control District (PLWCD).

~~The East Beach Water Control District (EBWCD) manages stormwater drainage for the entire City of Pahokee, with the exception of the northeastern corner of the City, which is part of the Pelican Lake Water Control District.~~ The system has two outfalls, one into Lake Okeechobee and one into the West Palm Beach Canal; both are equipped with a pump. There is also one internal pump to help move water within the system. Water level is controlled based on irrigation and drainage needs. When the system level needs to be raised, water is pumped in from Lake Okeechobee; when it needs to be lowered, water is pumped into the Stormwater Treatment Areas (STA’s). The STA’s were constructed by the South Florida Water Management District as part of the Everglades Forever Act.

SOLID WASTE ANALYSIS

Solid waste collection and disposal within the City of Pahokee is contracted with a private sanitation company. Solid waste is transported to the Glades Regional Transfer Station, located on State Road 15, in Belle Glade. The transfer station is owned and operated by the Palm Beach County Solid Waste Authority (SWA). From the transfer station, waste is hauled to the North County Regional Resource Recovery Center and landfill located in West Palm Beach.

Each year the Solid Waste Authority (SWA) provides certification that there is disposal capacity available to accommodate the solid waste generation for the municipalities and County for the upcoming year. In correspondence dated January 17, 2024 (included as Appendix 4C), SWA indicated capacity is available for the coming year and the five- and ten-year planning periods.

~~This element addresses the general utilities which are provided by or managed by the City of Pahokee or Palm Beach County. These include:~~

- ~~● SANITARY SEWER~~
- ~~● POTABLE WATER~~
- ~~● SOLID WASTE~~
- ~~● DRAINAGE & NATURAL GROUND WATER AQUIFER RECHARGE~~

~~The element is organized to provide analysis information about each area of service individually. The element conclusion contains the goals, objectives and policies for all the utilities services.~~

SANITARY SEWER ANALYSIS

~~Sanitary sewer service is currently provided to the City of Pahokee by the City owned and operated Wastewater Utility. The Cities of Pahokee, Belle Glade and South Bay, as well Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) to handle the operations their water and sewer systems. The GUA will assume the operational control of the sewer system.~~

~~Sanitary sewer service is available to all residents within the City limits, unincorporated areas immediately surrounding the City, and the Glades Regional Airport.~~

~~The City of Pahokee Wastewater Treatment Facility, located on Rim Canal Road, has a 1.2 MGD design capacity. Wastewater treatment is provided through a 0.5 MGD conventional activated sludge process and a 0.7 MGD Walker Process Package Plant. The plant is currently permitted through the Florida Department of Environmental Protection (FDEP) to treat 1.2 MGD; this permit is active until May 2012.~~

~~Effluent disposal is provided by a deep injection well, which has a design capacity of 3.4 MGD. The City is permitted by FDEP to discharge 4.0 MGD via the deep injection well. Sludge from the treatment process is hauled away and sold.~~

~~The Sanitary Sewer collection and transmission system consists of gravity mains, lift stations and force mains. The City currently operates 15 lift stations, which had upgrades to their electrical panels completed in 2005/2006. The transmission system is mostly ductile iron pipe and reported to be in fair condition. The gravity system is predominately clay pipe, with some ductile iron pipe in newer areas. Repairs including slip lining, patching and replacement of pipe, have been made on an as needed basis. The gravity collection system had experienced significant issues with Infiltration and Inflow (I/I). Excess flow caused by I/I utilizes system treatment capacity, which results in higher treatment facility operation and maintenance costs. In an effort to reduce I/I, the City has replaced many lines, which greatly alleviated the problem.~~

~~Palm Beach County Water Utilities Department (PBCWUD) is undertaking an I/I study funded by the Palm Beach County District 6 Commissioner. The study scheduled to be complete in 2009.~~

~~Sewer service is being extended to Canal Point businesses south of the West Palm Beach Canal. The project is funded by Palm Beach County and is scheduled to be complete in 2009. The estimated project cost is approximately \$0.5 million. A project to construct improvements to the plant's headworks is also scheduled to be completed in 2009.~~

~~The City of Pahokee currently has a Level of Service (LOS) standard of 100 GCD per Equivalent Residential Connection (ERC) for new customers and 120 GCD for existing customers. It is recommended that the city maintain this LOS.~~

**Table 4-1
Sanitary Sewer Level of Service Projections**

YEAR	2007	2010	2014	2015	2020	2025	2030
Population projection	6,479	6,711	6,951	7,116	7,546	8,001	8,484
WWTP design capacity (MGD)	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Capacity needed to maintain LOS (MGD)—existing customers	0.72	0.80	0.81	0.84	0.85	0.91	0.96
Capacity needed to maintain LOS (MGD)—new customers	0.05*	0.01	0.03	0.01	0.04	0.05	0.05
Surplus/deficit (MGD)	+0.43	+0.40	+0.36	+0.35	+0.30	+0.25	+0.19

Sources: US Census, BEBR, Palm Beach County, and Calvin, Giordano & Associates, 2009
 * New customers in 2007 derived from the increase in population since the 2000 Census.

POTABLE WATER ANALYSIS

~~Potable water is sold to Pahokee wholesale by a bulk purchase agreement with the Palm Beach County Water Utilities Department. The County has constructed a new Lake Region Water Treatment Plant (LRWTP) to serve the cities of Belle Glade, Pahokee, and South Bay. The new plant went on line in July 2008. The LRWTP is the water source for the Glades Region, including the cities of Pahokee, Belle Glade and South Bay. These three cities, along with Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) which will operate and maintain all three cities' water systems. The GUA will be responsible for the sale and distribution of water from the LRWTP.~~

~~The LRWTP replaced the aging treatment plants that served the tri-city area and shifted the area's water supply source from Lake Okeechobee to the Upper Floridan Aquifer, an alternative water source. In the plant, the brackish Floridan water will be treated using reverse osmosis to provide high-quality potable water for each of the three cities. The plant is capable of producing 10 million gallons of potable water per day, enough to meet the cities' current water demands with adequate capacity for the projected future growth. The City maintains a Level of Service for potable water at 93 gallons per capita per day (GCD).~~

~~The Pahokee Water Department provides water to customers within their Water Service Area (WSA) which includes unincorporated areas outside of the City limits. The following table shows the estimated water supply demand for the City of Pahokee and for the Water Service Area. Map INF-1 shows the water service area.~~

**Table 4-2
 PBCWUD—Population and Potable Water Supply Demand**

	POPULATION PROJECTIONS						
YEAR	2007	2010	2014	2015	2020	2025	2030
City Population	6,479	6,711	7,033	7,116	7,546	8,001	8,484
Unincorporated WSA Population	3,127	3,403	3,478	3,511	3,775	4,063	4,373
Calculated Total Population	9,606	10,114	10,511	10,627	11,321	12,064	12,857
	WATER SUPPLY DEMAND (MGD)						
City MGD	0.60	0.62	0.65	0.66	0.70	0.74	0.79
Unincorporated WSA MGD	0.29	0.32	0.32	0.33	0.35	0.38	0.41
Calculated Total MGD	0.89	0.94	0.98	0.99	1.05	1.12	1.20

Source: US Census, BEBR, Palm Beach County, and Calvin, Giordano & Associates, 2009

~~Because the City of Pahokee relies on PBCWUD's LRWTP the capital improvement projects will be referenced according to the 2008 PBC 20 Year Water Supply Plan and the 2008 PBC CIE Update. PBCWUD's LRWTP is less than 5 years old, so major capacity improvements are not planned until the Lake Region Water Plant Phase II in FY 2025 as shown in the Schedule of Capital Improvements. PBCWUD does have a \$100,000 non-capacity project planned for FY 2011 for~~

~~the connection of the LRWTP to the City of Belle Glade’s sanitary sewer system which is shown in the Schedule of Capital Improvements.~~

~~Changes to Florida Statutes now require local governments to prepare and adopt a 10-year water supply facility work plan that is consistent with the appropriate water supply plan, which is the South Florida Water Management District Lower East Coast Water Supply Plan for the City of Pahokee. The Work Plan can be found in Appendix 2A.~~

~~**SOLID WASTE ANALYSIS**~~

~~The Glades Regional Transfer Station has a design capacity of 500 tons per day. According to the SWA 2008 Landfill Depletion Model, the Glades Regional Transfer station processed approximately 39,717 tons of solid waste, 362 tons of recyclables and 61,216 tons of vegetation debris.~~

~~The SWA recently completed a Landfill Depletion Model for the North County Regional Resource Recovery Center and Landfill, which produced the following results:~~

Total Estimated Volume:	50,124,427 CY
 Class I:	40,754,579 CY
 Class III:	9,369,888 CY
Volume Depleted to Date:	17,009,096 CY
 Class I:	11,390,426 CY
 Class III:	5,618,670 CY
Remaining Volume:	33,115,331 CY
 Class I:	29,368,153 CY
 Class III:	3,750,909 CY

~~Pahokee has adopted the County’s LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. The Palm Beach County Solid Waste Authority’s Integrated Solid Waste Management Plan has provided for additional capacity upon depletion of the existing capacity, estimated to occur in year 2024.~~

Infrastructure Element Goals, Objectives, and Policies

SANITARY SEWER SUB-ELEMENT

GOAL 4.1: *To provide sanitary sewer facilities through collaboration with the Palm Beach County Water Utilities Department (PBCWUD) which comply with all applicable regulations and which meet the needs of the current and future residents of the Pahokee Service Area.*

Objective 4.1.1 – The City shall ~~provide~~ coordinate with PBCWUD to provide sanitary sewage facilities which comply with the level of service and capacity standards established by this element.

Policy 4.1.1.1 – The City shall maintain an average level of service of ~~12008~~ gallons of wastewater per capita per day for current customers ~~and 100 gallons for future customers.~~

~~Policy 4.1.1.2 – The City shall adopt a peak 24-hour level of service of 175 gallons of wastewater per capita per day.~~

Policy 4.1.1.~~32~~ – The City shall ~~maintain~~ coordinate with PBCWUD to provide wastewater treatment facilities which provide sufficient capacity over the planning period for the adopted level of service.

Policy 4.1.1.~~43~~ – The City shall continue to coordinate with PBCWUD to examine the system for leaks and schedule repairs as necessary, through the Capital Improvement Element schedule.

Policy 4.1.1.~~54~~ – The City shall continue to coordinate with PBCWUD to repair or replace lines that significantly contribute to the infiltration problem.

Policy 4.1.1.~~65~~ – The City shall continue to coordinate with PBCWUD to maintain and implement a comprehensive maintenance program for the wastewater treatment plant and lines.

~~Policy 4.1.1.7 – The City shall provide ongoing training for operations and field personnel.~~

Objective 4.1.2 – The City shall coordinate with PBCWUD to extend wastewater collection services to new areas only when such extensions are economically feasible, promote compact urban growth, and are of benefit to the health, safety, and welfare of the community.

Policy 4.1.2.1 – The City shall not ~~extend support the extension of~~ wastewater collection services to developments which would exceed either the adopted levels of service or capacity standards of ~~the City's~~ wastewater treatment facilities.

Policy 4.1.2.2 – In order to promote compact growth and retain sewer system capacity for the incorporated area of Pahokee, the City shall not support the extension of wastewater collection services to unincorporated areas ~~shall be approved only by a majority vote of the City Commission.~~

Policy 4.1.2.3 – Extensions of wastewater collection services to private developments shall be made only at the developer’s expense. The City Commission may ask PBCWUD to reduce or waive such expenses upon a finding that such an extension would be in the best interest of the public health, safety, and welfare.

Policy 4.1.2.4 – ~~In accordance with Section 163.3202, F.S., t~~The City shall continue to require building permits for all replacement septic systems to be issued by the City in addition to the County. Prior to the issuance of septic permits, the City shall determine whether central sewer service is available to accommodate the site to be serviced by the proposed septic system.

Policy 4.1.2.5 – To the maximum extent feasible, all new development shall be connected to central public sanitary sewer service. Development activity shall be directed towards areas of the City which already have sanitary sewer infrastructure in place.

POTABLE WATER SUB-ELEMENT

GOAL 4.2: To provide potable water facilities through collaboration with the Palm Beach County Water Utilities Department (PBCWUD) which comply with applicable regulations and which meet the needs of the current and future residents of the Pahokee Service Area.

Objective 4.2.1 – The City of Pahokee shall coordinate with PBCWUD to provide potable water facilities which comply with established ~~the~~ level of service standards and capacities ~~established by this element~~.

Policy 4.2.1.1 – The City shall adopt an average annual level of service standard of 93157 gallons of potable water per person per day.

Policy 4.2.1.2 – The City shall coordinate with Palm Beach County Water Utilities Department to ensure the Lake Region Water Treatment Plant meets or exceeds a permitted average annual capacity sufficient to provide the adopted level of service.

Policy 4.2.1.3 – The City shall coordinate with PBCWUD to make improvements to the City water distribution system as necessary to maintain a pressure of approximately 48 pounds per square inch, as recommended by NFPA.

Policy 4.2.1.4 –~~The City shall~~ coordinate with PBCWUD to install and/or replace fire hydrants as necessary to meet NFPA fire standards.

Policy 4.2.1.5 – The City shall prepare a Water Supply Facilities Work Plan, for a minimum 10-year period, ~~for building water supply facilities identified in the Potable Water Sub-Element to serve existing and new development.~~ The Work Plan shall be adopted as an attachment to the ~~Infrastructure Potable Water Sub-Element~~ and its goals, objectives and policies incorporated into the Comprehensive Plan within eighteen months after the South Florida Water Management District ~~Regional Lower East Coast~~ Water Supply Plan has been approved or updated.

Policy 4.2.1.6 –~~The City shall identify and incorporate into its Capital Improvement Element the alternative water supply project(s) from the projects identified in the most current SFWMD water supply plan and Palm Beach County 20-year Water Supply Work Plan.~~

Objective 4.2.2 – The City shall coordinate with Palm Beach County Water Utilities Department to ensure the Lake Region Water Treatment Plant functions to efficiently provide an acceptable LOS in compliance with all applicable regulations.

Policy 4.2.2.1 – The City shall continue to coordinate with PBCWUD to ~~implement~~ develop a comprehensive maintenance program updated annually in coordination with the annual update of the Capital Improvement Element for the water distribution system.

~~Policy 4.2.2.2 – The City shall provide ongoing training for operations and field personnel.~~

Objective 4.2.3 – The City shall coordinate with PBCWUD to extend potable water services to new areas only when such extensions are economically feasible, promote compact urban growth, and are of benefit to the health, safety, and welfare of the community.

Policy 4.2.3.1 – The City shall not support the extension of ~~extend~~ potable water service to developments which would exceed either the adopted levels of service or capacity standards of the ~~City’s~~ water treatment facilities.

Policy 4.2.3.2 – In order to promote compact urban growth and retain potable water treatment plant capacity and storage for the incorporated area of Pahokee, the City shall not support the extension of potable water services to unincorporated areas ~~shall be approved only by a majority vote of the City Commission.~~

Policy 4.2.3.3 – Extensions of the potable water system to private developments shall be made only at the developer’s expense. The City Commission may ask PBCWUD to reduce or waive such expenses upon finding that such an extension would be in the best interest of the public health, safety, or welfare.

Policy 4.2.3.4 – The 10-Year Water Supply Facilities Work Plan shall guide coordination with PBCWUD to provide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands.

Objective 4.2.4 – The City shall encourage ~~continue to implement a~~ water conservation programs.

Policy 4.2.4.1 – ~~The City shall assist the PBCWUD with the distribution of w~~ Water conservation information ~~shall be included with monthly billings and distributed to new customers at the time of hook-up.~~

~~Policy 4.2.4.2 – The City Utilities Department shall have available a customer representative who, upon request, shall be available for consultations on water conservation strategies that may be employed by a particular user. The services of the representative shall be made known to the public and be available free of charge.~~

Policy 4.2.4.3 – The City shall investigate the long-range feasibility of utilizing reclaimed water for irrigation purposes.

Policy 4.2.4.43 – The City shall work with local governments, the Lake Region Water Treatment Plant, SFWMD, and Palm Beach County to identify traditional and alternative water supply projects and ~~the~~ conservation and reuse programs to meet current and future water use demands within the City of Pahokee’s jurisdiction consistent with the South Florida Water Management District’s Lower East Coast Water Supply Plan.

SOLID WASTE SUB-ELEMENT

GOAL 4.3: To ~~i~~ensure the provision of solid waste disposal services and facilities that comply with applicable regulations and which meet the needs of current and future residents of the City of Pahokee.

Objective 4.3.1 – The City shall have continuous availability of solid waste disposal facilities that are adequate to meet the level of service standard established in this Element and which comply with applicable regulations.

Policy 4.3.1.1 – The City shall adopt an average solid waste level of service standard of 7.13 pounds per capita per day.

Policy 4.3.1.2 – The City shall continue to contract with private haulers to collect all solid waste generated by residents of Pahokee.

Policy 4.3.1.3 – The City shall continue to coordinate with the Palm Beach County Solid Waste Authority (SWA) for the disposal of all solid waste generated by the residents of Pahokee.

Policy 4.3.1.4 – The City shall continue to coordinate with the ~~PBC~~SWA to develop programs to increase recycling activities to reduce total ~~S~~solid ~~W~~waste generated by the City.

DRAINAGE AND GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOAL 4.4: Coordinate ~~with~~ the provision of drainage facilities with the East Beach Water Control District (EBWCD) and Pelican Lake Water Control District (PLWCD) which comply with all applicable regulations and which meet the needs of the current and future residents of the City of Pahokee.

Objective 4.4.1 – The City shall address identified storm water quantity and quality issues with the establishment of storm water run-off quantity and quality level of service standards and the implementation of programs and procedures intended to enhance existing levels of water quality.

Policy 4.4.1.1 – Any development activity which results in a net increase in impervious ~~services~~ surfaces shall be subject to the drainage regulations adopted in this Element and those implemented through the adoption of land development regulations.

Policy 4.4.1.2 – ~~The~~ City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.

Policy 4.4.1.3 – The City shall use Best Management Practices (BMPs) in accordance with the South Florida Water Management District and Florida Department of Environmental Protection.

Policy 4.4.1.4 – Proposed drainage plans which have outfalls into City drainage system components, swales or pipe, shall provide a capacity assessment of the impacted portions of the City’s system and evidence, based on professionally accepted standards, that projected impacts can be adequately accommodated. The City shall request the EBWCD and PLWCD to review and approve all proposed drainage plans which outfall into City and water control district system components.

Policy 4.4.1.5 – Proposed centralized drainage facilities to be installed privately or publicly, shall meet all federal, state, SFWMD, and local regulations for such systems for both water quantity and quality.

Policy 4.4.1.6 – In accordance with Section 163.3202, F.S., the City shall maintain the adopted land development regulations which fully implement the storm water drainage regulations and standards in this sub-element.

Policy 4.4.1.7 - Proposed centralized drainage facilities to be installed publicly or privately shall meet the minimum design criteria for stormwater management, as shown below, as the level of service standard to assess adequacy of service and concurrency during the development review process:

- a. Minimum roadway elevations shall be at least at the 5-year storm event for non-plan collector streets and the 3-year storm for local streets and non-residential parking lots unless detention or retention is provided by subsurface exfiltration systems, in which case the 5-year storm event shall be used;
- b. Minimum site perimeter elevations shall be at least the 25-year-3-day stage. Site runoff up to such stage level may not overflow into any adjacent property, unless a permanent drainage easement is obtained;
- c. Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the appropriate 3-year-1-hour, 3-year-1-day, 5-year-1-day, 10-year-1-day, 25-year-3-day and 100-year-3-day storm events for the site shall be submitted with the site development plans;
- d. Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps or calculations following the latest SFWMD methodology, whichever is greater;
- e. Off-site discharge shall be limited to pre-development runoff based on the 25-year-3-day storm event calculated by SFWMD methods;
- f. Storm sewers shall be designed to convey the 3-year storm event.

- g. All new development shall provide legal positive outfall to a permitted public or special district system.

Policy 4.4.1.8 – The City shall comply fully with the rules adopted to implement the Lake Okeechobee Protection Plan and shall revise local policies and regulations accordingly.

Policy 4.4.1.9 – In accordance with available staff and financial resources, the City shall cooperate fully with the EBWCD and the PLWCD in the assessment of water quality and quantity impacts associated with the City’s drainage system. The City shall also formally consider all recommendations provided to it by either of the above entities or other local and state agencies for the improvement of drainage operations and regulations.

Policy 4.4.1.10 – The City, through the EBWCD and PLWCD, shall adhere to the National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and improving stormwater management practices.

Policy 4.4.1.11 – The City shall explore the feasibility of establishing a stormwater utility to help provide funds for the operation, maintenance, and improvement of the City’s stormwater system.

Objective 4.4.2 – The City shall assist the water control districts with maintaining canal easements and the prevention of illegal dumping of debris into canals and on canal easements.

Policy 4.4.2.1 – The City shall coordinate with the East Beach Water Control District and Pelican Lake Water Control District to ensure that adequate access to canals is provided during review of proposed development and redevelopment applications, where appropriate.

Policy 4.4.2.2 – The City shall continue to require new or amended plats to dedicate to the East Beach Water Control District and Pelican Lake water Control District right-of-way or an easement over any existing Water Control District canal water area and/or bank that may be present within the area to be platted. Prior to approval by the City or recording, new or amended plats shall be reviewed and approved by the appropriate Water Control District who may require additional dedication or easements as deemed necessary for the efficient operation and maintenance of the district system.

Policy 4.4.2.3 – The City shall continue to levy fines for the dumping of any materials into Water Control District canals or within canal easements and the City shall do all things reasonable to enforce such ordinances.

Objective 4.4.3 – The City shall continue to implement land development regulations consistent with the Future Land Use Map and which provide for maximum building coverages and impervious surfaces for new development and redevelopment activities for the preservation of groundwater recharge areas.

Policy 4.4.3.1 – The City shall continue to implement land development regulations containing standards for maximum impervious surfaces for all zoning districts.

Policy 4.4.3.2 – The City shall work cooperatively with the SFWMD and independent drainage districts to implement plans for additional surface water storage such as water preserve areas, the Lower East Coast ~~Regional~~ Water Supply Plan and any other plans and operating procedures to increase ground water aquifer recharge areas.

The current Water Supply Facilities Work Plan is being replaced with an updated plan. The current City and the County Water Supply Facilities Work Plans are provided in Appendices 4A and 4B respectively

CONSERVATION ELEMENT

PURPOSE

The purpose of the Conservation Element is to promote the conservation, use, and protection of natural resources in the City.

INTRODUCTION

The City of Pahokee is located on the eastern shore of Lake Okeechobee, a shallow, 730 square mile body of water that is second in size only to Lake Michigan for lakes that are wholly within the U.S. The lake has some of the best bass fishing in the world and supports large sport and commercial fishing industries. Although not within the City, the lake is an important and integral resource to the City. Pahokee also lies within the Everglades trough, which is the largest single body of organic soils in the world. The deep, fertile muck is used primarily for growing sugar cane and winter vegetables. Both the lake and the soils are crucial to the natural, social and economic well-being of the immediate area as well as to South Florida. The long history of settlement within the City of Pahokee has been based on these resources, which are truly unique. The conservation, protection and efficient use of these resources are the keystones to the future growth and sustainable development of the region.

NATURAL ENVIRONMENT

Climate

The ~~Southeast Regional Florida~~ Climate Center has long term climate data available that is specific for Canal Point, which is located only ten miles north of Pahokee, and is also adjacent to Lake Okeechobee. This data identifies that from 1953 to ~~2003~~ 2007, the average annual maximum temperature is ~~83.86~~ 83.86 F° and the average annual minimum temperature is ~~63.1~~ 64 F°. The average annual precipitation is ~~48.07~~ 53.61 inches. Precipitation is not distributed evenly throughout the year. Precipitation ranges from an average monthly level of ~~2.04~~ 1.77 inches in December to ~~7.17~~ 8.04 inches in June. No snowfall has been reported during this recording period.

Thunderstorms are common during the summer months when the highest average monthly precipitation occurs. Hurricanes, much less frequent occurrences, have the potential to occur from June through November; heavy rainfall, high winds, and widespread flooding may accompany these storms. Long-term data specific to Palm Beach County identifies that ~~49~~ 75 hurricanes or tropical storms have passed within 60 miles of the County from 1871 through ~~2023~~ 2007. Seventeen of these storms were from the back door, meaning they traveled over land from the west coast of Florida. The most recent storm occurrence was in October 2005 when Hurricane Wilma hit from the southwest with 105 mph winds while moving quickly to the northeast. The eye of Wilma passed directly over Palm Beach County.

Soils

The general distribution of soils is shown in Map FLU-74 Soils. ~~which is based on Updated data is also provided in the the soil survey of Palm Beach County conducted by the U.S. Department of Agriculture (USDA) August 2023 National Cooperative Soil Survey by USDA Natural Resources Conservation Service, which is included as Appendix 5A. The survey identifies the following soil series in the City of Pahokee: Dania Muck, Pahokee Muck, Terra Ceia Muck, Torry Muck, and it also recognizes the presence of Pits, Udorthents, Arents and Urban Land. The USDA describes these features as follows:~~

~~The Dania series consists of shallow, very poorly drained, rapidly permeable organic soils in fresh water marshes or swamps on the fringes of areas of deeper organic soils. They formed in thin beds of well decomposed, hydrophytic, non-woody, plant remains. Near the type location, the mean annual precipitation is about 61 inches and the mean annual temperature is about 75 degrees Fahrenheit Slopes are less than 2 percent.~~

~~The Pahokee series consists of very poorly drained soils that are 36 to 51 inches thick over limestone. Pahokee soils formed in organic deposits of freshwater marshes.~~

~~The Terra Ceia series consists of very deep, very poorly drained organic soils that formed from nonwoody fibrous hydrophytic plant remains. They occur mostly in nearly level fresh water marshes and occasionally on river flood plains and in tidal swamps or flats.~~

~~The Torry series consists of very poorly drained soils that are more than 50 inches thick over limestone. Torry soils formed in organic and mineral deposits of freshwater marshes.~~

~~Pits are manmade, excavated borrow pits.~~

~~The Udorthents consist of unconsolidated or heterogenous geologic materials removed in the excavation of canals, lakes and ponds. It is commonly piled along banks.~~

~~Arents are nearly level or gently sloping soils made up of heterogeneous overburden material that has been removed from areas of other soils and used primarily for land leveling as fill. This material is mixed sand or fine sand and fragments from the subsoil of the soil from which the Arents were removed. Permeability and available water capacity are variable, but permeability is generally rapid and available water capacity is generally low to very low.~~

~~The map unit described as Urban Land consists of areas that are more than 70 percent covered shopping centers, parking lots, large buildings, streets and sidewalks, and other structures, so that the natural soil is not readily observable.~~

Attachment 5A is an established series by the National Cooperative Soil Survey, (https://soilseries.sc.egov.usda.gov/OSD_Docs/P/PAHOKEE.html), that provides information related to Pahokee soils.

Physiography

Lake Okeechobee lies about 30 miles west of the Atlantic Ocean and 60 miles east of the Gulf of Mexico. It extends across parts of Highlands, Charlotte, Glades, Hendry, Okeechobee, Martin, and Palm Beach counties. Lake Okeechobee is the central feature of the South Florida ecosystem, often referred to as its liquid heart. The lake is formed from a broad, shallow, relatively circular depression in bedrock and has a surface area of roughly 730 square miles.

Land levels around the lake vary from 10 feet to 15 feet above sea level and are protected by the Herbert Hoover Dike having a crest elevation of 32 to 46 feet. The City of Pahokee lies on the southeastern edge of this lake, which formed over 6,000 years ago.

The lake was the source of the Everglades “River of Grass” sheetflow which sustained the Everglades and nourished Florida Bay and coastal estuaries. Originally, water flowed south and west from the lake. However, during the last 50 years, this region has been re-engineered resulting in a much shallower and nutrient-laden lake, with a littoral zone filled with exotic species. Currently, the lake is ringed with manmade levees, with pumping stations and control structures to regulate the fluctuation of lake levels in response to drought, flood conditions and water supply demands. The major outlets are the St. Lucie Canal to the east and the Caloosahatchee Canal and River to the west. Numerous agricultural canals also release excess lake water to Water Conservation Areas south of the lake. Today, the natural vegetative communities outside the lake proper are freshwater marsh with some cypress forest wetlands and small fragments of once abundant pond apple forests that occur within the lands that have now been converted to agricultural uses.

Soil Erosion

The City of Pahokee is located within the Everglades Agricultural Area (EAA), which in general lies south of the Lake. The EAA is an area of approximately 700,000 acres of farmland, created from the drainage of the northern Everglades. It encompasses approximately thirty percent of the historic Everglades and contains deep, fertile muck soils. The deep organic soils formed when organic matter (OM) production exceeded OM decomposition because flooded conditions limited the oxygen needed by aerobic soil organisms which convert the OM to carbon dioxide and water. Since the onset of extensive drainage in the EAA, OM decomposition has been exceeding production, resulting in a loss of soil and a lowering of the surface elevations. This loss is referred to as soil subsidence, and is an ongoing concern and has been carefully documented in the EAA for nearly a century. In 2004 Professor George Snyder released the revised report titled Everglades Agricultural Area Soil Subsidence and Land Use Projections. In the report he projected a future subsidence rate of approximately 0.6 inches per year.

At this time the majority of Pahokee is Torry Muck which consists of soils that are more than 50 inches thick over limestone. Taking the future subsidence rate of approximately 0.6 inches per year, this land is estimated to be sufficiently deep for cultivation for the next 50 years. However, in the areas of the City that are Dania Muck and Pahokee Muck, soil depths are much lower.

~~The Florida Department of Community Affairs’ 2007 Integration of the Local Mitigation Strategy into the Local Comprehensive Plan report makes the following recommendations specifically for Pahokee:~~

~~Land subsidence and the mitigation currently used for this hazard can sometimes make the community more vulnerable to other hazards. De-mucking of areas is~~

~~desirable in order to ensure the structural integrity of a building is not compromised; however it can cause the elevation of certain areas when surrounding properties continue to subside. This can cause new flooding issues for the community, due to water runoff, where flooding issues did not previously exist. Through the exploration of the City's building codes as they relate to structures and infrastructure constructed on muck, uniform policy with regards to this hazard and its side effects can be developed. To further this effort an initiative to explore the City's current building practices with regards to land subsidence can be undertaken, taking into consideration all hazards that this situation can create including home ignition, flooding and structural compromise.~~

A comprehensive approach to land subsidence should be applied to the construction of new infrastructure or improvements to existing infrastructure such as roadways, public facilities or schools. A LIDAR (Light Detection and Ranging) study had been proposed for the areas surrounding Lake Okechobee. By actively participating during this update process, the City can bring their priorities to the attention of those conducting the LIDAR study and can also coordinate with the National Flood Insurance Program concerning the upcoming mapping updates based on this study.

Commercially Valuable Minerals

No commercially valuable extractable minerals have been identified in the City of Pahokee.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the City of Pahokee:

**Table 5-1
Federal Emergency Management Agency Flood Zones**

Federal Emergency Management Agency Flood Zones	
Zone	Description
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
VE	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
X	An area that is determined to be outside the 100- and 500-year floodplains

Source: U.S. Federal Emergency Management Agency

Zone	Description
VE	An area inundated by 100-year flooding with velocity hazard (wave action)

X	An area that is determined to be outside the 100- and 500-year floodplains
X500	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1-foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding

Source: Federal Emergency Management Agency

Map FLU-85 FEMA Flood Zones ~~are identified for~~ identifies the flood zones within the City. The majority of the City of Pahokee is ~~an X500 in AE zone~~ which is an area that is at very high risk for flooding. It is the base flood elevation determined through flood maps and is commonly known as the 100-year flood zone. ~~inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1-foot or with drainage areas less than one square mile; or an area protected by levees from the 100-year flooding.~~ The land adjacent to the lake and into the downtown area is an X zone that is determined to be outside the 100- and 500-year floodplain. Existing land uses found within the floodplain are illustrated in the Map FLU-2 Existing Land Uses.

Land use – as it relates to the discharge of stormwaters – and the use of natural drainage are regulated through the South Florida Water Management District environmental resource permitting process. The Florida Building Code regulates construction as it relates to flood zones.

Air

Air quality in the City is generally good. Based upon ambient air quality monitoring, conducted by the Florida Department of Environmental Protection (FDEP) and documented in the 2006-2012 Florida Air Monitoring Report, Palm Beach County, and now all of Florida, is an attainment area for the six major air contaminants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), Ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂). The attainment area designation indicates that the concentrations of major pollutants are within the acceptable limits set by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency. Air quality is a matter that must be addressed at a regional level requiring local, County and regional entities to coordinate air quality maintenance and improvement efforts.

Water Resources

Map FLU-63 Natural Resources & Land Cover Water Bodies identifies the water bodies within the City. The City is located adjacent to and on the eastern shore of Lake Okeechobee, a shallow, 730 square mile body of water ~~that is second in size only to Lake Michigan for lakes that are wholly within the U.S.~~

LAND COVER

The City is an agricultural-oriented community. Settlement of the area dates back to the late 1800’s when the land first began to be drained for agriculture. The City of Pahokee was incorporated in 1928. The deep fertile muck and semi tropical climate provide ideal year round growing conditions. Sugar cane and winter vegetables have become the primary crops with some pasture land. ~~Map FLU-4 Habitats, shows the land coverage within the City as identified and mapped by the Florida Fish and Wildlife Conservation Commission (FFWCC).~~ The tables presented below, categorized into Native Habitat, Table 5-2, and Disturbed or Developed land, Table 5-3, identify

these habits and provide the acreage of each.

**Table 5-2
Native Habitats**

<u>Habitat</u>	<u>Acres</u>
<u>Rangeland Category Total</u>	<u>60.85</u>
<u>3100: Herbaceous (Dry Prairie)</u>	<u>37.7</u>
<u>3200: Upland Shrub and Brushland</u>	<u>10.78</u>
<u>3300: Mixed Rangeland</u>	<u>12.37</u>
<u>Wetlands Category Total</u>	<u>5.27</u>
<u>6172: Mixed Shrubs</u>	<u>0.78</u>
<u>6410: Freshwater Marshes / Graminoid Prairie - Marsh</u>	<u>4.49</u>

Source: Florida Department of Environmental Protection June 2023

Cattail Marsh	9.11 acres
Dry Prairie	3.38 acres
Freshwater Marsh and Wet Prairie	25.83 acres
Hardwood Hammocks and Forest	4.04 acres
Hardwood Swamp	1.78 acres
Pinelands	0.88 acres
Sawgrass Marsh	1.03 acres
Shrub Swamp	28.92 acres

Source: Florida Fish and Wildlife Conservation Commission

**Table 5-3
Disturbed and Developed Lands**

<u>Developed</u>		<u>Disturbed</u>	
<u>757.59</u>		<u>2,636.91</u>	
<u>Habitat</u>	<u>Acres</u>	<u>Habitat</u>	<u>Acres</u>
<u>High Intensity Urban</u>	<u>469.67</u>	<u>Communication</u>	<u>9.64</u>
<u>Low Intensity Urban</u>	<u>287.92</u>	<u>Cultural-Lacustrine</u>	<u>20.79</u>
		<u>Cultural-Riverine</u>	<u>34.87</u>
		<u>Exotic Plants</u>	<u>6.86</u>
		<u>Marshes</u>	<u>4.37</u>
		<u>Natural Lakes and Ponds</u>	<u>49.56</u>
		<u>Rural</u>	<u>162.14</u>
		<u>Shrub and Brushland</u>	<u>33.29</u>
		<u>Sugarcane</u>	<u>1,483.21</u>
		<u>Transportation</u>	<u>274.42</u>
		<u>Utilities</u>	<u>35.72</u>
		<u>Vineyard and Nurseries</u>	<u>522.03</u>

Source: FL Cooperative Land Cover, Version 3.7 published November 2023 by the FL Fish & Wildlife Conservation Commission (FWC) and FL Natural Areas Inventory (FNAI)

Source Website: <https://myfwc.com/research/gis/wildlife/cooperative-land-cover/>

<u>Developed 1,091.57 acres</u>		<u>Disturbed 2,206.02 acres</u>	
<u>Habitat</u>	<u>Acres</u>	<u>Habitat</u>	<u>Acres</u>
<u>High Impact Urban</u>	<u>426.24</u>	<u>Bare Soil/Clearcut</u>	<u>73.67</u>
<u>Low Impact Urban</u>	<u>665.33</u>	<u>Citrus</u>	<u>362.40</u>
		<u>Improved Pasture</u>	<u>16.79</u>
		<u>Open Water</u>	<u>36.37</u>
		<u>Other Agriculture</u>	<u>19.32</u>
		<u>Row/Field Crops</u>	<u>151.87</u>
		<u>Sugar Cane</u>	<u>1,542.92</u>
		<u>Unimproved Pasture</u>	<u>2.67</u>

Source: Florida Fish and Wildlife Conservation Commission

Natural Habitats

~~Over 97% of the land within Pahokee (3,297.59 acres) is identified as developed or disturbed.~~ The Florida Fish and Wildlife Conservation Commission (FFWCC) has identified that 3,394 acres of

~~land within Pahokee is identified as developed or disturbed, only about 2% of the City (74.98 acres) contains any remnants of native vegetative habitats. The FFWCC has indicated that cattail marsh (9.11 acre), freshwater marsh and wet prairie (25.83 acres), hardwood hammocks and forest (4.04 acres), and shrub swamp (28.92 acres) habitats remain. These native habitats, however, are greatly fragmented and disturbed due to development, agricultural practices and the encroachment of invasive exotic vegetation.~~

It is important to note the acreage identified by the FFWCC may not match the acreage totals established in future or existing land use maps, which are parcel-based maps. The FFWCC map is not parcel-based but looks at all habitat within the municipal limits not excluding roadways and public right of way lands. An individual parcel may contain multiple habitats, such as urban, pineland and open water.

Below are excerpts from the FFWCC describing the characteristics of the vegetative communities: ~~that the FFWCC identified and mapped as occurring within Pahokee.~~

Natural Pinelands: This category includes all natural pine forests, excluding pine rocklands and sandhill (separate categories), and sand pine scrub (see Scrub category). Natural pine forests include mesic and hydric pine flatwoods and scrubby flatwoods. Pine flatwoods occur on flat sandy terrain where the overstory is characterized by longleaf pine, slash pine, or pond pine. Generally, flatwoods dominated by longleaf pine occur on well-drained sites, while pond pine is found in poorly drained areas, and slash pine occupies intermediate or moderately moist areas. The understory and ground cover within these three communities are somewhat similar and include several common species such as saw palmetto, gallberry, wax myrtle, and a wide variety of grasses and herbs. Generally wiregrass and runner oak dominate longleaf pine sites; fetterbush and bay trees are found in pond pine areas, while saw palmetto, gallberry, and rusty lyonia occupy slash pine flatwoods sites. Cypress domes, bayheads, titi swamps, and freshwater marshes are commonly interspersed in isolated depressions throughout this community type. Scrubby flatwoods is another pineland type that occurs on drier ridges, and on or near old coastal dunes. Longleaf pine or slash pine dominates the overstory, whereas the ground cover is similar to the xeric oak scrub community.

Dry Prairie: Dry prairies are large native grass and shrublands occurring on very flat terrain interspersed with scattered cypress domes and strands, bayheads, isolated freshwater marshes, and hardwood hammocks. This community is characterized by many species of grasses, sedges, herbs, and shrubs, including saw palmetto, fetterbush, staggerbush, tar flower, gallberry, blueberry, wiregrass, carpet grasses, and various bluestems. The largest areas of these treeless plains historically occurred just north of Lake Okeechobee. In central and south Florida, palmetto prairies, which consist of former pine flatwoods where the overstory trees have been thinned or removed, are also included in this category. These sites contain highly scattered pines that cover less than 10 to 15 percent of an area.

Hardwood Hammock and Forest: This class includes the major upland hardwood associations that occur statewide on fairly rich sandy soils. Variations in species composition and the local or spatial distributions of these communities are due in

part to differences in soil moisture regimes, soil type, and geographic location within the state. Mesic and xeric variations are included within this association. The mesic hammock community represents the climax vegetation type within many areas of northern and central Florida. Characteristic species in the extreme north include American beech, southern magnolia, Shumard oak, white oak, mockernut hickory, pignut hickory, sourgum, basswood, white ash, mulberry, and spruce pine. Mesic hammocks of the peninsula are less diverse due to the absence of hardwood species that are adapted to more northerly climates, and are characterized by laurel oak, hop hornbeam, blue beech, sweetgum, cabbage palm, American holly, and southern magnolia. Xeric hammocks occur on deep, well-drained, sandy soils where fire has been absent for long periods of time. These open, dry hammocks contain live oak, sand-live oak, bluejack oak, blackjack oak, southern red oak, sand-post oak, and pignut hickory. Also included in this category are cabbage palm-live oak hammocks. This class is characterized by cabbage palms and live oaks occurring in small clumps within prairie communities. These hammocks typically have an open understory which may include such species as wax myrtle, water oak, and saw palmetto. Cabbage palm-live oak hammocks are also often found bordering large lakes and rivers, and are distributed throughout the prairie region of south central Florida and extend northward in the St. John's River basin. Cabbage palms often form a fringe around hardwood "islands" located within improved pastures.

Hardwood Swamp/Mixed Wetland Forest: These wooded wetland communities are composed of either pure stands of hardwoods, or occur as a mixture of hardwoods and cypress where hardwoods achieve dominance. This association of wetland-adapted trees occurs throughout the state on organic soils and forms the forested floodplains of non-alluvial rivers, creeks, and broad lake basins. Tree species include a mixed overstory containing black gum, water tupelo, bald cypress, dahoon holly, red maple, swamp ash, cabbage palm, and sweetbay. Also included in this category are mixed wetland forest communities in which neither hardwoods nor conifers achieve dominance. The mix can include hardwoods with pine or cypress and can represent a mixed hydric site or a transition between hardwoods and conifers on hydric/mesic sites.

Freshwater Marsh and Wet Prairie: These wetland communities are dominated by a wide assortment of herbaceous plant species growing on sand, clay, marl, and organic soils in areas of variable water depths and inundation regimes. Generally, freshwater marshes occur in deeper, more strongly inundated situations and are characterized by tall emergents and floating-leaved species. Freshwater marshes occur within flatwoods depressions, along broad, shallow lake and river shorelines, and scattered in open areas within hardwood and cypress swamps. Also, other portions of freshwater lakes, rivers, and canals that are dominated by floating-leaved plants such as lotus, spatterdock, duck weed, and water hyacinths are included in this category. Freshwater marshes are common features of many river deltas, such as the Escambia, Apalachicola and Choctawhatchee, where these rivers discharge into estuaries. Wet prairies commonly occur in shallow, periodically inundated areas and are usually dominated by aquatic grasses, sedges, and their associates. Wet prairies occur as scattered, shallow depressions within dry prairie

areas and on marl prairie areas in south Florida. Also included in this category are areas in Southwest Florida with scattered dwarf cypress having less than 20 percent canopy coverage, and a dense ground cover of freshwater marsh plants. Various combinations of pickerel weed, sawgrass, maidencane, arrowhead, fire flag, cattail, spike rush, bullrush, white water lily, water shield, and various sedges dominate freshwater marshes and wet prairies. Many marsh or wet prairie types, such as sawgrass marsh or maidencane prairie, have been described and so-named based on their dominant plant species.

Shrub Swamp: Shrub swamps are wetland communities dominated by dense, low-growing, woody shrubs or small trees. Shrub swamps are usually characteristic of wetland areas that are experiencing environmental change, and are early to mid-successional in species complement and structure. These changes are a result of natural or man-induced perturbations due to increased or decreased hydroperiod, fire, clear cutting or land clearing, and siltation. Shrub swamps statewide may be dominated by one species, such as willow, or an array of opportunistic plants may form a dense, low canopy. Common species include willow, wax myrtle, primrose willow, buttonbush, and saplings of red maple, sweetbay, black gum, and other hydric tree species indicative of wooded wetlands. In northern Florida, some shrub swamps are a firemaintained subclimax of bay swamps. These dense shrubby areas are dominated by black titi, swamp cyrilla, fetterbush, sweet pepperbush, doghobble, large gallberry, and myrtle-leaf holly.

Listed and other animal species depend on native vegetative communities for refuge, foraging, nesting, and denning. Due to the limited amount of any native habitat of any appropriate size or quality, it is highly unlikely that listed animal species inhabit the City. Appendix 5-~~BA~~ Listed Animal Species identifies those federal and state listed animal species that potentially could be found within the City.

Appendix 5-~~CB~~ Invasive Pest Plant Species identifies the invasive exotic pest plant species problematic to the City. Due to the high level of developed and agricultural land and resulting disturbance, most of these pest plants have great potential to occur.

Appendix 5-~~DC~~ Native Plant Species contains a list of all native plant species having the potential to occur in the City and identifies those that are listed as either threatened or endangered by federal and state agencies. Due to limited amount of undisturbed natural ~~habits~~ habitats that remain, common landscape plants primarily represent the native plant species within the City.

Conservation Opportunities

Public lands provide recreation, open space, and conservation opportunities. The City of Pahokee currently owns and operates three active recreation areas: City Park, Dr. Martin Luther King Jr. Memorial Park, and the Community Center. Additionally, an 86-slip deep-water marina is owned by the State of Florida and leased to the City of Pahokee; the City in turn subleases the facility to a private venture.

Everglades Adventures RV & Sailing Resort, which subleases the 33-acre marina facility from the City, is a complete outdoor recreation center and full service marina and resort located 12.4 miles south of the St. Lucie Canal. The marina has a breakwater, fishing pier, 86 wet slips, four boat

ramps, convenience store, and restrooms. The campground, formally a state park, offers 76 sites immediately adjacent to the lake with playground equipment, and picnic facilities. While the central location of this facility makes it accessible to most Pahokee residents, it also serves a regional need for access to the lake. Planned activities and outdoor adventures on and along the lake include guided fishing trips; kayak, canoe, and boat rentals; airboat excursions; hiking trails; sailing classes; and eco-tours. Tent camping is permitted in designated areas and lakeside cabins are available for rent.

The Lake Okeechobee Scenic Trail is a partnership between the Department of Environmental Protection, the Florida Department of Transportation, U.S. Army Corps of Engineers, Florida Trails Association, and local partners. The 110-mile Lake Okeechobee Scenic Trail is a multi-use trail located atop the Herbert Hoover Dike that circles the lake providing scenic lakeside views. In Pahokee, the trail connects City Park and the marina/campground area to Alvin Ward Park in Glades County 36 miles away. Completed in 2004, the \$13 million hiking, biking, and equestrian trail takes users through communities at the heart of Florida's agriculture industry and affords opportunities for viewing wildlife such as herons, egrets and a variety of wintering waterfowl. In 1993, portions of the trail were designated as part of the Florida National Scenic Trail, one of only eight national scenic trails in the country.

Palm Beach County does not have any parks within Pahokee. However, there are three County-run parks just outside of the City limits; these are Canal Point Park and Triangle Park just north of the City and Duncan Padgett Park just south of the City. The City and other public entities should continue to develop cooperative, compatible plans for the preservation and best utilization of their public lands.

Potable Water

The City of Pahokee currently receives its potable water from the Lake Region Water Treatment Plant (LRWTP), owned and operated by the Palm Beach County Water Utilities Department (PBCWUD). The LRWTP is an alternative water source for the Glades Region, which includes Pahokee, Belle Glade and South Bay. The LRWTP replaces the aging treatment plants that served the tri-city area and shifts the area's water supply source from Lake Okeechobee to the Upper Floridan Aquifer, a reliable and virtually drought-proof groundwater source. In the plant, the brackish Floridan water is treated using reverse osmosis to provide high-quality potable water for each of the three Cities. The plant will be capable of producing 10 million gallons of potable water per day, enough to meet the Cities' current water demands with adequate capacity for the projected future growth. The Potable Water Services ~~Sub-Element~~ focuses on meeting the public water supply and domestic self-supply demand for the City of Pahokee.

Palm Beach County, including the City of Pahokee, is located within the Lower East Coast (LEC) Planning Area of the South Florida Water Management District (SFWMD). The LEC planning area covers approximately ~~6,450~~ square miles and includes essentially all of Miami- Dade, Broward, and Palm Beach counties; most of Monroe County; and the eastern portions of Hendry and Collier counties. In the LEC Planning Area, the population is expected to grow from ~~5.6~~ million in ~~2005~~16 to ~~7.35~~ million by ~~2025~~40. Critical ecosystems within the LEC Planning Area include the Everglades, Lake Okeechobee, Florida Bay, Biscayne Bay, and the Loxahatchee River. These ecosystems coexist with large agricultural areas and urban areas that are home to 30 percent of the state's population. Miami-Dade, Broward, and Palm Beach are among the State's five most populated counties. Increased population will result in a net increase of 393 millions of gallons per

~~day (MGD) in water demand for all use categories during the next 20 years, all or most to come from alternate sources. Agricultural land totals more than 500,000 acres, making agriculture the second largest use category in the LEC Planning Area. World renowned ecosystems, such as the Everglades, Lake Okeechobee, Florida Bay, and Biscayne Bay, are in the LEC Planning Area.~~

~~Within the LEC Planning Area traditional water sources include fresh groundwater from the Surficial Aquifer System and Biscayne Aquifer, and surface water, primarily from the Everglades and Lake Okeechobee. The SFWMD Lower East Coast Water Supply Plan 2005–2006 Update (Plan Update) provides details on the current and projected water supply for the area. The Plan Update considers public water supply, domestic self-supply, commercial/industrial self-supply, recreational self-supply, thermoelectric power generation self-supply, and agricultural self-supply as components for water use in the region. Changes to Florida Statutes now require local governments to prepare and adopt a 10-year water supply facility work plan that is consistent with the appropriate water supply plan, which, for the City of Pahokee, is the Lower East Coast Water Supply Plan. The Plan Update suggests most future water needs will be met through the development of alternative water sources. Alternative water sources include brackish water from the Floridan Aquifer System (FAS), as well as reclaimed water and the storage of storm water captured during wet-weather flows for later beneficial use.~~

~~Region-wide, public water supply withdrawal demands (raw water) are expected to increase by 375 MGD (41%) to 1,286 MGD by 2025, at which time this water supply category will represent approximately 57 percent of the region’s total water demands. Agricultural water withdrawal demands (gross demands) are projected to modestly decline from 762 MGD in 2005 to 689MGD (10%) by 2025. Nevertheless, agriculture will remain the second largest use category in the LEC Planning Area. Thermoelectric power generation self-supply is a rapidly growing water use category. Future customer demand projections reflect the 103 MGD required to serve new power generation facilities planned by Florida Power & Light (FPL). During the 20-year planning period, water withdrawal demands will increase from 4.5 MGD to 103 MGD. The remaining water use categories—domestic self-supply, commercial and industrial, recreational and landscape—will also experience increased water withdrawal demands, reaching a total of 195 MGD by 2025.~~

~~The Plan Update, as amended in 2006, denotes public water supply demand. However, the increase in demand indicated in the projections does not exceed the plant capacity through the next planning period. By connecting domestic self-supply systems to the regional utility and implementing alternative water supply projects, a majority of the water supply demand is shifted away from the Surficial Aquifer to the Floridan Aquifer.~~

Ground Water

The Floridan Aquifer System (FAS) is one of the most productive aquifers in the world and a multiuse aquifer system. The FAS contains the largest aquifers within the state and stretches 100,000 square miles beneath Florida and parts of Alabama, Georgia, and South Craolina. The Lower East Coast (LEC) Water Supply Planning Area includes Palm Beach, Broward, Miami-Dade, and parts of Monroe, Collier, and Hendry counties. ~~exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. Throughout t~~The LEC Planning Area has limited freshwater resources as water from the FAS is generally non-potable due to salinity and requires desalination or blending to meet potable standards.

In the LEC Planning Area, the Upper Floridan Aquifer is being considered for storage of potable water within an aquifer storage and recovery system. At the base of the Lower Floridan Aquifer

(LFA), there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the LFA are ~~uses~~ used primarily for injection of treated wastewater.

Surface Water

Lake Okeechobee is a critical water supply component for virtually the entire Lower East Coast region. The Lake Okeechobee Service Area includes an extensive agricultural industry that depends on water directly from the lake, as do other users within the service area. Most lakefront communities have traditionally relied on the lake for potable water, but are now dependent on the Lake Region Water Treatment Plant which draws from the Upper Floridan Aquifer.

Lake Okeechobee, Florida's largest lake (730 square miles) has a water storage capacity of over 1 trillion gallons of water. The lake is managed jointly by the South Florida Water Management District and the U.S. Army Corps of Engineers as a multipurpose reservoir. Its multiple functions include flood control, urban and agricultural water supply, navigation, recreation, and fish and wildlife enhancement. The lake supports an extensive littoral zone (154 square miles) that provides important feeding and nesting habitat for fish, wading birds, migratory waterfowl, as well as the endangered Everglades Snail Kite. The lake's littoral zone supports significant wading bird populations and is an important waterfowl hunting area. Migratory birds and waterfowl use the littoral zone and open water areas of the lake as a resting area along the Atlantic flyway. The lake is nationally renowned for its fishing (black bass and crappie) and supports a viable commercial and sport fishing industry. Recreational and commercial fisheries are valued in multimillion dollars per year.

The Lake's health was threatened in recent decades by excessive nutrients from agricultural and urban activities in the Lake's watershed, harmful high and low water levels, and by the spread of exotic vegetation. However, n Numerous aggressive regional programs and plans have been developed, adopted and are beginning to be implemented to address the environmental health of Lake Okeechobee, the south Florida Everglades habitat and the inter-related coastal estuary system. Located on Lake Okeechobee, within the Everglades Agricultural Area and the Everglades Basin, the City should keep apprised of the components and criteria established in these programs. The City should establish a close working coordination with the SFWMD to remain current ~~not only on the SFWMD Surface Water Improvement and Management (SWIM) Plan but of the components of the SFWMD Lake Okeechobee & Estuary Recovery (LOER) Plan, the District Water Management Plan, the components of SFWMD Everglades Program Best Management Practices, the Lake Okeechobee Protection Plan (LOPP),~~ with all District plans, including, but not limited to, the Lake Okeechobee Watershed Protection Plan/Northern Everglades and Estuaries Protection Plan, the Lake Okeechobee System Operations Manual (LOSOM), the Lake Okeechobee Protection Act and the components of the Comprehensive Everglades Restoration Program (CERP).

POLLUTANTS

The City can discourage residential source contamination by providing public information regarding the safe disposal of home chemicals and by providing information for licensing regulated materials. Waste generators, above and underground storage tanks, and dry cleaning facilities are licensed by the Florida Department of Environmental Protection (FDEP). Information on these facilities is maintained and continuously updated by the FDEP Division of Waste Management and this information is publicly accessible on their website.

There is one site in the City identified on the U.S. Environmental Protection Agency’s (EPA) Federal Superfund list. This site is Chemspray Inc. located at 1550 E. 7th Street, which is currently listed as No Further Response Action Planned (NFRAP). A cleanup by the EPA on this site was completed in 1994. In addition, the EPA has archived one other site in the City. The archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. The site is the Palm Beach County SWD Pahokee, a closed landfill owned by the Palm Beach County Solid Waste Authority. It is located on Rockpit Road. The EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or if new information becomes available.

The Palm Beach County Brownfield Program has included both of these sites as well as various petroleum sites in Pahokee on their Brownfield Candidate Map. Brownfields are generally defined as abandoned, idle, or underused industrial and commercial property where expansion or redevelopment is complicated by actual or perceived contamination. Brownfield redevelopment helps to recycle old property into active reuse. Use of these sites helps to clean up the environment, create jobs, and increase the tax base. The County Brownfield program shares information about State and Federal programs with municipalities, community redevelopment associations, developers, and interested parties. Coordinated through the Palm Beach Planning Division, the program is patterned after the State voluntary Brownfield program.

GREENHOUSE GAS REDUCTION STRATEGIES

Climate change is largely attributed to the buildup of carbon dioxide and other greenhouse gas (GHG) concentrations in the atmosphere. Global emissions of GHG from human activities, such as the burning of fossil fuels and deforestation, have increased by 70% between 1970 and 2004 according to ~~T~~the American Planning Association (APA). In the [2020 Climate Change April 2008, Policy Guide on Planning and Climate Change](#), the APA provides guidance for local governments toward the reduction of GHG emissions and on energy efficient land use decisions. The APA document indicates that effective actions to address GHG emissions should include a mix of education, incentives, subsidies, and regulation. The APA has suggested the following strategies for local governments to facilitate a reduction in GHG emissions: providing shopping, recreational and employment opportunities near residential areas, energy efficient buildings, convenient intermodal transportation systems, and the reduction of heat island effects through green spaces.

More than half of Pahokee’s land area is made up of agricultural uses. Agricultural uses are expected to remain a significant part of the Pahokee landscape through the long term. While agricultural lands provide open spaces that reduce heat island effects, sustainable agricultural practices that protect the environment such as following Best Management Practices (BMPs) are encouraged by the City through the Comprehensive Plan.

In addition, the City has significant open space and landscape requirements to diminish heat island effects. The Comprehensive Plan also includes policies to educate the public on the placement of canopy trees and other landscape materials to strategically provide shade, and educating the public on home energy reduction strategies and automobile idling.

Other policies that address greenhouse gas (GHG) reduction strategies include allowing alternative, renewable sources of energy such as solar panels, encouraging development of Commercial Office, Recreation, and Entertainment (CORE) land uses to provide a center of

accessible shopping, recreation, and employment opportunities for Pahokee residents, ~~promote~~ promoting alternative forms of transportation, and ensuring development and redevelopment is transit-ready along major transportation corridors.

~~Map FLU 10 Energy Conservation Areas and Features highlights features in Pahokee that contribute to reduced energy use and greenhouse gas production: agricultural lands, parks, CORE area, transit, and the Okeechobee Scenic Trail.~~

Conservation Element Goals, Objectives, and Policies

Goal 5.1: The natural resources of the City of Pahokee shall be preserved or managed in a manner which ensures their protection and maximizes their functions and values.

Objective 5.1.1 –The City shall continue to meet or exceed the minimum air quality levels established by DEP and establish practices to reduce greenhouse gas ~~production~~ reduction.

Policy 5.1.1.1 – The City shall continue to coordinate, as appropriate with Palm Beach County to maintain and improve air quality.

Policy 5.1.1.2 – The City shall cooperate with other local and State agencies as requested and through enforcement of Federal and State air quality regulations to reduce air pollutants on a regional level.

Policy 5.1.1.3 – All proposed point sources of pollution shall present evidence of compliance with this objective prior to being approved. No proposed point source of pollution shall be approved which exceeds the level of air quality established by the State Implementation Plan.

Policy 5.1.1.4 - The City shall continue to reduce the heat island effect by supporting sustainable agricultural uses and practices within the City such as Department of Agriculture Best Management Practices.

Policy 5.1.1.5 - The City shall educate residents, business owners and farm workers on the cost and environmental effects of automobile idling.

Policy 5.1.1.6 - The City shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

Policy ~~5.1.1.7~~ ~~4.1.15.7~~ - The City shall continue to require open space and pervious surface areas in development and redevelopment.

Objective 5.1.2 – Surface and sub-surface water resources in the City shall be managed in a manner consistent with regulations promulgated by the SFWMD Lake Okeechobee Watershed Protection Plan/Northern Everglades and Estuaries Protection Plan ~~(SWIM) Plan~~ and which ensures their viability as natural habitats and utility for recreational and potable water uses.

Policy 5.1.2.1 – The City shall continue to implement land development regulations for drainage to ensure best management practices are required.

Policy 5.1.2.2. – ~~Although there are almost no wetlands existing within the City, the~~ The City shall maintain land development regulations to ensure the protection of wetland areas in the City and which require at a minimum:

- a. Site plans for new development identify the location and extent of wetlands located on the property;
- b. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;
- c. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction; and
- d. Proposed developments comply with the County-wide wellfield protection program adopted by the County.

Policy 5.1.2.3 – The City shall require all developers to coordinate with the Florida DEP, SFWMD, TCRPC, and the U.S. Army Corps of Engineers to ~~i~~ ensure compliance with all regulations relating to dredge and fill permitting processes.

Policy 5.1.2.4 – A buffer zone of native upland (i.e. transitional) vegetation and littoral zones shall be provided and maintained in and around wetland and retention areas which are constructed or preserved on new development sites.

Policy 5.1.2.5 – The City shall ensure an adequate provision of potable water and sanitary sewer services for all residents and businesses within the City through the implementation of goals, objectives and policies set forth in the Infrastructure Element of the Comprehensive Plan.

Policy 5.1.2.6 – No development shall be approved which does not comply with the drainage policies put forth in the Drainage Sub-Element of this Comprehensive Plan or exceeds the level of service standards for potable water, sanitary sewer and/or drainage services as established in the Capital Improvements Element of this Comprehensive Plan.

Policy 5.1.2.7 – Although there are no designated wellfields within the City, the City shall continue to support the implementation of the County’s adopted Wellfield Protection Plan.

Policy 5.1.2.8 – The City shall assist the EBWCD, the PLWCD, and the SFWMD in the implementation of a program for the regular water quality monitoring of all drainage canals within the City.

Policy 5.1.2.9 – New development encroaching into the 100 year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100 year flood. The City shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

Policy 5.1.2.10 – The City shall continue to coordination with the SFWMD ~~to keep apprised not only of the SFWMD Surface Water Improvement and Management (SWIM) Plan but of the components of the SFWMD Lake Okeechobee & Estuary Recovery (LOER) Plan, the District Water Management Plan, the components of SFWMD Everglades Program Best Management Practices the Lake Okeechobee Protection Plan (LOPP) and~~ on all District plans, including, but not limited to, the Lake Okeechobee Watershed Protection Plan/Northern Everglades and Estuaries Protection Plan, the Lake Okeechobee System Operations Manual (LOSOM), Lake Okeechobee Protection Act and the components of the Comprehensive Everglades Restoration Program (CERP).

Objective 5.1.3 – The City, in conjunction with the SFWMD, shall support the enforcement of provisions for monitoring and regulating water use as necessary in order to prolong freshwater availability.

Policy 5.1.3.1 – The City shall continue to work closely with the SFWMD to implement District regulations ~~the SWIM Plan~~ for water management conservation.

Policy 5.1.3.2 – ~~In accordance with section 163.3202, F.S., the~~ The City shall continue to implement land development regulations to ensure:

- a. Water conservation techniques are incorporated into landscaping requirements.
- b. Separate metering for irrigation and potable water.
- c. A reduction in use of potable water for irrigation; and
- d. A more efficient operation of irrigation systems in developed areas including the incorporation of such devices as soil water tensiometers and xeric Florida Friendly landscaping ~~where appropriate~~.

Policy 5.1.3.3 – The City shall work towards the further education of the public regarding various methods of water conservation at the household and small business level.

Policy 5.1.3.4 – The City shall continue its efforts to publicize and promote water conservation techniques and programs, including reuse programs and potable water conservation strategies.

Policy: 5.1.3.5 – The City shall assess projected water needs and sources for the long-range planning period by creating and maintaining a minimum 10-Year Water Supply Facilities Work Plan. Future water supply planning shall emphasize the efficient use of water resources and where possible and financially feasible, utilize alternative water sources.

Policy 5.1.3.6 – The City shall investigate the long-range feasibility of utilizing reclaimed water for irrigation purposes.

Policy 5.1.3.7 – The City shall ~~supports~~ the South Florida Water Management District’s water restrictions and conservation efforts during times of water shortages as well as year-round conservation rules.

Objective 5.1.4 – The City shall promote provisions to control soil erosion and amend and adopt land development regulations in accordance with section 163.3202, F.S.

Policy 5.1.4.1 – The City shall utilize the Palm Beach County Soil and Water Conservation District guidelines in reviewing development activities for minimization of soil erosion at time of building permits.

Policy 5.1.4.2 – The City shall continue to implement land development regulations that incorporate topographic, hydrologic, and vegetative cover factors in the site plan review approvals process.

Policy 5.1.4.3 – The City shall take into account the most current data available on and the impacts of soil subsidence when making future land use decisions and capital improvements decisions.

Objective 5.1.5 – All ecological communities, wildlife, and fisheries especially endangered and rare species and habitat, shall be identified, managed and protected.

Policy 5.1.5.1 – ~~In accordance with Section 163.3202, F.S., the~~ The City shall continue to enforce land development regulations to ensure that:

- a. All endangered and threatened plant and animal populations are protected;
- b. All habitat of significant value to existing populations of endangered and threatened species is preserved;
- c. All Class I and II invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council is removed by the developer at the time of development or redevelopment of a site;
- d. All native woody vegetation of a significant size is preserved or replaced; and
- e. A written environmental assessment is prepared for all proposed development, rezonings, and land use amendments considered by the City Commission and/or City development review boards that are currently or were previously undeveloped with urban uses. The assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality.

Policy 5.1.5.2 – The City shall assist the SFWMD, the Florida Fish and Wildlife Conservation Commission and other local, state and federal agencies with the maintenance and enhancement of the Lake Okeechobee fisheries through compliance with and enforcement of regulations promulgated by these agencies for such purpose.

Policy 5.1.5.3 – Development orders and permits for development and redevelopment activities shall be issued only if the conservation of wildlife and natural systems is ensured consistent with the goals, objectives and policies of this Comprehensive Plan.

Objective 5.1.6 – Hazardous waste issues shall be addressed and enforced through a coordinated effort.

Policy 5.1.6.1 – The City shall work closely with the ~~PBC~~SWA to identify small quantity hazardous waste generators and develop programs to dispose of the wastes properly as required by the ~~PBC~~SWA.

Policy 5.1.6.2 – The City shall assist the ~~PBC~~SWA in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.

Policy 5.1.6.3 – The City shall amend land development regulations to require producers of

hazardous waste to coordinate with the Palm Beach County ~~Public~~ Health Department Unit at time of occupational license issuance and renewal and to obtain all applicable county or state licenses as required.

Policy 5.1.6.4 – The City shall coordinate with the SWA to ensure continued operation of the residential hazardous collection site in the City of Belle Glade.

All appendices are being moved from this element to the Appendices section.-

RECREATION AND OPEN SPACE ELEMENT

PURPOSE

The purpose of the Recreation and Open Space Element is to plan for the comprehensive provision of recreational and open space opportunities for City residents in accordance with their needs. In addition, the location of Pahokee on the eastern shore of Lake Okeechobee creates an opportunity for the City to increase its economic base through the provision of regional recreational facilities. The attraction of a regional population benefits the economy and the residents of the City directly as the recreational amenities provided will far exceed those that are normally available in a community of this size. Thus, while servicing the needs of residents of Pahokee is important, the City also has a goal to serve a portion of the needs of a much larger population.

This element provides an inventory of existing park and open space facilities and an estimate of the future demand for such facilities from within and outside of the City. The future demand and needs are assessed, as well as plans devised for the programs and facilities necessary for their accommodation. The goals, objectives, and policies section of this element lists the ultimate desires of the community in the areas of recreation and open space and lists the specific measures to be taken by the community to meet those desires.

The inclusion of this ~~optional~~ element in the Comprehensive Plan reflects the City's interest, acknowledgement, and dedication to recreation lands and open spaces as a fundamental component of the community fabric. Additionally, in August 2004, the City was presented with a comprehensive master plan for two City-owned park sites: City Park and the Community Center. This Comprehensive Plan has been updated to incorporate the recommendations advanced in this parks master plan document.

INVENTORY

The City of Pahokee currently owns and operates three active recreation areas: City Park, Dr. Martin Luther King Jr. Memorial Park, and the Community Center. Additionally, an 86-slip deep-water marina is owned by the State of Florida and leased to the City of Pahokee; the City in turn subleases the facility to a private venture.

~~Policy 6.1.2.1 directs park level of service analysis to include all publicly owned land and facilities, improved or unimproved, within the City or within one mile of the City limits which are specifically designated or intended to be used by members of the public at large for active and/or passive recreation purposes as either a primary or secondary use. To that end, the following inventory includes recreation and open space that falls under these criteria.~~

Policy 6.1.2.1 in the City's comprehensive plan directs park level of service analysis to include all publicly-owned land and facilities, improved or unimproved, within the City or within one mile of the City limits which are specifically designated or intended to be used by members of the public at-large for active and/or passive recreation purposes. The following inventory includes recreation and open space that falls under these criteria.

**Table 6-1
Recreation and Open Space Opportunities in Pahokee Area**

Facility Name	Ownership	Acreage	Location	Use / Facilities
Canal Point Park	Palm Beach County	4.54	unincorporated	1 basketball court, 2 tennis courts, playground, community/recreation center, access to US Army Corps of Engineers operated shallow boat launch area to Lake Okeechobee (located across the road), open play field, picnic area with grill, restroom facilities, parking
City Park	Pahokee	3.39	Pahokee	<u>2 tennis courts, 1 basketball court, splash pad</u> , playground, parking, gymnasium restroom, storage room, adjacent to County Library
Community Center	Pahokee	8.67	Pahokee	Athletic field, 2 multi-purpose courts, playground, parking, community/recreation center, adjacent to historically significant Old High School
Dike and lake shore	Army Corps of Engineers and State of Florida	204.20	Pahokee	Passive waterfront, Lake Okeechobee Scenic Trail
Duncan Padgett Park	Palm Beach County	21.36 <u>19.36</u>	unincorporated	1 baseball field, 1 softball field, 2 lighted racquetball courts, playground, snack concession, restroom facilities, parking
Dr. Martin Luther King Jr. Memorial Park	Pahokee	15.63	Pahokee	Athletic field, 2 basketball courts, jogging / biking trail, <u>playground</u> , community/recreation center
Marina and Campground	State of Florida*	33.00	Pahokee	86 deepwater boat slips, 4 boat ramps, campground
Triangle Park	Palm Beach County	2.94 <u>3.6</u>	unincorporated	Picnic area with grills, restroom facilities, parking
	TOTAL ACREAGE:	293.73 <u>292.39</u>		

* Owned by State of Florida’s Trustees of the Internal Improvement Trust Fund (TIIF), leased to City of Pahokee, subleased to Everglades Adventures RV & Sailing Resort.

City Park

The 3.39 acre City Park is located on the landward side of the Herbert Hoover Dike. Facilities include three tennis courts, a vacant building, two sets of restrooms, a playground, and a 20- station exercise trail. An after school program accommodating up to 60 students is available. The central location of this park makes it relatively accessible to Pahokee’s residents.

The comprehensive parks master plan concluded the majority of the facilities located in City Park showed signs of significant deferred maintenance and are in need of replacement. The master plan outlines a series of improvements to facilities and programming including a splash park **(built)** and aquatics center (including new pool **(unbuilt)**), improved parking, outdoor reading, group activities associated with the adjacent Library, official trailhead connection to the Lake Okeechobee Scenic Trail, and a concession.

Community Center

Facilities at the 8.67-acre Community Center site include tennis courts, basketball courts, one former football field, a parking area, **gymnasium**, and three buildings (one houses public restrooms and the City Parks Department offices, and the other two are vacant.) Programming includes a seniors program, an after school program, a summer program, and recreational soccer. There are four classrooms and one senior/student shared facility. Like City Park, the parks master plan found the majority of the facilities located at the Community Center site displayed signs of significant deferred maintenance and were in need of replacement.

The parks master plan includes historic preservation and rehabilitation of the 11,000 square foot Old High School which is identified by the National Register of Historic Places as a significant historic resource. The building has been transformed into the Pahokee High School Learning Center which will provide day and evening educational opportunities. Many locals have expressed an interest in eventually relocating City Hall to this building. Other possible adaptive reuses include a museum dedicated to Pahokee's cultural heritage or the relocation of the Pahokee branch of the County Library system, currently housed at City Park.

Additional proposed site improvements shall include lighting for the athletic field, an outdoor amphitheatre, two tot lot playgrounds, one teen playground, a paved outdoor classroom and lunch area outside the administrative offices, improvements to the parking lot, and a life-trail fitness program to serve area senior and the Alzheimer's Center.

Dr. Martin Luther King Jr. Memorial Park

This 15.63 acre facility along East 5th Street, formally known as Pelican River Park, includes softball fields, two lighted basketball courts, playground equipment, and a large open field. Although located off of a commercial avenue, the park services several nearby neighborhoods, including a public housing development.

Marina and Campground

Everglades Adventures RV & Sailing Resort, which subleases this 33-acre facility from the City, is a complete outdoor recreation center and full service deep water marina and resort located 12.4 miles south of the St. Lucie Canal. The marina has a breakwater, fishing pier, 86 wet slips, four boat ramps, convenience store, and restrooms. The campground, formally a state park, offers 76 sites immediately adjacent to the lake, playground equipment, and picnic facilities. A community center with a banquet room and pool was constructed in 2007. A restaurant building has also been developed.

While the central location of this park makes it accessible to most Pahokee residents, it also serves a regional need for access to the lake. Planned activities and outdoor adventures on and

along the lake include guided fishing trips; kayak, canoe, and boat rentals; airboat excursions; hiking trails; sailing classes; and Eco-tours. Tent camping is permitted in designated areas and lakeside cabins are available for rent.

This facility is critical in the attraction of non-local revenues into the local economy. It is important that these uses continue to be strengthened and improved and that secondary uses be encouraged to further attract non-local revenues.

Lake Okeechobee Scenic Trail

The 110-mile Lake Okeechobee Scenic Trail circles the second largest freshwater lake in the contiguous United States. The multi-use trail is located atop the Herbert Hoover Dike, which surrounds the lake providing flood protection and scenic lakeside views. In Pahokee, the trail connects City Park and the marina / campground area to Alvin Ward Park in Glades County, 36 miles away. Completed in 2004, the \$13 million hiking, biking, and equestrian trail takes users through communities at the heart of Florida's agriculture industry and affords opportunities for viewing wildlife such as herons, egrets and a variety of wintering waterfowl.

The Lake Okeechobee Scenic Trail is a partnership between the Department of Environmental Protection, the Florida Department of Transportation, U.S. Army Corps of Engineers, Florida Trails Association, and local partners. In 1993, portions of the trail were designated as part of the Florida National Scenic Trail, one of only eight national scenic trails in the country.

School Board Operated Recreational Facilities

The School Board of Palm Beach County operates an elementary school, one middle / senior high school, and an alternative education school within the City limits of Pahokee. Each of these facilities provides recreational opportunities to Pahokee's student population. In the past, the City's Parks and Recreation Department has used one or more of these facilities for its recreation programs. Currently, however, there are no interlocal lease agreements between the City and School Board for use of these recreational facilities for the general population. Therefore, these facilities are omitted from the inventory used in the level of service analysis.

Palm Beach County Operated Recreational Facilities

Palm Beach County does not have any parks within Pahokee. However, there are three County-run parks just outside of the City limits: Canal Point Park and Triangle Parks just north of the City, and Duncan Padgett Park just south of the City. Collectively, the County-owned parks within one mile of the City limits total ~~28.84~~ 27.5 acres.

Privately Operated Recreational Facilities

Currently, there are no privately owned recreational facilities within the City of Pahokee. Some private fishing camps are located just outside of the City limits, but the entire lake shore within the City is publicly held. Open space, however, is one amenity that is provided privately. Approximately ~~5967.5~~ 5967.5% of the total land area in the City is in agricultural use ~~with another 2% vacant and undeveloped~~. While this land is not improved for active recreational use, it does provide a buffer of open space between the more developed areas of City town.

The importance of maintaining some agricultural and undeveloped parcels is demonstrated in the Future Land Use Element. Although agricultural and developed uses can sometimes conflict, the open space provided by agricultural uses can be used to buffer highly developed areas while maintaining a functional use. Therefore, through careful land use planning, the City can maintain open space without having to purchase it and allow ~~for~~ for uses to continue that add to the tax base and local economy.

Summary of Existing Recreation and Open Space Facilities

Currently, there are ~~294~~ 292 acres of publicly-owned land available for recreational use in and within one mile of Pahokee’s City limits that meet the level of service criteria advanced in Policy 6.1.2.1. This acreage includes the total amount of publicly held land which is available for active or passive recreation use. A variety of recreational facilities are available to members of the public from within the City and throughout the region. Neighborhood needs for playgrounds and courts are met by City-owned and county-owned facilities, as well as for enrolled students at School Board-owned facilities. Regional needs are met by the City’s campground and marina, operated by and subleased to Everglades Adventures, and by the Lake Okeechobee Scenic Trail. These facilities in combination with the unique location of the City on the shore of Lake Okeechobee and amidst sugar cane and vegetable fields provide recreational opportunities and amenities not normally found in communities the size of Pahokee. While many of these facilities are in decent condition, many will need to be improved and additional areas developed as residential areas are expanded or created.

FUTURE RECREATION AND OPEN SPACE DEMAND

The 2007 EAR suggested a scrivener’s error in the 1989 Comprehensive Plan incorrectly denoted the dike and lake shore acreages, resulting in an extremely high and unrealistic level of service requirement (Policy 6.1.2.1). The City has chosen to amend this Policy to reflect a more realistic and achievable standard. The following analysis is therefore based on the new service standard of thirty (30) acres of parks per 1,000 residents. The projected park needs for the City are based on the 292 acres of park land inventoried in this Element. Based on the level of service standard of 30 park acres for 1,000 population, the table below shows that Pahokee will be able to uphold its parks LOS requirement through this Comprehensive Plan’s 10-year (2035) and 20-year (2045) planning periods.

**Table 6-2
Projected Overall Park Needs Through 2030 (Policy 6.1.2.1)**

Year	Population- (projected)*	Available Park Acres (1)	Acreage needed to- maintain LOS (2)	Surplus (+)/Deficit (-) (acres)
2007	6,479	294	194	+100
2010	6,714	294	201	+93
2014	7,033	294	211	+83
2015	7,116	294	213	+81

2020	7,546	294	226	+68
2025	8,004	294	240	+54

Year	Population (projected)*	Available Park Acres (1)	Acreage needed to maintain LOS (2)	Surplus (+) / Deficit (-) (acres)
2030	8,484	294	255	+39

(1) Based on 2007 inventory including 3 County parks outside of City limits.

(2) Based on LOS of 30 park acres per 1,000 population

* Source: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.

The projected park needs for the City are based on the 294 ~~292~~ acres of park land inventoried in this Element. With a 2007-2025 population estimate of 6,479 ~~5,665~~, a total of 194 acres are needed to maintain the 30 acres/1,000 population standard. Therefore, there is currently a 100-acre surplus of park land. Further, this analysis indicates that Pahokee will be able to uphold its parks LOS requirement through this Comprehensive Plan’s short term (510 year and long term (1020 year) planning periods. 10-year (2035) and 20-year (2045) planning periods

Table 6-2: Projected Overall Park Needs Through 2050

Year	Population (projected)	Available Park Acres ¹	Acreage needed to maintain LOS ²	Surplus (+) / Deficit (-) (acres)
2010	5,649	<u>292</u>	<u>169</u>	+123
2020	5,524	<u>292</u>	<u>166</u>	+126
2022	5,579	<u>292</u>	<u>167</u>	+125
2025	5,665	<u>292</u>	<u>170</u>	+122
2030	5,781	<u>292</u>	<u>173</u>	+119
2035	5,869	<u>292</u>	<u>176</u>	+116
2040	5,929	<u>292</u>	<u>178</u>	+114
2045	5,960	<u>292</u>	<u>179</u>	+113
2050	5,983	<u>292</u>	<u>180</u>	+112

¹ Based on information from Palm Beach County Parks and Recreation

² Based on LOS of 30 park acres per 1,000 Population

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

In addition to the overall level-of-service standard for parks, Policy 6.1.1.1 requires that new development meet a LOS standard of three (3) acres of City-owned recreation facilities, improved for active and passive use, for every 1,000 City residents. The caveat of “City-owned” parks restricts the acreage that may be used in this analysis to only City Park, the Community Center, and Martin Luther King Jr. Memorial Park; collectively these parks total ~~28~~27.69 acres. Following is an analysis using these criteria.

**Table 6-3
Projected City-owned Park Needs Through 2030~~50~~**

Year	Population- (projected)*	Available City-owned Park Acres (1)	Estimated Demand (acres) (2)	Surplus (+)/ Deficit (-) (acres)
2007	6,479	28	19.4	+ 8.6
2010	6,711	28	20.4	+ 7.9
2014	7,033	28	21.4	+ 6.9
2015	7,116	28	21.3	+ 6.7
2020	7,546	28	22.6	+ 5.4
2025	8,001	28	24.0	+ 4.0
2030	8,484	28	25.5	+ 2.5

(1) Based on 2007 inventory
 (2) Based on LOS of 3 acres of City-owned parks per 1,000 population
 * Source: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.

Year	Population (projected)	Available City-owned Park Acres (1)	Estimated Demand (acres) (2)	Surplus (+) / Deficit (-) (acres)
<u>2022</u>	<u>5,579</u>	<u>27.69</u>	<u>16.7</u>	<u>+11.0</u>
<u>2025</u>	<u>5,665</u>	<u>27.69</u>	<u>17.0</u>	<u>+10.7</u>
<u>2030</u>	<u>5,781</u>	<u>27.69</u>	<u>17.3</u>	<u>+10.4</u>
<u>2035</u>	<u>5,869</u>	<u>27.69</u>	<u>17.6</u>	<u>+10.</u>
<u>2040</u>	<u>5,929</u>	<u>27.69</u>	<u>17.8</u>	<u>+9.9</u>
<u>2045</u>	<u>5,960</u>	<u>27.69</u>	<u>17.9</u>	<u>+9.8</u>
<u>2050</u>	<u>5,983</u>	<u>27.69</u>	<u>17.9</u>	<u>+9.8</u>

(1) Based on information from Palm Beach County Parks and Recreation
 (2) Based on LOS of 3 acres of City-owned parks per 1,000 population
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

As is the case with the general LOS standard, this analysis indicates that Pahokee will be able to uphold its City-owned parks LOS requirement through this Comprehensive Plan’s ~~short-term (5-year) and long-term (10-year)~~ 10-year (2035) and 20-year (2045) planning periods. However, the City needs to ensure the maintenance of its existing facilities and the provision of new facilities to continue to meet the needs and desires of the community.

The following Goals, Objectives, and Policies are hereby provided to steer the City of Pahokee toward a future of successful and adequate recreation and open space opportunities by accommodating the needs of existing and future residents and ensuring the current level of service standard.

Recreation and Open Space Element Goals, Objectives, and Policies

Goal 6.1 Provide recreational facilities to meet the needs and desires of the existing and future residents of Pahokee and provide regional facilities to attract regional users for the benefit of the local economy.

Objective 6.1.1- New development shall be required to meet the level of service standard set forth in this element for the provision of City-owned active and passive recreation areas.

Policy 6.1.1.1 - New development shall be required to meet a level of service standard of 3 acres of City-owned recreation facilities improved for active and passive use primarily by residents of the City for every 1,000 City residents. Such facilities shall be made available concurrent with impacts of new development. This standard shall be used in the Capital Improvements Element of this Comprehensive Plan and shall be used for the determination of concurrency as defined in that element.

Policy 6.1.1.2 - In accordance with Section 163.3202, F.S., land development regulations shall be adopted which define recreation, parks, and open space and which require new subdivisions and large developments to provide appropriate public recreation, parks, and open space facilities, consistent with the level of service standard given in Policy 6.1.1.1.

Policy 6.1.1.3 - In accordance with Section 163.3202, F.S., land development regulations shall be adopted which provide standards for public access to parks including: automobile, bicycle, and pedestrian entrances; automobile and bicycle parking and circulation; and handicapped parking, entrances, and ramps.

Objective 6.1.2 - Active and passive recreation areas shall be provided by a coordinated effort involving the City, county, school board, state, and the private sector; and the City shall establish a level of service standard for all publicly-owned land available for active or passive recreational use to be used for coordinating the availability of such land with other governmental agencies and when determining the long range recreational and open space needs of City residents, and insuring continuous public access to all public recreation sites identified in this element.

Policy 6.1.2.1 - For the purposes of the level of service standard established in this objective, recreation and open space shall be collectively referred to as “parks” which shall be defined as: all publicly-owned land and facilities, improved or unimproved, within the City or within one mile of the City limits which are specifically designated or intended to be used by members of the public at-large for active and/or passive recreation purposes as either a primary or secondary use. Parks as deferred herein, shall be made available at a level of service of 30 acres per 1,000 City residents.

Policy 6.1.2.2 - The City shall maintain an inventory of all parks within the City and within one mile of the City. Such inventory shall include the agency owning the park, the agency responsible for operating and maintaining the park, the primary use of the park site, and the active and passive recreational facilities available at the park.

Policy 6.1.2.3 - The City shall continue to meet annually with the county, school board, and state to discuss improvements to the park facilities owned by these agencies within Pahokee or within one mile of Pahokee.

Policy 6.1.2.4 - The City shall continually solicit resident commentary to assess satisfaction with those recreational and open space facilities in and within one mile of the City.

Policy 6.1.2.5 - In accordance with Section 163.3202, F.S., land development regulations shall be adopted which are consistent with the Future Land Use map and which limit development in designated agricultural buffer areas for the maintenance of open space.

Policy 6.1.2.6 - Through the Future Land Use Map and land development regulations, the City shall direct new development to those areas where existing agricultural or open space areas can be used to buffer dissimilar developed land uses.

Objective 6.1.2 - In accordance with Section 163.3202, F.S., land development regulations shall be adopted which provide for the provision of improved recreation facilities in underserved areas of the City.

Policy 6.1.2.1 – The City shall to the extent financially feasible strive to make available park, recreation, and open space facilities to all residents within a half (½) mile of their home. Residential areas currently not within ½ mile of a park should be given priority for accessibility to new public parks.

Objective 6.1.3 - The marina and campground shall continue to be maintained to attract a regional population, improve the local economy, and ~~insure~~ ensure public access to the Lake Okeechobee shoreline.

Policy 6.1.3.1 - The City shall continue its sublease agreement with a private developer for the improvement of the marina facilities and the development of related tourist oriented facilities.

Policy 6.1.3.2 - The City shall continue to work with the State of Florida, Army Corps of Engineers, and South Florida Water Management District to optimize the recreational opportunities afforded by the Lake Okeechobee Scenic Trail.

Policy 6.1.3.3 - ~~By the year 2012, t~~The City shall seek funding for and begin to develop a trailhead at City Park for the Lake Okeechobee Scenic Trail.

INTERGOVERNMENTAL COORDINATION ELEMENT

PURPOSE

~~The purpose of the Intergovernmental Coordination Element, as identified by Chapter 163, Florida Statutes and Chapter 9J-5.015, Florida Administrative Code, is to “identify and resolve incompatible goals, objectives, and policies, and development proposed in comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local, regional, and state agencies.”~~ The City of Pahokee strongly believes that a well- developed communication network among all applicable public and quasi-public entities will enhance the long-range growth and prosperity of the City. The areas of concern for Pahokee include the adjacent municipalities of Belle Glade and South Bay, Palm Beach County, the School District of Palm Beach County School Board, the Palm Beach Transportation Planning Agency, the South Florida Water Management District, Treasure Coast Regional Planning Council, state government, federal government, independent special districts, and utility companies.

Specific coordination needs within each of the elements of the Pahokee Comprehensive Plan that would benefit from improved or additional intergovernmental coordination and mechanisms for satisfying these needs are also identified, as appropriate.

EXISTING DATA AND CONDITIONS

Pahokee currently has either formal or informal coordination agreements, or interacts through standard operating procedures under statutory authority, with the following agencies or jurisdictions:

a. Adjacent governments, school boards and other units of local government:

- Belle Glade
- South Bay
- Palm Beach County
- Palm Beach County Housing Authority
- Palm Beach County School Board
- Palm Beach County Sheriff’s Office
- Palm Beach County Fire Rescue
- Tri-Cities League
- Multi-jurisdictional Issues Coordination Forum
- Intergovernmental Plan Amendment Review Committees
- Palm Beach County Environmental Health Unit

b. Independent special districts and regional agencies:

- Treasure Coast Regional Planning Council
- South Florida Water Management District

c. State agencies:

- Florida Department of ~~Community Affairs~~ Commerce
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Department of Health & Rehabilitative Services (HRS)
- Florida ~~Game and Freshwater~~ Fish and Wildlife Conservation Commission
- Department of State, Division of Historic Resources
- U.S. Soil Conservation Service

d. Authorities, independent special districts and utility companies which provide services within Pahokee:

- East Beach Water Control District
- Pelican Lake Water Control District
- Southeastern States Utilities
- ~~Glades Utility Authority~~
- Palm Beach County Water Utilities Department
- Pahokee Housing Authority
- Pahokee Chamber of Commerce
- Florida Power and Light
- ~~Bellsouth~~ AT&T

EVALUATION OF EXISTING COORDINATION MECHANISMS

For each agency listed above, Table 7-1 briefly describes the existing coordination mechanisms indicating the subject, nature of the relationship and the office with primary responsibility for coordination.

The Intergovernmental Coordination Element requires the City to actively communicate with the county, state, and adjacent municipalities on issues relating to annexation, land use changes, and coordination of public facilities. The City is involved in the Multi-jurisdictional Issues Coordination Forum Committees and reports land use changes to the County Intergovernmental Plan Amendment Review Committee which accounts for a large part of the joint planning requirements and siting facilities of countywide significance ~~in~~. Joint visioning sessions have been held with Belle Glade and South Bay.

Numerous independent governmental agencies affect the quality of life in Pahokee. Following is a discussion of the most influential of these agencies. Together with Table 7-1, this discussion presents all of the public and quasi-public entities with which the City needs to coordinate. Table 7-1 also relates plan elements to affected or involved agencies.

School ~~District Board~~ of Palm Beach County

The School ~~District Board~~ of Palm Beach County is an autonomous board established under chapter 230, Florida Statutes. The district school system is controlled by a school board consisting of seven (7) members elected at large and an appointed superintendent. The School ~~District Board~~ has the power to levy taxes, own land, and constitutes a corporate body under the laws of Florida. The City and the school administration must work closely together when reviewing new developments and community growth which affect the efficient operation of their respective agencies.

South Florida Water Management District

The South Florida Water Management District (SFWMD) was created by the 1976 Legislature. Prior to being redesignated as the ~~SFWNMD~~, the District operated as the ~~C~~entral and Southern Flood ~~C~~ontrol District by authorization of the 1949 Legislature. The SFWMD issues permits and has control of all water use in Pahokee, ~~which used over 900,000 gallons of water per day in 1995.~~

Treasure Coast Regional Planning Council

The Treasure Coast Regional Planning Council (TCRPC) was created in October, 1976, by interlocal agreement pursuant to Chapter 163, Florida Statutes between Indian River, St. Lucie, Martin, and Palm Beach counties. ~~The Council’s principal goal is to assure that future growth within the Indian River, St. Lucie, Martin, and Palm Beach County region occurs in a manner consistent with state and regional planning objectives and that a high quality of life will be achieved for all citizens of the region. To accomplish this goal, the TCRPC maintains a forum for identifying and promoting public understanding of local and regional issues and problems. The Council acts as a regional information clearinghouse and intergovernmental data source; conducts research for the purpose of developing and maintaining regional goals, objectives, and policies; and assists in the implementation of a number of local, state, and federal programs. TCRPC is the Treasure Coast’s only regional forum where elected and appointed leaders regularly come together to discuss complex regional issues; develop strategic regional responses for resolving them; and build consensus for setting and accomplishing regional goals. Elected officials serve annual terms, and gubernatorial appointees serve three-year terms. TCRPC is made up of nineteen elected officials and nine gubernatorial appointees. Membership includes all four counties and 52 municipalities.~~

Other Governmental Agencies

In addition to the governmental agencies described above, there are city, county, state, and federal agencies with which the City coordinates and cooperates on matters of mutual interest and concern. Table 7-1 contains a listing of the various local, regional, state, and federal agencies interacting with Pahokee.

JOINT PLANNING AREAS

Pahokee is party to several Joint Planning Areas through formal agreements with the following agencies: Department of Transportation (FDOT) for the roadway improvements and redevelopment of US 441; as well as Palm Beach County Sheriff’s Office and Fire-Rescue. Coordination mechanisms between the City and these agencies are delineated in Table 7-1.

Comparison with Regional Policy Plan

The Strategic Regional Policy Plan for the Treasure Coast Region (1995) has been reviewed and

considered during the process of writing and revisions to this Comprehensive Plan. The Comprehensive Plan conforms to the Regional Policy Plan.

Specific Coordination Issues in Each Element

Each Comprehensive Plan element was reviewed for interagency coordination needs. These needs are described below.

Future Land Use

The City is interested in stimulating new residential and commercial development as well as redevelopment of underutilized and blighted areas. Pahokee continues to cooperate with the TCRPC and neighboring municipalities including Belle Glade, South Bay as well as the Tri Cities League to stimulate economic growth in the region. Pahokee has embarked on several projects including the development of an events center and redevelopment of the marina on Lake Okeechobee which was completed in collaboration with the State who owns these lands.

Also, the City intends to work with the Palm Beach County Division of Emergency Management implement actions the Herbert Hoover Dike Emergency Evacuation Guidance Document and other issues related to hazard mitigation.

Transportation

U.S. 441 runs right through the heart of Pahokee ~~and major improvements are underway which could require property owners to relinquish land for new traffic lanes and stormwater retention ponds.~~ The City will continue coordination with the Florida Department of Transportation to ensure improvements are consistent with the City of Pahokee Goals and objectives.

Housing

Pahokee is mostly composed of single family residences, many which are for families of low to very low income. The City of Pahokee works with the Florida Department ~~of Commerce and of Community Affairs~~, the Palm Beach County Housing Authority to address housing issues within the City. ~~While in~~ recent years Pahokee has seen new housing ~~but~~ mainly in the form of mobile homes, ~~a multi-story apartment building in the Core area was approved in 2024.~~ Affordable housing is one of the major issues in Pahokee and will require continued coordination and efforts from the previously mentioned agencies. Many Pahokee residents could benefit from home repair grants. There needs to be continuous coordination with ~~the~~ Palm Beach County Housing and ~~the~~ City to ensure residents are aware of such programs

Infrastructure

~~The Cities of Pahokee, Belle Glade and South Bay, along with Palm Beach County Water Utilities, are forming the Glades Utility Authority (GUA) to handle the operations of their water and sewer systems. Coordination with Palm Beach County, Belle Glade, and South Bay is essential. Pahokee coordinates with the several agencies including the South Florida Water Management District, Tri-Cities league, East Beach Water Control District, and Pelican Lake Water Control District. In 2013, the Glades Utility Authority, the former water and sewer supplier for the City, became part of the Palm Beach County Water Utilities Department, which now provides water and sewer services to the City.~~

Recreation and Open Space

The City should continue coordination with the County on parks within the one mile vicinity of the City and coordinate as necessary on the Lake Okeechobee Scenic Trail with the Department of Environmental Protection, the Florida Department of Transportation, and the U.S. Army Corps of Engineers (USACE).

Conservation

The City should ~~establish a close working coordination with the SFWMD on the SFWMD Surface Water Improvement and Management (SWIM) Plan, the SFWMD Lake Okeechobee & Estuary Recovery (LOER) Plan, the District Water Management Plan, SFWMD Everglades Program Best Management Practices, the Lake Okeechobee Protection Plan (LOPP), the Lake Okeechobee Protection Act~~ continue to work with the SFWMD and the USACE on all projects and plans related Lake Okeechobee and the components of the Comprehensive Everglades Restoration Program (CERP).

Capital Improvements

~~Coordination with the Palm Beach Property Appraiser is effective and satisfactory. Continued coordination with FDOT is essential.~~

The City should annually evaluate the need for public improvements as identified in other elements of the comprehensive plan; estimate the cost of improvements for which the City is responsible; analyze the City’s fiscal capability to execute capital improvements; and establish financial policies and schedules to assure the timely delivery of facilities and services based upon projected needs.

Public School

~~Currently, there are no outstanding coordination issues.~~

Local governments are required to adopt consistent comprehensive plan amendments to meet state statutes and ensure coordination among relevant agencies and neighboring local governments. Planning for public schools in Palm Beach County is coordinated through the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning,” which is included as Appendix 7A.

The City should continue to work with the School District of Palm Beach County in the development of public school facilities to maintain adequate school capacity in the City. The School District of Palm Beach County’s Actual and Projected Enrollment, FY 2019-2028; Capacity Watch List 2023 Five-Year Enrollment Projections; and October 2023 FTE Enrollment Memorandum (highlighting Pahokee Schools) are provided as appendices 7B-7D.

Concurrency Management

The City should continue to coordinate and share information with relevant agencies and service providers to ensure adopted level of service standards are maintained. ~~the Florida Department of Transportation, Palm Beach County, the School District of Palm Beach County, and the Pelican Lake Water Control District.~~

Areas of Critical State Concern

There are no areas of critical state concern in the City of Pahokee.

The following abbreviations are used in Table 7-1:

AE - Advise and Encourage
 CA - City Agency
 FN - Formal Notice
 OA - Outside Agencies
 TA - Technical Assistance

AP - Approval, Permit
 FA – Formal Agreement
 IN - Informal Notice
 PM - Periodic Meetings to Coordinate Programs

**TABLE 7-1
 COORDINATING AGENCIES**

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Pahokee Office with Primary Responsibility For Coordination
Adjacent governments, school boards and other units of local government:					
Belle Glades	Comprehensive planning, regional issues, housing conservation, infrastructure	AE	Informal Coordination	Adequate	City Manager
South Bay	Comprehensive planning, regional issues, housing, conservation, infrastructure	AE	Informal Coordination	Adequate	City Manager
Palm Beach County	Comprehensive planning	AE	Informal coordination	Adequate	City Manager
Palm Beach County Housing Authority	Very low to moderate income housing, housing	TA, AE	Informal Coordination	Effective	City Manager
<u>School District of Palm Beach County</u> School Board	School capacity, School siting, improvements	FN, OA, FA, PM	Formal coordination to asses school capacity, new schools, improvements, and educational programs	Adequate	City Manager

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Pahokee Office with Primary Responsibility For Coordination
Palm Beach County Sherriff's Office	Public safety	OA	Inf Formal Coordination	Effective	City Manager
Palm Beach County Fire Rescue	Public safety	OA, AP	Formal Coordination. Review plans for compliance with fire code.	Effective	City Manager
Tri-Cities League	Comprehensive planning, regional issues, housing, conservation, infrastructure	AE	Informal coordination	Effective	City Manager
Multi-jurisdictional Issues Coordination Forum	Issus of jurisdictional importance.	FA	Formal coordination	Effective	City Manager
Intergovernmental Plan Amendment Review Committee	Comprehensive planning	FN	Comprehensive Plan Amendments review	Effective	City Manager
Palm Beach County Environmental Health Unit	Hazardous waste, groundwater, social issues, septic tank issues	AE	Informal Coordination	Adequate	Public Works

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Pahokee Office with Primary Responsibility For Coordination
Treasure Coast Regional Planning Council (TCRPC)	Comprehensive Plan, Environmental, Intergovernmental Coordination Review	FN, IN, AE	Coordination for review of Comprehensive Plan Amendments, and Regional Plan.	Satisfactory	City Manager
South Florida Water Management District	Drainage Permits, Water Quality, Lake Okeechobee	FA, AP, FN	Developments of over 10 acres are reviewed by SFWMD.	Effective	Public Works, City Manager
State Agencies:					
Florida Department of Community Affairs <u>Commerce</u>	Comprehensive Planning, Plan Amendments, DRI, Areas of Critical State Concern, Community Development, Block Grants (CDBG), Housing Programs.	AP, TA	Oversight of Comprehensive Plan, Regulation of Land Development Code	Effective	City Manager
Florida Department of Environmental Protection	Water Quality	AP	Permitting, Informal Coordination	Effective	Utilities
Florida Department of Transportation	Transportation Planning, Maintenance of Devices	AE, AP, PM, TA	Coordination	Effective	Public Works
Florida Department of Health & Rehabilitative Services (HRS)	Hazardous Waste, Groundwater, Social Issues, Septic tank Issues	AE	Informal coordination	Adequate	Public Works
Florida Game and Freshwater Fish Commission	Protection of Endangered Species, Conservation	AE	Informal Coordination	Sufficient	City Manager

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Pahokee Office with Primary Responsibility For Coordination
Department of State, Division of Historic Resources	Land use, Housing	IN	Informal coordination	Sufficient	City Manager
U.S. Soil Conservation Service	Soil Stabilization, Soil Conservation Service, Protection of Lake Okeechobee shoreline, Infrastructure, Conservation	AE	Informal Coordination	Sufficient	Public Works
Authorities, independent special districts and utility companies which provide services within Pahokee:					
East Beach Water Control District	Drainage, Lake Okeechobee	IN	Informal coordination	Adequate	Public Works
Pelican Lake Water Control District	Drainage, Lake Okeechobee	IN	Informal Coordination	Adequate	Public Works
Southeastern States Utilities	Potable Water	FN, FA	Informal Coordination	Effective	Utilities
Glades Utilities Authority Palm Beach County Water Utilities	Potable Water, Sanitary Sewer	FN, FA	Informal Coordination	Sufficient	Utilities
Pahokee Housing Authority	Very low to moderate income housing	IN	Informal Coordination for housing plan and funding	Adequate	City Manager
Pahokee Chamber of Commerce	Economic development, Enhancement of Quality of Life, Land Use, Transportation, Infrastructure	AE	Informal Coordination	Sufficient	City Manager

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Pahokee Office with Primary Responsibility For Coordination
Florida Power and Light	Land use	IN	Informal coordination	Effective	City Manager
Bellsouth <u>AT&T</u>	Land use	IN	Informal Coordination	Effective	City Manager

Source: City of Pahokee

STRATEGIC REGIONAL POLICY PLAN

~~The Treasure Coast Regional Planning Council (TCRPC) adopted a completely new Strategic Regional Policy Plan on December 5, 1995 that addresses the provision of public services and facilities on topics ranging from “Improving Student Performance” to “Expanding Agricultural Opportunities”. The plan focuses on 49 goals as they have been identified in the State Comprehensive Plan. The regional plan furthers these goals numerous policies. The policies identify specific issues within the Treasure Coast Region in relationship to the overall state goals. The Regional Comprehensive Policy Plan:~~

- ~~1. Provides background on each issue;~~
- ~~2. Lists significant resources applicable to the specific issue that are available within the region;~~
- ~~3. Identifies the agencies and organizations that are directly involved; and~~
- ~~4. Specifies the regional goal, the corresponding policies, and the measures by which the effectiveness or success of the policy will be compared.~~

~~The intergovernmental coordination cluster of the Regional Comprehensive Policy Plan seeks to eliminate unnecessary duplication of programs and activities. Coordination currently takes place between Pahokee and TCRPC in the form of local comprehensive plan reviews. A consistency review, in accordance with Chapter 163 FAC, will also be conducted to ensure that the City plan is consistent with the Regional Comprehensive Policy Plan.~~

~~The Treasure Coast Regional Planning Council (TCRPC) adopted its *Strategic Regional Policy Plan (SRPP)* in 1995 and is codified in Rule 29K-5002, *Florida Administrative Code*. The *SRPP* is designed to provide a holistic, comprehensive approach to building a region—from the identification and organization of its largest physical environmental features down to the arrangement of the block, street, and buildings of the smallest increment of the built environment, to support the organization of larger, more efficient, and sustainable patterns of development.~~

~~The *SRPP* is intended as an illustrated manual or guidebook for building a better region. There are illustrations and policy guidance contained in the *SRPP* for how local governments can respond to the plan. The source of all the images in the plan and the motivation for the plan were generated from the nearly fifty public planning charrettes held in and around the Region since 1989.~~

Intergovernmental Coordination Element Goals, Objectives, and Policies

Goal 7.1: Establish effective coordination measures among all pertinent public and quasi-public entities to improve Pahokee's Quality of Life and efficient use of resources.

Objective 7.1.1 - The City shall establish formal specific means of coordination with adjacent municipalities, state, and federal agencies which have permitting and regulating authority, and quasi-public entities which provide services but lack regulatory authority in Pahokee.

Policy 7.1.1.1 - The City shall notify Palm Beach County in writing (prior to the application being considered by the City Planning and Zoning Board) of all applications for rezoning land which is contiguous with the County.

Policy 7.1.1.2 - Pahokee shall formally request in writing the creation of liaisons between the state regulatory agencies and the City. ~~An recently~~ established program of this type by SFWMD has proven highly successful in improving relations and information flow and will be suggested as a model for other agencies.

Policy 7.1.1.3 - The City Manager shall be responsible for ensuring an effective intergovernmental coordination program for Pahokee.

Policy 7.1.1.4 - The City shall resolve conflicts through the Treasure Coast Regional Planning Council's (TCRPC) ~~informal mediation dispute resolution~~ process regarding issues between the City and other local governments, regional agencies, and private interests as authorized by Section 163.3177, F.S., ~~and between federal and state agencies and the City of Pahokee.~~

Policy 7.1.1.5 - Pahokee encourages and shall assist with cooperative education programs between the City, County, and regulatory agencies to inform the public and development community about applicable laws and regulations. This could be accomplished by including brief informational pamphlets in utility bills or other means of widespread general circulation.

Policy 7.1.1.6. - The City shall coordinate implementation of the goals, objectives and policies in its Water Supply Facilities Work Plan with the South Florida Water Management District's Lower East Coast Water Supply Plan and Palm Beach County Water Supply Facilities Work Plan.

Policy 7.1.1.7 - The City shall increase its coordination efforts with the South Florida Water Management District (SFWMD), and Palm Beach County ~~and the Glades Utility Authority~~ regarding the sharing and updating of information to meet ongoing water supply needs.

Policy 7.1.1.8 - The City shall participate in on-going collaborative efforts with other local governments and agencies for long-term alternative water supply sources. The city shall participate in, at a minimum, annual meetings with Palm Beach County, SFWMD, and the cities of Belle Glade and South Bay ~~and the Glades Utility Authority~~ to discuss population projections,

land use changes and implementation of conservation reuse programs and alternative water supplies.

Objective 7.1.2 - The City encourages and shall continue to participate in the establishment of means for coordinating all levels of service standards which affect surrounding municipalities and unincorporated areas.

Policy 7.1.2.1 - The City shall continue to participate in the development of regional level of service standards intended to provide the required services necessary for proposed development in a uniform manner throughout the Glades Region.

Policy 7.1.2.2 - The City shall continue ~~to use the System for the Management of Concurrency (SYMCON)~~ to coordinate the timing, location, and capacity of public facilities with appropriate local governments and agencies to ensure that required services will be available when needed and are economically feasible.

Policy 7.1.2.3 - The City shall involve the TCRPC in ~~informal~~ mediation when level of service issues cannot be resolved by the City and the service provider.

Policy 7.1.2.4 - The City shall coordinate with SFWMD; and Palm Beach County ~~and the Glades Utility Authority~~ in the implementation of alternative water supply projects, the establishment of its level-of-service standards and resource allocations.

Objective 7.1.3 - The City shall ensure that all planning and development related activities are coordinated with the comprehensive plans of adjacent municipalities, the County, adjacent counties, and other units of local government, such as the school ~~district board~~, providing services but not having regulatory authority over the use of land.

Policy 7.1.3.1 - The City shall request the School ~~Board District~~ of Palm Beach County, Chamber of Commerce, South Florida Water Management District, Treasure Coast Regional Planning Council, and Florida Power and Light to designate a specific liaison to provide expertise from their various disciplines into planning and development related activities.

Policy 7.1.3.2 - The City shall annually review and update the Capital Improvements Element, and in conjunction with affected parties review all interlocal agreements relating to funding of scheduled Capital Improvement projects.

Policy 7.1.3.3 - The City shall coordinate closely with the School ~~Board District~~ on the location of future school locations in relation to the projected population and request the School ~~Board District~~ to appoint a liaison for such purpose.

Policy 7.1.3.34 - The City shall work with the Palm Beach County Division of Emergency Management to update and implement actions and strategies for the unlikely event that the Herbert Hoover Dike undergoes a breach. as specified in the Herbert Hoover Dike Emergency Evacuation Guidance Document.

Objective 7.1.4 - The City shall continue to implement an intergovernmental coordination process through participation in the Multi-jurisdictional Issues Coordination Forum to ensure full consideration is given to the impacts of developments proposed in the City Comprehensive Plan or by other governmental entities.

Policy 7.1.4.1 - The City ~~shall~~ supports the development and adoption of interlocal agreements with the affected municipalities to coordinate the management of Lake Okeechobee.

Policy 7.1.4.2 - The City Commission shall work with the Treasure Coast Regional Planning Council to identify regional issues and to assist in the periodic updating of the Strategic Regional ~~Comprehensive~~ Policy Plan.

Policy 7.1.4.3 - The City shall coordinate with the Intergovernmental Plan Amendment Review Committee (IPARC) to evaluate amendments to the City of Pahokee Comprehensive Plan.

Policy 7.4.4 - The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses that are established within a formal agreement between local, county and state governments and agencies:

1. The site plan procedure, which considers the future impact of a proposed site plan on the facilities and services provided by Pahokee and those of adjacent local governments, if any;
2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.
3. Establishment of joint planning processes or joint planning areas with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

Objective 7.1.5 - The City shall coordinate all annexation plans with adjacent municipalities, Palm Beach County, and the Multi-jurisdictional Issues Coordination Forum in accordance with the laws, rules, and policies of these agencies, the state, and the City.

Policy 7.1.5.1 - The City shall continue to depict potential future annexation areas on the Future Land Use Map Series contained within the City's adopted Comprehensive Plan.

Policy 7.1.5.2 - The City shall require all future annexations to occur only if adjoining the current City Limits and/or within the Future Reserve Annexation Area identified in the Future Land Use Map series and further require evaluation of fiscal impact of proposed annexations upon the City.

Policy 7.1.5.3 - Prior to annexation, a facilities and services extension plan shall be prepared and adopted for proposed annexation areas which shall:

- a. Establish the location, level of services standards and phasing for each facility and service to be extended by the City;
- b. Require all development or redevelopment activities to be timed, staged and located in conjunction with the provision of the public facilities and services addressed in this plan without exceeding their established level of service standards; and
- c. Reserve the right of the City, in order to encourage infill development and reduce urban sprawl, to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan regardless if facilities and services are offered by a developer in advance of the plan phasing.

Policy 7.1.5.4 - All annexations undertaken by the City shall be consistent with state statutes, section 171.043(1), F.S.

Policy 7.1.5.5 - In instances where annexed areas are to be serviced with facilities provided by another entity, the City shall enter into an interlocal agreement for the provision of such services.

Policy 7.1.5.6 - The City shall continue to meet with Belle Glade, Palm Beach County, and the Multi-Jurisdictional Issues Coordination Forum to discuss future annexation plans and eliminate any conflicts between the plans or policies of each agency.

~~Objective 7.1.6 – Ensure coordination with the School Board District of Palm Beach County to establish concurrency requirements for public school facilities.~~

~~Policy 7.1.6.1 Policy – The City of Pahokee, in cooperation with appropriate local, county, and state governments and agencies, shall continue to utilize the following collaborative planning process to reach decisions on population projections and public school siting:~~

- ~~a) Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through the use of flexibility provisions included in the Pahokee Comprehensive Plan.~~
- ~~b) Provide the School Board District of Palm Beach County with population projections and other demographic and socio-economic data to assist the School Board District with appropriate student generation rates and public school siting.~~
- ~~c) If requested, provide professional support to the School Board District Superintendent’s site review committee.~~
- ~~d) Involve the School Board District of Palm Beach County during the review process for residential land use plan amendments, plats, and developments of regional impact.~~

~~Procedures shall be coordinated in a manner that conforms to the interlocal agreement between the City and the School Board.~~

Goal 7.2 School Facility Development, Siting, and Development Coordination. It is a GOAL of the City of Pahokee to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

Objective 7.2.1 – Coordination of Planning. To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

Policy 7.2.1.1 - The City of Pahokee shall enter into and abide by the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning.”

Policy 7.2.1.2 - The City of Pahokee shall coordinate with Palm Beach County and the School District of Palm Beach County on an annual basis to develop population projections for future school needs to ensure adequate capacity for current and future students.

Policy 7.2.1.3 - The City of Pahokee shall provide the School District with its Comprehensive Plan, along with the five-year land use and population projections, to facilitate development of school enrollment projections and shall annually update this information.

Policy 7.2.1.4 - The City of Pahokee shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

Policy 7.2.1.5 - The City of Pahokee shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

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

Objective 7.2.2 - School Facility Siting. To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 7.2.2.1 - The City of Pahokee shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 7.2.2.2 - The City of Pahokee shall encourage the location of schools proximate to urban residential areas.

Policy 7.2.2.3 - The City of Pahokee shall advise the School District of a proposed public school site's consistency with the City's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 7.2.2.4 - The City of Pahokee shall coordinate with the School District for the co-location of public facilities, such as parks, libraries, and community centers with schools, as sites for these public facilities and schools are chosen and development plans prepared.

CAPITAL IMPROVEMENTS ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

~~Florida Statutes Chapter 163.3177 requires that all comprehensive plans contain a Capital Improvements Element. Chapter 9J-5.016, Florida Administrative Code, states that the~~ The purpose of the Capital Improvements Element is to evaluate the need for public improvements as identified in other elements of the local comprehensive plan; estimate the cost of improvements for which the local government is responsible; analyze the local government's fiscal capability to execute capital improvements; and establish financial policies and schedules to assure the timely delivery of facilities and services based upon prevailing and projected needs. This Element also serves as a mechanism to implement the City's Concurrency Management System; thereby safeguarding the integrity of capital facilities servicing the preexisting built environment while assuring the timely availability of adequate services for future development.

The Capital Improvements Element identifies necessary improvements to rectify existing deficiencies and physical facilities required to maintain levels of service (LOS) identified ~~elsewhere~~ in the ~~local~~ comprehensive plan. This Capital Improvements Element is not to be mistaken for the City's Capital Improvement Program (CIP). To this end, the Capital Improvements Element focuses on capital outlays for both immediate and long term needs to assure the orderly growth and development of the City by maintaining adequate capital facilities and proactively responding to projected demands. Through responsible capital facility planning and evaluation, this Element supports the achievement of identified levels of service for existing and future residents alike.

PLANNING TIMEFRAMES

The City of Pahokee Comprehensive Plan provides guidance on development and redevelopment over two planning horizons: a ~~105~~-year period (short term) and a ~~120~~-year period (long term). The timeframe for this Capital Improvements Element (CIE) is ~~FY 2022 – FY 2026~~ FY 2022 – FY 2010 ~~FY 2014~~.

EXISTING DATA AND CONDITIONS

Inventory of Capital Improvement Needs

The Capital Improvement Element and Capital Improvement Plan are reviewed and updated annually to assess the need for projects required to maintain the City's adopted level of service. A listing of the public facilities and capital improvements that are necessary to correct deficiencies or maintain LOS as identified in the elements within the Comprehensive Plan are reflected below.

Potable Water Facilities

~~Potable water is sold to Pahokee wholesale by Palm Beach County Water Utilities Department (PBCWUD). The County has constructed a new Lake Region Water Treatment Plant (LRWTP) to serve the cities of Belle Glade, Pahokee, and South Bay. The new plant went on line in July 2008. These three cities, along with Palm Beach County Water Utilities, have formed the Glades Utility Authority (GUA) which will operate and maintain all three cities' water systems. The GUA will be responsible for the sale and distribution of water from the LRWTP. The design yield of the plant is 10.0 MGD, which will adequately serve the populations of Belle Glade, Pahokee, and South Bay through the year 2025. The City maintains a Level of Service for potable water at 93 gallons per capita per day (GCD).~~

~~The City of Pahokee relies on PBCWUD's LRWTP, therefore the capital improvement projects will be referenced according to the 2008 PBC 20 Year Water Supply Plan. PBCWUD's LRWTP is less than 5 years old, so major capacity improvements are not planned until the Lake Region Water Plant Phase II in FY 2025. PBCWUD does have a \$100,000 non-capacity project planned for FY 2011 for the connection of the LRWTP to the City of Belle Glade's sanitary sewer system.~~

~~The City adopted their Water Supply Facilities Work Plan on September 22, 2009. The Water Supply Facilities Work Plan provides additional details on capacity and maintenance of level of service standards. Level of service standards shall be met in the short term and long term planning periods.~~

Sanitary Sewer

~~Sanitary sewage treatment and disposal is provided by the City owned and operated utility system. The GUA assumed operational control of the sewer system on October 1, 2009. This system provides service throughout the current municipal boundaries as well as to the immediate surrounding unincorporated areas. The Wastewater Treatment Plant (WWTP) has a design capacity of 1.2 MGD, and the LOS for the sanitary sewer system is 100 gallons per capita per day (GCD) for new customers and 120 GCD for existing customers.~~

~~The following shows that level of service standards shall be met through the long term and short term planning timeframes. The City has no projects scheduled related to level of service.~~

**Table 8-1
Sanitary Sewer Level of Service Projections**

YEAR	2007	2010	2014	2015	2020	2025	2030
Population projection	6,479	6,714	7,035	7,116	7,546	8,004	8,484
WWTP design capacity (MGD)	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Capacity needed to maintain LOS (MGD)—existing customers	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Capacity needed to maintain LOS (MGD)—new customers*	0.06	0.09	0.13	0.14	0.19	0.24	0.30
Surplus Capacity (MGD)	0.54	0.51	0.48	0.47	0.41	0.36	0.30

Sources: US Census, BEBR, Palm Beach County, and Calvin, Giordano & Associates, 2009
 * New customers in 2007 derived from the increase in population since the 2000 Census

Level of service standards shall be met in the short term and long term planning periods.

Water and Wastewater

In May of 2013, Palm Beach County assumed the former Glades Utility Authority (GUA) service area rights to provide potable water, wastewater, and reclaimed water service to the Cities of Belle Glade, South Bay, and Pahokee. In the County’s 10-Year Water Supply Facilities Work Plan (WSFWP), and within the Utility Element of the County’s comprehensive plan, projections are included that indicate that level of service standards and capacity needs are available for their service areas. In the WSFWP, the County indicates that:

- The County has committed to spend \$5 million for 5 years toward the repair and replacement of aged and deteriorated water and wastewater infrastructure in the Glades Region.
- The 10 mgd Lake Region Water Treatment Plant, a 100% alternative water source that utilizes reverse osmosis, has adequate capacity to serve the existing populations of the Glades Cities, surrounding unincorporated County, and future additional population increases and projected development in the area.
- The County and South Florida Water Management District (SFWMD) have developed water supply strategies to ensure infrastructure is expanded to accompany growth and protect the environment; and adequate financing is in place.
- The County continues to investigate innovative and cost-effective alternative water supply projects.
- The County is in position to meet the demands of growth and achieve maximum efficiency and effectiveness.

Stormwater Drainage Facilities

The East Beach Water Control District (EBWCD) manages stormwater drainage for the entire City of Pahokee, with the exception of the northeastern corner of the City, which is part of the Pelican Lake Water Control District. The system has two outfalls, one into Lake Okeechobee and one into the West Palm Beach Canal; both are equipped with a pump. There is also one internal pump to help move water within the system. Water level is controlled based on irrigation and drainage needs. When the system level needs to be raised, water is pumped in from Lake Okeechobee; when it needs to be lowered, water is pumped into the Stormwater Treatment Areas (STA’s). The STA’s were constructed by the South Florida Water Management District as part of the Everglades Forever Act.

Drainage level of service is a design standard required for development and redevelopment. It is not a citywide level of service and ~~is~~ therefore analysis is omitted from this Element.

Solid Waste

Solid waste pickup is provided through a private sanitation company and hauled to the Palm Beach County Solid Waste Authority (SWA) transfer station, located near the City of Belle Glade, and subsequently transferred to the North County Regional Resource Recovery Center and landfill in West Palm Beach.

Pahokee has adopted the County’s LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. The Palm Beach County Solid Waste Authority’s Integrated Solid Waste Management Plan has provided for additional capacity upon depletion of the existing capacity, ~~estimated to occur in year 2024~~.

Recreation and Open Space

Currently, there are ~~293.73~~ 292.39 acres of publicly-owned land available for recreational use in and within one mile of Pahokee’s city limits. The level of service standard is thirty (30) acres of parks within the City or within one mile of the City limit per 1,000 residents. A level of service analysis of these requirements is provided in the Recreation and Open Space Element.

**Table 8-2
Projected Park Needs Through 2030**

Year	Population- (projected)*	Available Park Acres (1)	Estimated Demand (acres) (2)	Surplus (+)/ Deficit (-) (acres)
2007	6,479	294	194	+99
2009	6,633	294	199	+95
2010	6,711	294	201	+92
2014	7,035	294	211	+83
2015	7,116	294	213	+80
2020	7,546	294	226	+67
2025	8,001	294	240	+54
2030	8,484	294	255	+39

(1) Based on 2007 inventory including 3 County parks outside of city limits.

(2) Based on LOS of 30 park acres within the City or within one mile of the City limit per 1,000 population

* Source: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.

Additionally, the Comprehensive Plan requires that new development meet a LOS standard of three (3) acres of City owned recreation facilities, improved for active and passive use, for every 1,000 City residents. City owned parks include City Park, the Community Center, and Martin Luther King Jr. Memorial Park; collectively the land area of these parks 27.69 acres. Following is an analysis using these criteria:

**Table 8-3
Projected City-owned Park Needs Through 2030**

Year	Population- (projected)*	Available Park Aceres (1)	Estimated Demand (acres) (2)	Surplus (+)/Deficit (-) (acres)
2007	6,479	28	19	+9
2009	6,633	28	20	+8
2010	6,711	28	20	+8
2014	7,035	28	21	+7
2015	7,116	28	21	+7
2020	7,546	28	23	+5
2025	8,001	28	24	+4
2030	8,484	28	25	+3

(1) Based on 2007 inventory of City-owned parks

(2) Based on LOS of 3 acres of City-owned parks per 1,000 population

* Source: U.S. Census; BEBR; Calvin, Giordano & Associates, Inc.

As is the case with the general park LOS standard, this analysis indicates that Pahokee will be able to uphold its City-owned parks LOS requirement through this Comprehensive Plan’s short term (5 year) and long term (10 year) planning periods.

Transportation

The City is responsible for maintaining the local road network; arterials roadways are under the Florida Department of Transportation’s jurisdiction and other roads are under County jurisdiction. There are two north-south state roads that are urban minor arterials traversing the City: one is US 441/SR 15 and the other is SR 729/State Market Road. The east-west roads are Larrimore Road, East 7th Street and Muck City Road. There has been little new development during the last planning period. According to population projections, unless there are major changes to the Future Land Use Map, no major growth is anticipated.

The City has adopted Level of Service “C” for all SIS facilities and a Level of Service “D” for all other roadways. A level of service analysis indicated that all roadways within Pahokee are operating at or above the adopted level of service. Based upon an analysis of 2030 conditions, no roadway is expected to fail in the next twenty years.

~~FDOT has planned a resurfacing project of State Market Road and US 441/ SR 15. Additionally, FDOT has planned new sidewalks on SR 715. These projects have been included in the Schedule of Capital Improvements.~~

De Minimis Impacts

The City does not allow for exceptions for de minimis impacts beyond what is provided in the Countywide Traffic Performance Standards Ordinance.

Public Schools

Local governments are required to adopt consistent comprehensive plan amendments to meet state statutes and ensure coordination among relevant agencies and neighboring local governments. Planning for public schools in Palm Beach County is coordinated through the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning,” which is included as Appendix 7A. The goals, objectives, and policies related to coordinated planning for schools are included in the Intergovernmental Coordination Element.

The City should continue to work with the School District of Palm Beach County in the coordination with development of public school facilities to maintain adequate school capacity in the City. The School District of Palm Beach County’s Actual and Projected Enrollment, FY 2019-2028; Capacity Watch List 2023 Five-Year Enrollment Projections; and October 2023 FTE Enrollment Memorandum (highlighting Pahokee Schools) are provided as appendices 7B-7D.

~~Public school facilities within the City of Pahokee are operated by the School District of Palm Beach County School Board.~~

~~The level of service standard for Palm Beach County public schools is as follows:~~

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

~~The following table shows actual and projected enrollments through FY14. The current public system is adequate and is anticipated to meet the needs of the project population through the CIE planning timeframe. All three schools that service Pahokee students will be under enrolled through the FY10-14 period.~~

**Table 8-4
Public Schools Serving Pahokee
Capacity and Enrollment**

School	Enrollment	Capacity	Percent Utilization	
Elementary Schools				
Pahokee				
	FY10(projected)	428	671	64%
	FY11 (projected)	340	671	51%
	FY12 (projected)	332	671	49%
	FY13 (projected)	328	671	49%
	FY14 (projected)	345	671	51%
KEC/Canal Point				
	FY10 (projected)	474	707	67%
	FY11 (projected)	425	707	60%
	FY12 (projected)	429	707	61%
	FY13 (projected)	432	707	61%
	FY14 (projected)	479	707	68%
Middle/High School				
Pahokee Mid/Sr.				
	FY10 (projected)	873	1151	76%
	FY11 (projected)	504	1151	44%
	FY12 (projected)	487	1151	42%
	FY13 (projected)	470	1151	41%
	FY14 (projected)	476	1151	41%

Source: School Board of Palm Beach County, 2009

Health Facilities

In addition to various medical offices located in Pahokee, the Lakeside Medical Center Glades General Hospital is located in the adjacent municipality, Belle Glade, and is part of the Palm Beach County Health District. The current public health facilities are adequate to meet the present and anticipated population.

IV. EXISTING REVENUE SOURCES

The projections for ad valorem tax revenues assume a modest increase in revenues during the five year period. The City expects an overall yearly two percent increase over the five year period in the General Fund. Revenues and expenditures will remain balanced.

The millage rate for the FY10 budget year is 6.5419 mills.

**Table 8-5
Revenue and Expense Projections (FY10-FY14)**

	FY09	FY10	FY11	FY12	FY13	FY14
Ad Valorem Taxes	644,072	580,869	557,634	579,939	603,137	627,262
Sales and Use Taxes	426,348	633,096	645,758	658,673	671,846	685,283
Franchise Fees	264,409	243,159	248,022	252,982	258,042	263,203
Utility Service Taxes	476,708	549,354	560,341	571,548	582,979	594,639
Licenses and Permits	36,000	43,018	43,878	44,756	45,651	46,564
Intergovernmental Revenue	1,338,783	1,700,888	1,734,906	1,769,604	1,804,996	1,841,096
Charges for Services	22,000	23,500	23,970	24,449	24,938	25,437
Fines and Forfeits	12,200	28,600	29,172	29,755	30,350	30,957
Interest Earnings & Rents	89,950	96,624	98,556	100,527	102,538	104,589
Enterprise Management Fees	258,054	170,213	173,617	177,089	180,631	184,244
Miscellaneous Revenue	5,000	38,656	39,429	40,218	41,022	41,842
Interfund Transfers		547,664	593,471	594,189	594,474	594,300
Total Revenues	3,573,524	4,655,641	4,748,754	4,843,729	4,940,604	5,039,416
Expenditures						
General Government	1,133,338	1,771,210	1,806,634	1,842,767	1,879,622	1,917,214
Public Safety	763,125	614,525	626,816	639,352	652,139	665,182
Physical Environment	-		-	-	-	-
Road and Street Expenses	517,696	772,947	788,406	804,174	820,258	836,663
Human Services	-	57,118	58,260	59,425	60,614	61,826
Culture and Recreation	678,857	1,336,333	58,260	59,425	60,614	61,826
Debt Service	146,727	103,508	1,363,060	1,390,321	1,418,127	1,347,221
Total Expenditures	3,239,743	4,655,641	4,701,436	4,795,464	4,891,374	4,889,932
Transfers Out	333,781		47,318	48,265	49,230	149,484
Total Appropriated Expenditures	3,573,524	4,655,641	4,748,754	4,843,729	4,940,604	5,039,416
Balance	0	0	0	0	0	0

Source: City of Pahokee Finance Department, Calvin Giordano & Associates, Inc.

V. LOCAL PRACTICES FOR GUIDING PUBLIC FACILITY IMPROVEMENTS

The Pahokee City Commission is the governing body which directs the setting of priorities and expenditures of monies in the City. During July of each year, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1.

The operating budget includes proposed expenditures and the means of financing them. Public hearings are then conducted to obtain taxpayer comments. Prior to October 1, the budget is

legally enacted through passage of a resolution. Any revision that alters the budgeted expenditures of any fund must be approved by the City Commission. **Below is the adopted budget for Fiscal Year 2023-2024.**

BUDGET SUMMARY
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024
THE ADOPTED OPERATING BUDGET EXPENDITURES/EXPENSES OF THE CITY OF FAHOKEE, FLORIDA ARE
6.3% LESS THAN PRIOR YEAR'S TOTAL OPERATING EXPENDITURES/EXPENSES

	General Fund	Henderson Endowment Fund	Special Revenue Fund	ARPA Fund	Capital Project Fund	Marina Campground Fund	Cemetery Fund	Total Budget
Roll back rate 5.8307								
Estimated Revenues:								
Taxes:								
Ad Valorem Taxes	732,565	-	-	-	-	-	-	732,565
Sales and Use Taxes	1,323,000	-	480,000	-	-	-	-	1,803,000
Franchise Fees	465,000	-	-	-	-	-	-	465,000
Utility Service Taxes	368,500	-	-	-	-	-	-	368,500
Licenses and Permits	137,700	-	-	-	-	-	-	137,700
Intergovernmental Revenue	855,700	-	-	1,115,000	1,200,000	-	-	3,170,700
Charges for Services	755,870	-	-	-	-	-	176,613	932,483
Fines and Forfeits	84,000	-	-	-	-	-	-	84,000
Interest Earnings & Rents	129,155	15,700	-	-	-	207,273	-	352,128
Miscellaneous Revenue	63,658	-	-	-	-	-	-	63,658
Interfund Transfers In	-	-	-	-	-	178,826	92,566	271,392
Appropriated Fund Balance	655,528	-	-	-	-	-	-	655,528
Total Estimated Revenues, Transfers, and Appropriations	5,570,676	15,700	480,000	1,115,000	1,200,000	386,099	269,179	9,036,654
Expenditures/Expenses:								
General Government	2,271,149	-	-	-	-	-	-	2,271,149
Public Safety	599,940	-	-	-	-	-	-	599,940
Physical Environment	530,004	-	480,000	572,500	1,200,000	386,099	269,179	3,437,782
Road and Street Expenses	883,859	-	-	-	-	-	-	883,859
Human Services	75,587	-	-	-	-	-	-	75,587
Culture and Recreation	954,445	-	-	-	-	-	-	954,445
Debt Service	-	-	-	-	-	-	-	-
Interfund Transfers Out	255,692	15,700	-	542,500	-	-	-	813,892
Total Appropriated Expenditures/Expenses, Reserves and Transfers	5,570,676	15,700	480,000	1,115,000	1,200,000	386,099	269,179	9,036,654
THE TENTATIVE, ADOPTED BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE MENTIONED TAXING AUTHORITY AS A PUBLIC RECORD.								

Capital Improvement Programming (CIP) is a long-range study of financial wants, needs, expected revenues and policy intentions. It provides the necessary information for prudent budget recommendations. After the CIP is adopted by the City Commission, it is a non-binding assertion of future intent. Annually, however, when appropriations for the annual capital budget are adopted as part of the regular budget, it represents that amount which will be used as part of the capital improvements program in the coming year.

The CIP is, however, more inclusive than the Capital Improvements Element in that it contains relatively small scale, low cost (\$25,000) recurring items, which do not require multi-year financing. The CIP is also not limited to those public facilities addressed in the Comprehensive Plan. The 5-Year Schedule of Capital Improvements, FY 2022-2026 is included as Appendix 8A. (to be verified by City)

Recommended Level of Service (LOS) Standards for the City of Pahokee Public Facility Level of Service Standards

The City of Pahokee has adopted the following minimum LOS standards:

<u>Transportation</u>	<u>Local Street</u>	<u>LOS D</u>
	<u>Urban Collector</u>	<u>LOS D</u>
	<u>Minor Arterial</u>	<u>LOS D</u>
	<u>Major Arterial</u>	<u>LOS D</u>
	<u>SIS Facility</u>	<u>LOS C</u>
<u>Sanitary Sewer</u>	<u>Average 108 gallons per capita per day</u> <u>Peak 175 gallons per capita per day</u>	
<u>Potable Water</u>	<u>157 gallons per person per day</u>	
<u>Solid Waste</u>	<u>7.13 pounds per capita per day</u>	
<u>Stormwater</u>	<u>Florida Administrative Code Chapter 40E</u>	
<u>Recreation and Open Space</u>	<u>30 acres per 1,000 residents within 1 mile of City</u> <u>3 acres per 1,000 people for City-owned parks</u>	

Debt Obligations

~~The City of Pahokee is obligated to pay approximately \$94,000 per year in the next five years in debt service. The debt service originates from a loan for road improvements and street beautification.~~

**Table 8-6
Total Debt Service**

FISCAL YEAR	Principal	Interest	Total Debt Service
2010	70,980.37	23,025.90	94,006.27

2011	72,741.15	21,265.12	94,006.27
2012	76,332.64	17,673.62	94,006.26
2013	80,163.22	13,843.04	94,006.26
2014	84,225.84	9,780.42	94,006.26
Total	384,443.22	85,588.10	470,031.32

Source: City of Pahokee Finance Department, 2010

Timing and Location of Improvements

The City of Pahokee Comprehensive Plan has identified capital improvements by type, location and cost. Timing and priority of capital improvement needs will be determined by the following:

- 1) Emergency and post-disaster mitigation
- 2) Deficiency determination by a Concurrency Management System.
- 3) Public involvement in Capital Improvement Program and budget
- 4) Existing land development and City master plans
- 5) Plans of county state agencies including the water management district.
- 6) Accommodation of new development and redevelopment
- 7) Financial feasibility

Capital Improvements Element Goals, Objectives and Policies

Goal 8

The City of Pahokee shall undertake all necessary actions to ~~i~~ensure that adequate public facilities and services are provided in a manner which protects public and private investment in existing facilities, and promotes orderly and efficient growth through the use of sound fiscal policies.

Objective 8.1.1: The Capital Improvements Element shall be used as a means to meet the needs of the City for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

Policy 8.1.1.1: When reviewing proposed capital improvements expenditures, the City determines consistency with this Comprehensive Plan using the criteria listed below in order of priority:

- a. If elimination of public hazards are addressed;
- b. Deficiencies in the current system are addressed;
- c. The impact on the local budget is assessed;
- d. Locational standards are addressed including compatibility with surrounding land uses;
- e. Maintain emergency evacuation routes
- f. Whether the improvement is intended to accommodate new development or redevelopment;
- g. The financial feasibility of the proposed improvement; and
- h. Consistency with State and Regional plans.

Policy 8.1.1.2: The City will review and update its adopted five year Schedule of Capital Improvements and capital budget as part of its annual budgeting process.

Policy 8.1.1.3: This element shall be reviewed and updated each year during preparation of annual budget. The annual update shall demonstrate that the level of service standards will be maintained during the next five-year planning period.

Policy 8.1.1.4: Prior to allocating capital expenditures for projects exceeding \$50,000, such projects shall be deemed consistent with the goals, objectives and policies with this comprehensive plan.

Policy 8.1.1.5: The City will make efforts to secure State or Federal grants, or private funds wherever available to finance the provision of capital improvements. Such efforts shall include, but not necessarily be limited to, seeking and applying for said grants, and if required, providing matching funds for said grants.

Policy 8.1.15: The 5-Year Schedule of Capital Improvements shall be financially feasible. Sufficient revenues shall be available for the first three years or will be available from committed or planned funding sources for years 4 and 5 of a 5-year capital improvement schedule.

Policy 8.1.1.6: The City shall maintain a current inventory of all City-owned capital facilities, to include information on type, capacity, location and condition.

Policy 8.1.1.7: The City shall regularly schedule inspections of all capital facilities to monitor and record the conditions of each.

Policy 8.1.1.8: The City shall implement the projects listed in the capital improvement program and in the Implementation Schedule of this Capital Improvements Element according to the schedule listed in this Element.

Policy 8.1.1.9: The City shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five Year Plan and Capital Budget.

Policy 8.1.1.10: The ~~FY2010-2014~~ Plan & Capital Budget adopted by the School District of Palm Beach County ~~on September 9, 2009~~ shall be incorporated into the Capital Improvement Element by reference.

Objective 8.1.2: The City shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

Policy 8.1.2.1: The City hereby adopts the following level of service standards (LOS) and will use them in reviewing the impacts of new development upon public facility provision.

Policy 8.1.2.2: The adopted parks and recreation level of service shall be 3 acres per 1,000 persons of improved City-owned active and passive recreation areas and parks. Also, public parks available for active or passive recreational uses shall be made available at a level of service of 30 acres per 1,000 City residents within the City or within one mile of the City limits.

Policy 8.1.2.3: The following peak hour level of service standards, as defined in this element, shall be met or exceeded on the following roadways within the City:

Local Street	LOS D
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Urban Collector	LOS D
Minor Arterial	LOS D
Major Arterial	LOS D
SIS Facility	LOS C

Policy 8.1.2.4: The adopted standard of ~~93~~ 157 GPD shall apply to potable water treatment facilities in the City.

Policy 8.1.2.5: The City shall continue to enforce Rules ~~17-33 and~~ 40E, F.A.C, for storm water drainage quantity and quality.

Policy 8.1.2.6: The City shall adopt an average annual solid waste level of service standard of ~~6.0~~ 7.13 pounds per capita per day.

Policy 8.1.2.7: The City shall adopt an average sanitary sewer level of service standard of 108 gallons per capita per day.

~~Policy 8.1.2.7: The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108 % or higher Capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.~~

Policy 8.1.2.8: All annexations by the City shall result in a positive cost/benefit ratio to the City.

Policy 8.1.2.9: The City shall require that all development be timed and staged in conjunction with the provision of public facilities for which level of service standards have been adopted by this comprehensive plan and that the adopted levels are maintained.

Policy 8.1.2.10: The City of Pahokee will continue to enforce the City's adopted concurrency management system ~~System for the Management of Concurrency (SYMCON)~~ in the land development code coordinated with the Concurrency Management Element to ensure that adequate facility capacity is available or will be available to serve development at the time a development permit is issued.

Policy 8.1.2.11: The City shall coordinate planning for the City's infrastructure improvements related to water supply with the plans of state agencies, the South Florida Water Management District (SFWMD), Palm Beach County, and the cities of Belle Glade and South Bay ~~and the Glades Utility Authority~~ to ensure a regional approach to water supply planning.

Policy 8.1.2.12: The Schedule of Capital Improvements shall include funding for major capital projects needed for water supply facilities and infrastructure. The potable water projects ~~for the FY10-14 period included~~ in the Palm Beach County ~~2-10-Year Water Supply Work Plan adopted August 21, 2008~~ shall be incorporated by reference.

~~Policy 8.1.2.13: The City shall assess its priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, provision for future water supply and facility as needed.~~

Policy 8.1.2.1~~3~~4: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the City shall consult with the Palm Beach County Water Utilities Department Lake Region Water Treatment Plant ~~Lake Region Water Treatment Plant~~ 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.

Policy 8.1.2.1~~4~~5: The City shall participate in the development of conservation programs contained in the Lower East Coast Water Supply Plan in conjunction with the South Florida Water Management District and shall adopt the plan into the Infrastructure Element of this Plan as required by Florida Statute.

Objective 8.1.3: The City shall assess the extent to which future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

Policy 8.1.3.1: The City shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the City shall not assume debt obligations which would result in the City exceeding the debt ratios established by state law.

Policy 8.1.3.2: The City shall assess new development a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards.

Policy 8.1.3.3: ~~The City shall c~~ Coordinate proportionate fair share mitigation procedures and payments with Palm Beach County, the Florida Department of Transportation, and the ~~Palm Beach County~~ School District of Palm Beach County.

Policy 8.1.3.4: For public school facilities, a proportionate share mitigation agreement; is subject to approval by Palm Beach County School District and the ~~Town City~~ and must be identified in the adopted School District Five Year Plan and Capital Budget.

Objective 8.1.4: The City shall ensure that previously approved development orders and future development orders do not exceed the ability of the City to fund and provide or require provision of the needed capital improvements.

Policy 8.1.4.1: The City shall ensure public facilities are available to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy 8.1.4.2: The City shall recognize the policies of other Comprehensive Plan Elements when directing expenditures for capital improvements.

Policy 8.1.4.3: Capital improvements associated with the construction of educational facilities are not addressed in the ~~Town's~~ City's Capital Improvement Plan or Schedule of Capital Improvements, but rather are the responsibility of the Palm Beach County School District. ~~To address financial feasibility associated with school concurrency, the School District Five-Year Plan and Capital Budget for educational facilities will be incorporated by reference into the CIE.~~

Policy 8.1.4.4: The City, in conjunction with Palm Beach County and the ~~Palm Beach County~~ School District of Palm Beach County, ~~has the responsibility for providing school concurrency related to capital improvements and~~ should continually seek to expand funding sources available to meet the needs for current and future students. ~~those requirements.~~

Objective 8.1.5: Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

Policy 8.1.5.1: Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

Policy 8.1.5.2: Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

Policy 8.1.5.3: The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Policy 8.1.5.4: The City shall adopt standards for debt management ~~by 2011.~~

Policy 8.1.5.5: Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed thirty years.

~~VII.~~ MONITORING AND EVALUATION

Chapter 163 of the Florida Statutes requires the Capital Improvement Element to be continuously monitored and evaluated. Therefore, this element will be reviewed on an annual basis to ~~i~~ensure that required fiscal resources will be available to provide the public facilities needed to support the adopted level of Service Standards.

The annual review will be the responsibility of the City Manager, the City Finance Director and the City Commission. Findings and recommendations will be presented to the Mayor and the City Commission at a public meeting. The City Commission will direct staff to take appropriate actions based upon the review committee's findings and recommendations.

The City, in conducting its annual review of the Capital Improvement Element, will consider the following factors and will amend the element accordingly:

1. Any correction, updates, and modifications concerning costs; revenue sources' acceptance of facilities pursuant to dedications which are consistent with the element; or the date or construction of any facility enumerated in the element;
2. The Capital Improvement Element's consistency with other elements and its support of the Future Land Use Element;
3. The City's ability to provide public facilities and services within the service area in order to determine any need for boundary modification or adjustment;
4. The priority assignment of public facility deficiencies;
5. The City's progress in meeting those needs determined to be deficiencies;
6. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
7. The City's effectiveness in maintaining the adopted LOS standards;
8. The City's effectiveness in reviewing the impacts of plans and programs of state agencies, county departments, and water management districts that provide public facilities within the City's jurisdiction;
9. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
10. The transfer of any unexpanded account balances; and
11. The criteria used to evaluate proposed plan amendments and requests for new developments needed for the latter part of the planning period, for inclusion in the five-year Schedule of Improvements.

PROPERTY RIGHTS ELEMENT

PURPOSE

Effective July 1, 2021, under Chapter 163, Florida Statutes, each local government is required to adopt and include a Property Rights Element in its comprehensive plan. Inclusion of the property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

Property Rights Element Goals, Objectives and Policies

Goal 9.1 The City will make decisions with respect for judicially acknowledged and constitutionally protected private property rights, and with respect for people’s rights to participate in decisions that affect their lives and property.

Objective 9.1.1 - The City will respect judicially acknowledged and constitutionally protected private property rights.

Policy 9.1.1.1 - The City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 9.1.2.1 - The City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 9.1.3.1 - The City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 9.1.4.1 - The City shall consider the right of a property owner to dispose of his or her property through sale or gift.

PUBLIC SCHOOLS FACILITIES ELEMENT

The Public Schools Facilities Element is proposed to be eliminated. Much of the current text concerning school concurrency is established through the 2017 Coordinated School Planning Interlocal Agreement between the School District of Palm Beach County, the County, and municipalities in the County. The relevant goals, objectives, and policies are proposed to be relocated to the Intergovernmental Coordination Element and revised as necessary to ensure there is coordination for school planning, and school capacity at the adopted level of service standard is available at the time of the impacts of development.

INTRODUCTION

~~The Public Schools Facilities Element and the accompanying data and analysis is provided to meet the minimum criteria for the Element set forth in Rule 9J-5.025, F.A.C., for the purpose of imposing school concurrency. It is intended to assure coordination among the City, County, local governments, and the School District so that school capacity at the adopted level of service standard is available at the time of the impacts of development.~~

~~The Capital Improvement Element references a financially feasible capital improvement plan for school concurrency, setting forth a five-year financially feasible public school capital facilities program that demonstrates that the adopted levels of service will be achieved and maintained. The Comprehensive Plan Map Series incorporates four maps depicting the proposed Concurrency Service Areas (CSA) and other information required by the rule.~~

~~The principal source of data and analysis is provided by the School District of Palm Beach County in its FY2009-FY2013 Five Year Capital Facilities Plan and FY 2009 Capital Budget (Appendix B).~~

~~**School District of Palm Beach County FY 2009-2013 Five Year Capital Plan and FY 2009 Capital Budget (Five Year Plan).**~~

~~The School District facilities and capital requirements are presented in the FY2009-2013 Five Year Capital Plan and FY 2009 Capital Budget (Five Year Plan) pursuant to Section 1013, F.S. Additionally, the Five Year Plan and Appendix A present school facility planning, considering the District’s facilities’ goals, capital requirements and funding mechanisms. Further, the Five Year Plan provides descriptions of the School District’s budgeted projects. Revenue sources are also discussed in the document along with alternative funding options. The Concurrency Service Area Tables in Appendix 9A detail each school facility’s existing enrollment, the existing School Student Capacity (FISH), and existing level of service (LOS) (% of utilization) within the high school planning zones.~~

~~**SERVICE AREAS – SCHOOL CONCURRENCY SERVICE AREAS (CSA)**~~

~~For the purposes of measuring school concurrency on a less than district wide basis, twenty one (21) Concurrency Service Areas (CSA) are being established in the School District. The Interlocal Agreement directs that school attendance boundary adjustments will be made for each school facility within a CSA to achieve the adopted LOS, maximize school utilization, and establish travel times which do not exceed those set in School Board Policy 7.13 for elementary and secondary schools.~~

~~Concurrency Service Area Map.~~

~~Pursuant to Rule 9J-5.025(4)(c), F.A.C., school concurrency service areas which are less than district-wide must be depicted in the Comprehensive Plan. Map PS-1 shows the Concurrency Service Areas 1-23. Due to a typographical error, areas 7 and 13 are missing. Therefore, there are twenty-one CSAs.~~

~~Criteria to establish Concurrency Service Areas.~~

~~The physical boundaries of the CSAs are delineated in the Implementation Section of the Public School Facilities Element. For school concurrency service areas on a less than district-wide basis, Palm Beach County is divided into twenty-one CSAs. The CSA boundaries are described as bounded by section lines, major traffic ways, natural barriers and County boundaries. In addition, each CSA boundary was delineated considering school locations, student transporting times, and to a lesser extent the future land uses in the area. Consistent with Section 163.3180(13)(c)2., F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and are exempt from the limitation on the frequency of plan amendments.~~

~~Concurrency Service Area Tables.~~

~~Based on the District’s Five Year Plan, the School District Planning Zones (high school planning zones) data was used to create the CSA tables to present Capacity, projected enrollment, and utilization of the School District’s facilities as required by Rule 9J-5.025(2)(e) and Rule 9J-5.025(3)(c)7, F.A.C., for School Concurrency (See Appendix A). The twenty-one CSAs have been developed consistent with Section 163.3180(13)(c)2., F.S., required when the school concurrency service area is less than district-wide.~~

~~Each CSA Table presents a specific CSA with its school facilities by type. As depicted on the CSA Tables, the data requirements for portions of Rule 9J-5.025(2) (b), (c) and (e), F.A.C., for the PSFE are specifically addressed in each CSA.~~

~~SCHOOL DISTRICT OF PALM BEACH COUNTY DISTRICT-WIDE LONG-RANGE PLANNING~~

~~Enrollment~~

~~In the 2008-9 school year, the School District expects to serve 168,270 K-12 students through regular and special programs and partnerships in a variety of facilities as shown in Table 9-1. The Concurrency Service Area Table provides information regarding total projected enrollments and corresponding school facilities needed for each CSA to accommodate the adopted level of service standard for the end of the initial five-year period and long range planning period of ten and twenty years. The tables list the total enrollments, capacity, and shortfall or surplus by school type District-wide. Population shifts which may result in adjustments to school attendance zones and CSA total enrollments and require the School District to determine the number of school facilities needed district-wide. Based on the total long range projected enrollment for each type of school, the table shows the projected facilities needed district-wide for elementary, middle and high schools.~~

~~Additional Capacity and Ancillary Plants~~

~~For the end of the initial planning period, the Map 9-2 and Map 9-3 depict the locations of proposed schools with confirmed sites and the planned schools without confirmed sites. Additionally, Map 9-2 shows ancillary facilities with sites to be determined. The long range facility demand maps, Map 9-3 and Map 9-4, show general future demand for schools based on projected population. The facilities required to meet these future demands are anticipated but not yet budgeted.~~

~~Based on the School District's Five Year Plan, no ancillary plants are planned to be converted to school facilities for school concurrency purposes. Similarly, the Five Year Plan shows the School District has no plans to convert any school facility to an ancillary plant. Additionally, the School District is not planning an expansion of any ancillary administration or support facilities with the exception of a bus depot. Currently, educational centers known as Full Service Centers operate out of two ancillary plants. These centers house a variety of public school and non-profit programs that serve preschool children through adults. These programs include Head Start, drop-out prevention, Second Chance Programs, adult education, child care and wellness centers, etc. Ancillary facilities are also utilized for School District Area offices, which support educational activities and are not utilized for the measurement of school concurrency.~~

~~District-wide Programs – Special, Alternative, and Supplemental Programs~~

~~The School District of Palm Beach County offers a range of special, alternative, and supplemental educational programs on a district-wide basis. These programs operate at the discretion of the School Board in a range of different facilities with district-wide boundaries. The number of students served, where they are housed, and integration with the regular programs, are all choices driven by District policies and budgets. Planning for these programs is an essential component to long range planning for school buildings. Special programs affect school enrollment, capacity, utilization and building design. Students are assigned to these programs without regard to attendance zones.~~

~~Charter Schools~~

~~Charter schools are considered public schools that operate under a special charter with a school district. A charter school sets its own attendance criteria and selects its own facilities. The State provides funding through a separate formula for its operating and capital budgets directly to the charter schools; therefore, charter schools are not included in the School District's Capital Plan. For the purposes of school concurrency, charter schools cannot be used to determine Capacity for residential development.~~

~~Population District-wide – Projected Enrollment~~

~~The projected district-wide school enrollment is based upon the demographic and economic profiles developed by the County which establish the basis for projecting capacity requirements through the initial five year planning period and the end of the long range planning period, consistent with Rule 9J-5.025(2)(b), F.A.C. Enrollment projections in Table 9-1 show that the~~

~~number of students expected in the five year planning period through FY13 will range between 166,000 and 168,000. The student population will stabilize in this range after a peak enrollment of 173,236 in FY06.~~

~~The total enrollment figures have closely tracked the general population trends. Generally, the average annual enrollment increases in the elementary school age range are expected to continue over the five year planning period.~~

~~Population Determination~~

~~The Palm Beach County Planning Division, over the past five years, has developed and refined a population disaggregation model to distribute BEBR's medium range population projections and annual estimates to smaller geographies, namely, the Traffic Analysis Zones (TAZ) used by the Metropolitan Planning Organization (MPO). By modeling projected population in local areas, the Planning Division provides insight into the direction and location of growth within the County.~~

~~Population Based School Surpluses and Deficiencies~~

~~The Five Year Plan provides short term projections (1-5 years) and long term district wide enrollment projections by school type (1-20 years). Short term projections rely upon the utilization of the *Cohort Survival Method*. This Model uses enrollment data by grade and by facility, factoring in growth and rolling students forward through the schools by grade. Long term projections are based on the *Population Disaggregation Model* developed by Palm Beach County Planning. This model establishes the bases for projecting capacity requirements through the initial five year planning period and the end of the long range planning period, consistent with Rule 9J 5.025(2)(b), F.A.C. The results are cross verified and compared for variations.~~

~~Facility Demand~~

~~The projected additional facility demand for long range planning of public school facilities by CSA and school type is depicted on required future conditions Maps PS 3 and PS 4. Using existing and projected population, the existing and projected school facility district wide surpluses and deficiencies by year for the five year planning period are presented in Appendix 9-A. These surpluses and deficiencies are listed by CSA, representing projected seats needed (Capacity demand).~~

~~LEVEL OF SERVICE ANALYSIS~~

~~The School District's FY2009-FY2013 Five Capital Year Plan and FY 2009 Capital Budget (Five Year Plan) provide an analysis of the adequacy of the existing level of service for each school facility within each high school planning zone, describing the physical condition of the facilities in order to develop appropriate level of service standards based on physical conditions and programs pursuant to Rule 9J 5.025(2)(d), F.A.C. The Five Year Plan provides the existing enrollment, the existing School Student Capacity (FISH), and existing utilization for each school facility consistent with Rule 9J 5.025(2)(a), F.A.C. The Five Year Plan's high school planning zones provide an analysis of the schools within each zone and specific project recommendations.~~

~~Appendix 9B of the Five Year Plan (CSA Tables) indicates which high school planning zone has information about the individual schools contained in each CSA.~~

~~Enrollment Distribution~~

~~The public school enrollment in Palm Beach County indicates a range of facility utilization from under capacity to significantly overcapacity as measured against the Florida Department of Education Inventory of School Housing (FISH).~~

~~School Facility Utilization – Level of Service Standards~~

~~School Board Policy 7.13 addresses the School Plant Capacity Level of Service (LOS). It requires the School District to maintain equitable levels of service for the District’s schools. The School Board policy describes a range of enrollment per FISH Capacity (LOS) from underutilized, 90% or less, to critically over capacity (151% or more). The policy sets the District’s goal for school utilization to between 90% and 110% of each school’s FISH capacity, not to exceed 120%. The following policies in the PSFE determine the LOS to be used for school concurrency, addressing how to implement the target LOS and the tiered LOS, and how to conduct school capacity studies to make LOS determinations for individual schools that may go beyond the adopted LOS.~~

~~a. Target Level of Service Standards~~

~~As a requirement for school concurrency, the Interlocal Agreement establishes the countywide goal for LOS as 110% of FISH Capacity. The LOS standard is the school’s utilization which is defined as the enrollment as a percentage of school student Capacity based upon the Florida Inventory of School Houses (FISH). The Interlocal agreement also establishes that no school can operate in excess of 120% utilization, once the target LOS standard is achieved.~~

~~1. School Capacity Study (SCS)~~

~~The Interlocal Agreement requires a SCS if a school in the first student count of the second semester exceeds 108% of FISH Capacity. The Technical Advisory Group (TAG) is required to conduct a School Capacity Study (SCS) to determine if the specific school can operate at a LOS exceeding 110%, though no school shall be permitted to operate at a LOS greater than 120% of FISH Capacity beginning in the 2004-2005 school year. The study must consider the demographics within the CSA; student population trends; core facility Capacity; real estate trends and teacher student ratios.~~

~~2. Technical Advisory Group~~

~~The Interlocal Agreement establishes an independent and representative group appointed by the County, School District, and municipalities to function as a resource to the County, School District, and municipalities. The TAG shall conduct studies and make recommendations regarding the five year and long range work program, facility utilization, and CSA adjustments to enhance joint planning and ensure that the School District’s Work Plan and Capital Facilities Program provide a financially feasible plan to add enough Capacity to provide permanent student stations for the projected growth.~~

~~In summary, this policy establishes the district-wide target level of service standard of 110% utilization. Or 120% subject to the results of a SCS undertaken by the School District to determine if a school can operate in excess of 110%. Finally, no school shall be permitted to operate at a LOS greater than 120% of FISH Capacity beginning in the 2004-2005 school year, when the target LOS of 110% must have been reached county-wide.~~

~~**b. 120% Implementation**~~

~~This policy lays out the procedure that needs to be followed when a SCS determines that a school will exceed the 120% utilization, once the target LOS standard of 110% is in place. To correct the failure, the School District would have to make program adjustments, attendance boundary adjustments or modifications to the Capital Facilities Program. After those adjustments are made and the SCS determines that the school exceeding the 110% standard can operate within the guidelines established by the school district's adjustments, then the Comprehensive Plan needs to be amended to reflect the new LOS standard for the school type in the corresponding CSA.~~

~~**c. School Capacity Study Criteria**~~

~~This policy sets up the criteria to conduct a SCS and the minimum data and analysis to be considered when conducting the study. The policy also directs the TAG to notify the local government where the SCS is going to be conducted.~~

~~**1. School Capacity Availability**~~

~~The School District's Five Year Capital Improvement Schedule assures that funding for construction of planned school facilities is available in the first three years of the adopted Plan. The City of Pahokee may not deny a development permit authorizing residential development where adequate school facilities will be in place or under actual construction within three years. This is consistent with s.163.3180 (13)(e), F.S., to provide a dependable school capacity availability when evaluating LOS determination.~~

~~**2. Development Rights**~~

~~The impact of a single family home on an existing lot of record is considered to have minimal impact on schools and is therefore exempted from LOS restrictions.~~

~~**3. Public Infrastructure and Collocation.**~~

~~The analysis of the problems and opportunities consistent with Rule 9J-5.025(2)(f), F.A.C., suggests that the School District is both a service (infrastructure) provider with a level of service determination, and a developer, requiring infrastructure to meet concurrency to proceed with construction of schools. The City of Pahokee will assist the School District in the determination of site locations proximate to required infrastructure in an effort to reduce costs. Additionally, the City of Pahokee will work with the School District in identifying funding for the provision of supporting infrastructure, such as water, sewer, roads, drainage, sidewalks and bus stops for existing and proposed public school facilities.~~

~~To assist in containing costs, the City shall allow schools in all land use categories except Industrial, Light Industrial and Water Oriented Recreation and encourage the collocation of schools proximate to the residential development which they will serve. The Future Land Use Element complies with the requirements of §163.3177(6)(a), F.S., calling for the provision of opportunities to collocate schools with facilities, such as libraries, parks and community centers.~~

~~**FINANCIAL FEASIBILITY**~~

~~Data and analysis in support of the financial feasibility of the school concurrency program is described in the corresponding amendments to the Capital Improvements Element.~~

~~**INTERGOVERNMENTAL COORDINATION**~~

~~The Intergovernmental Coordination Element (ICE) includes policies to address the requirements for coordination with the School District and municipalities for decision-making on school siting. The ICE addresses the requirements of Rule 9J-5.015, F.A.C., for coordination of Plans with the School Board and other units of local government. The executed Interlocal Agreement which is consistent with §163.3177(6)(h)1. and 2., F.S., and Section 163.3180(13)(g), F.S., establishes processes for intergovernmental coordination and collaborative planning among the School District, the City of Pahokee, and Palm Beach County.~~

Table 9-1—PALM BEACH COUNTY SCHOOL DISTRICT ACTUAL AND PROJECTED ENROLLMENT

Enrollment Category	ACTUAL ENROLLMENT					PROJECTED ENROLLMENT					Change FY2008 to FY2013
	FY2004 SY2003-04	FY2005 SY2004-05	FY2006 SY2005-06	FY2007 SY2006-07	FY2008 SY2007-08	FY2009 SY2008-09	FY2010 SY2009-10	FY2011 SY2010-11	FY2012 SY2011-12	FY2013 SY2012-13	
District Elementary Schools*	74,823	75,799	76,304	74,748	74,766	74,275	74,747	75,522	76,615	77,877	
Elementary Alternative Schools +	484	478	443	361	26	26	26	26	27	27	
Elementary ESE/Other Schools +					335	334	336	338	343	351	
Elementary Charter Schools	2,405	2,994	2,920	2,695	2,340	2,106	1,926	1,938	1,969	2,012	
Total Elementary Enrollment	77,712	79,271	79,667	77,804	77,467	76,741	77,035	77,824	78,954	80,267	2,800
Elementary Enrollment Increment		1,559	396	-1,863	-337	-726	294	789	1,130	1,313	
District Middle Schools	37,880	38,881	38,042	36,657	36,350	36,956	36,417	36,578	36,306	36,355	
Middle Alternative Schools +	1,058	986	969	1,096	540	547	537	537	530	529	
Middle ESE/Other Schools +					411	417	409	408	403	402	
Middle Charter Schools	478	538	547	528	466	480	479	479	473	472	
Total Middle Enrollment	39,416	40,405	39,558	38,281	37,767	38,400	37,842	38,002	37,712	37,758	-9
Middle Enrollment Increment		989	-847	-1,277	-514	633	-558	160	-290	46	
District High Schools**	45,287	47,456	47,760	47,821	48,184	47,431	46,305	45,248	44,801	44,772	
High Alternative Schools +	1,861	1,810	2,042	2,560	1,676	1,387	1,383	1,378	1,375	1,347	
High ESE/Other Schools +					618	566	560	545	544	541	
High Charter Schools	3,356	3,817	4,209	3,549	3,742	3,745	3,636	3,444	3,432	3,415	
Total High Enrollment	50,504	53,083	54,011	53,930	54,220	53,129	51,884	50,615	50,152	50,075	-4,145
High Enrollment Increment		2,579	928	-81	290	-1,091	-1,245	-1,269	-463	-77	
K-12 District Schools	157,990	162,136	162,106	159,226	159,300	158,662	157,469	157,348	157,722	159,004	
K-12 Alternative Schools +	3,403	3,274	3,454	4,017	2,242	1,960	1,946	1,941	1,932	1,903	
K-12 ESE/Other Schools +					1,364	1,317	1,305	1,291	1,290	1,294	
K-12 Charter Schools	6,239	7,349	7,676	6,772	6,548	6,331	6,041	5,861	5,874	5,899	
Total K-12 Enrollment	167,632	172,759	173,236	170,015	169,454	168,270	166,761	166,441	166,818	168,100	-1,354
K-12 Enrollment Increment		5,127	477	-3,221	-561	-1,184	-1,509	-320	377	1,282	

* Elementary figures include sixth grade students housed at elementary schools

** High school enrollment projections include 7 & 8 grades students attending Pahokee Middle-Senior.

+ Historical enrollment in Alternative & ESE/Other Schools are combined in years FY2004 to FY2007.

Future enrollment in Alternative Schools will be aligned with Alternative Education Plan - estimated at 1500 students.

Public Schools Facilities Element Goals, Objectives and Policies

~~Goal 9.1 – Public School Concurrency. It is a GOAL of the City of Pahokee to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.~~

~~**Objective 9.1.1 – Level of Service.** To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five year planning period and through the long term planning period.~~

~~Policy 9.1.1.1 – The LOS standard is the school’s utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.~~

~~Policy 9.1.1.2 – If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.~~

~~Policy 9.1.1.3 – The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:~~

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

~~Policy 9.1.1.4 Concurrency Service Areas (CSA) shall be established on a less than district wide basis, as depicted on Map PS-1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.~~

- ~~1. The criteria for Concurrency Service Areas shall be:
Palm Beach County is divided into twenty one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

 - ~~a. School locations, student transporting times, and future land uses in the area.~~
 - ~~b. Section lines, major traffic ways, natural barriers and county boundaries.~~~~
- ~~2. Each CSA shall demonstrate that:

 - ~~a. Adopted level of service standards will be achieved and maintained for each year of the five year planning period; and~~
 - ~~b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.~~~~
- ~~3. Consistent with s.163.3180(13)(c)2., F.S., changes to the CSA boundaries shall be made only by amendment to the Public Schools Facilities Element and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.~~

~~Policy 9.1.1.5: The City of Pahokee shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District’s most recently adopted Five Year Plan, as reflected in the Capital Improvement Element of the City of Pahokee’s Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.~~

~~Policy 9.1.1.6: The City of Pahokee shall amend the Capital Improvement Element annually and indicate when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.~~

~~Policy 9.1.1.7: For purposes of urban infill and in recognition of the entitlement density provisions of the City of Pahokee’s Future Land Use Element, the impact of a home on an existing single family lot of record shall not be subject to school concurrency.~~

~~**Objective 9.1.2 – Facilities Requirements.** To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five year planning period.~~

~~Policy 9.1.2.1 – Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five year planning period.~~

- ~~1. — Donation of buildings for use as a primary or alternative learning facility; and/or~~
- ~~2. — Renovation of existing buildings for use as public school facilities; or~~
- ~~3. — Construction of permanent student stations or core capacity.~~

~~The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.~~

~~Policy 9.1.2.2 – A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.~~

~~**Objective 9.1.3 – Five-Year Capital Improvement Schedule.** To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.~~

~~Policy 9.1.3.1 – The City of Pahokee, in coordination with the School District and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule, by reference or follow other procedures consistent with Rule 9J-5, Florida Administrative Code. This provision is intended to maintain consistency with the School Board’s adopted Five-Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.~~

~~**Goal 9.1 – School Facility Siting and Development Coordination.** It is the Goal of City of Pahokee to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.~~

~~**Objective 9.2.1 – School Facility Siting.** To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.~~

~~Policy 9.2.1.1 – The City of Pahokee shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.~~

~~Policy 9.2.1.2—There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public education facility~~

~~Policy 9.2.1.3—The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or the Pelican Lake Water Control District.~~

~~Policy 9.2.1.5—The City of Pahokee shall encourage the location of schools proximate to urban residential areas by:~~

- ~~●—Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City of Pahokee capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;~~
- ~~●—Providing for the review for all school sites as consistent with the Interlocal Agreement; and,~~
- ~~●—Allowing schools as a permitted use within all urban residential land use categories except Industrial, Light Industrial and Water Oriented Recreation.~~

~~Policy 9.2.1.6—The City of Pahokee shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.~~

~~Policy 9.2.1.7—Coordinate with the School district to site schools in a manner that would create a community focal point.~~

~~**Objective 9.2.2 – Intergovernmental Coordination.** To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.~~

~~Policy 9.2.2.1—The City of Pahokee shall abide by the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrence.”~~

~~Policy 9.2.2.2—The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrence. The Technical Advisory Group shall review and make recommendations including but not limited to the following:~~

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

~~Policy 9.2.2.3 The City of Pahokee shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:~~

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

~~Policy 9.2.2.4 The City of Pahokee shall provide the School District with its Comprehensive Plan, along with the five-year land use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The City of Pahokee shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps PS-3 and PS-4), to ensure consistency and compatibility with the provisions of this Element.~~

~~Policy 9.2.2.5 The City of Pahokee shall advise the School District of a proposed public school site's consistency with the City of Pahokee's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.~~

~~Policy 9.2.2.6 The City of Pahokee shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land use decisions which may be projected to impact on the public schools facilities plan.~~

~~Policy 9.2.2.7 The City of Pahokee shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:~~

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

~~**Objective 9.2.3 – Population Projections.** To establish a joint process of coordination and collaboration between the City of Pahokee, Palm Beach County and the School District in the planning and decision-making on population projections.~~

~~Policy 9.2.3.1—The County shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR’s annual estimates by municipality, persons per household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These projections are shown in Exhibit E of the Interlocal Agreement as “Projected Units Table” which shall be amended annually and provided to the School District.~~

~~Policy 9.2.3.2—The City of Pahokee commits working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2010 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.~~

~~Policy 9.2.3.3—The City shall coordinate with Palm Beach County and the School District of Palm Beach County to share data on an annual basis in order to improve the process, as provided for in the Palm Beach County Public School Concurrence Interlocal Agreement, to develop population projections for future school needs. Specifically, the City shall provide the following information regarding new residential development projects within its municipal boundaries to the School District by October 1st:~~

- ~~• The number of approved dwelling units by type, and, if available, the number of units by type the developer is proposing to build;~~
- ~~• The number of Certificates of Occupancy issued in accordance with the Public School Concurrence Interlocal Agreement, as amended (on April 1st and October 1st);~~
- ~~• A list of residential developments, which have submitted applications for development approvals to the City;~~
- ~~• Information on the expiration for development orders and updates if a project has stalled or stopped.~~

~~Policy 9.2.3.4—The City shall coordinate with all parties of the Palm Beach County Public School Interlocal Agreement in the event it is determined by the City that an amendment to the agreement is necessary, based on the annual evaluation of coordinating residential development with school capacity.~~

Definitions

~~The following definitions comply with the minimum criteria for the Public School Facilities Element for school concurrency and are consistent with Rule 9J-5.025(1), F.A.C.:~~

~~ANCILLARY PLANT—Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.~~

~~CORE FACILITY—Those facilities, which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.~~

~~DISTRICT SCHOOLS—All District owned regular, elementary, middle, high schools, magnet and special educational facilities.~~

~~EDUCATIONAL PLANT SURVEY—A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.~~

~~FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)—The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).~~

~~PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR “CONCURRENCY SERVICE AREA”—The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district wide basis.~~

DRAFT
(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT				08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity			
ELEMENTARY																													
Beacon Cove ES-3-5	8	1,010		1,019	933	108%	836	915	91%	836	771	108%	836	1700	49%	784	915	85%	785	915	86%	799	915	87%	819	915	90%		Boundary change to Marsh Point 03-X in SY2008-09. Gifted program.
Jerry Thomas ES	0	817		826	1,100	74%	802	1,100	73%	802	823	97%	802	1390	58%	819	1,100	74%	805	1,100	73%	803	1,100	73%	825	1,100	75%		
Jupiter ES	0	634		638	823	77%	638	823	78%	638	746	86%	638	1340	48%	666	823	81%	666	823	81%	683	823	83%	679	823	83%		
Lighthouse ES	9	875		896	775	113%	754	775	97%	754	613	123%	754	690	109%	720	775	93%	723	775	93%	736	775	95%	755	775	97%	7	Boundary change to Palm Beach Gardens Area ES-03-X in SY2008-09. Gifted program.
Limestone Creek ES	2	836		847	1,018	82%	802	1,018	79%	802	982	82%	802	1250	64%	766	1,018	75%	760	1,018	75%	765	1,018	75%	788	1,018	77%	13	
ES-TOTAL / AVERAGE		4,172	0	4,226	4,649	90%	3,829	4,631	83%	3,829	3,935	92%	3,829	6,370	60%	3,752	4,631	81%	3,739	4,631	81%	3,786	4,631	82%	3,866	4,631	83%		
MIDDLE																													
Independence MS	12	1,213		1,195	1,463	83%	1,194	1,463	82%	1194	1225	97%	1194	2320	51%	1,159	1,463	79%	1,138	1,463	78%	1,161	1,463	79%	1133	1,463	77%	-6	
Jupiter MS	15	1,217		1,228	1,399	87%	1,213	1,398	87%	1213	1101	110%	1213	1260	96%	1,170	1,398	84%	1,152	1,398	82%	1,125	1,398	80%	1130	1,530	74%	10	-5 Postpone addition from SY-2009-2010 to SY2012-13; new capacity 1530; program capacity 1200.
MS-TOTAL / AVERAGE		2,430	0	2,423	2,862	85%	2,407	2,861	84%	2,407	2,326	103%	2,407	3,580	67%	2,329	2,861	81%	2,290	2,861	80%	2,286	2,861	80%	2,263	2,993	76%		
HIGH																													
Jupiter HS	22	2,996		2,957	2,728	110%	2,919	2,728	107%	2919	2642	110%	2919	2330	125%	2,805	2,728	103%	2,693	2,728	99%	2,616	2,728	96%	2545	2,728	93%		
HS-TOTAL / AVERAGE		2,996	0	2,957	2,728	110%	2,919	2,728	107%	2919	2642	110%	2919	2330	125%	2,805	2,728	103%	2,693	2,728	99%	2,616	2,728	96%	2545	2,728	93%		

DRAFT
(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT					08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION			
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room - CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization				Projected Enrollment	Capacity	Utilization
ELEMENTARY																														
Jupiter Farms-ES	5	669		674	677	99%	653	677	96%	653	587	111%	653	620	105%	633	677	94%	632	677	93%	635	677	94%	650	677	96%	2		
ES-TOTAL / AVG		669	0	674	677	99%	653	677	96%	653	587	111%	653	620	105%	633	677	94%	632	677	93%	635	677	94%	650	677	96%			
MIDDLE																														
Jupiter Farms-MS (03-NN)																														Explore north county middle school boundary changes as an alternative to school construction. - CSR funds not available.

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Altamanda-ES	0	540		526	694	73%	540	745	68%	540	745	68%	540	960	53%	540	745	68%	544	745	69%	549	745	70%	547	745	69%			Modernization SY2008-09; new capacity-745; CORE- 960; program capacity-624.
D. D. Eisenhower-ES	0	316	210	314	920	57%	350	920	38%	350	920	38%	350	960	36%	364	920	40%	374	920	41%	395	920	43%	404	920	44%			
Palm Beach Gardens-ES	0	496		477	552	90%	480	738	65%	480	738	65%	480	1300	37%	465	738	63%	475	738	64%	482	738	65%	490	738	66%	14		Modernization SY2008-09; new capacity-738. Gifted program.
Timber Trace-ES	5	972		968	1,004	97%	822	1,004	82%	822	914	90%	822	800	103%	792	1,004	79%	789	1,004	79%	819	1,004	82%	847	1,004	85%			Boundary change to Marsh Pointe ES-03-X in SY2008-09. Gifted program.
ES-TOTAL / AVG		2,294	210	2,285	3,167	79%	2,162	3,404	64%	2,162	3,314	65%	2,162	4,020	54%	2,134	3,404	63%	2,149	3,404	63%	2,245	3,404	65%	2,258	3,404	66%			
MIDDLE																														
Watson B. Duncan-MS	2	1,170		1,175	1,065	110%	1,154	1,064	108%	1,154	1024	112%	1,154	1410	82%	1,129	1,064	106%	1,106	1,064	104%	1,092	1,064	103%	1084	1,064	102%	18		
MS-TOTAL / AVERAGE		1,170	0	1,175	1,065	110%	1,154	1,064	108%	1,154	1,024	112%	1,154	1,410	82%	1,129	1,064	106%	1,106	1,064	104%	1,092	1,064	103%	1084	1,064	102%			
HIGH																														
Palm Beach Gardens-HS	26	2,602		2,443	2,909	89%	2,530	2,823	90%	2,550	2205	116%	2,550	2140	121%	2,484	2,635	94%	2,378	2,635	90%	2,254	2,635	86%	1704	2,635	65%	16		New School in SY2009-10; new capacity-2635; program capacity-2500; Boundary change to Riviera Beach area (02-MMM) in SY2012-13. Mods to be removed in 09.
William T. Dwyer-HS	0	1,788		1,647	2,567	70%	1,778	2,481	72%	1,778	2481	72%	1,778	2400	74%	1,774	2,481	72%	1,740	2,481	70%	1,737	2,481	70%	1440	2,481	58%	7		Boundary change to Riviera Beach Area (02-MMM) in SY2012-13.
HS-TOTAL / AVERAGE		4,390	0	4,090	5,476	80%	4,308	5,304	84%	4,328	4,686	92%	4,328	4,540	96%	4,255	5,116	83%	4,148	5,116	80%	3,994	5,116	78%	3,144	5,116	64%			

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	#Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			#Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization		
ELEMENTARY																													
Marsh Pointe ES (03X)							450	970	46%	450	970	46%	450	1280	35%	678	970	70%	737	970	76%	830	970	86%	880	970	91%		New school to open SY08-09; relief for Beacon Cove & Lighthouse ES; students assigned from Timber Trace ES; Capacity-970.

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08—ACTUAL—ENROLLMENT					08/09—PROJECTED—ENROLLMENT			08/09—PROJECTED—ENROLLMENT			09/10—PROJECTED—ENROLLMENT			10/11—PROJECTED—ENROLLMENT			11/12—PROJECTED—ENROLLMENT			12/13—PROJECTED—ENROLLMENT			Relocatables—(Non-Modulars)	Modulars (Bldg. 50)—suggested—Changes in SY08/09 if no non-capital solution—available	PLANNING SOLUTION			
		Oct.—Actual—Enrollment	Pre-K—Enrollment	Feb.—Actual—Enrollment	Capacity	Oct.—Utilization—with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization—w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room—CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization				Projected Enrollment	Capacity	Utilization
ELEMENTARY																														
Dr. MM. Bethune-ES	0	568		585	794	72%	583	794	73%	583	794	73%	583	1280	46%	597	794	75%	610	794	77%	616	794	78%	626	794	79%			
Grove Park-ES	14	707		633	875	81%	704	875	80%	704	623	113%	704	840	83%	697	875	80%	713	875	81%	708	875	81%	735	875	84%	9		
Lake Park-ES	0	387		398	401	97%	385	401	96%	385	401	96%	385	870	44%	392	401	98%	387	401	97%	387	401	97%	382	401	95%	1		
Lincoln-ES	0	406		393	1,227	33%	399	1,182	34%	399	1182	34%	399	1650	24%	399	1,182	34%	405	1,182	34%	420	1,182	36%	444	1,182	38%			Programs;
North Palm Beach-ES	0	536		527	676	79%	545	676	81%	545	676	81%	545	780	70%	553	676	82%	566	676	84%	569	850	67%	596	850	70%	3		Modernization changed from SY10-2011 to SY11-12; Capacity: core-960; new-850; program-780
Washington-ES	0	397	36	407	484	89%	403	484	83%	403	484	83%	403	630	64%	414	484	86%	429	484	89%	436	484	90%	442	484	91%	9		Programs. Monitor enrollment; potential boundary change to adjacent ES in SY10-11 to meet CSR. Modernization between SY12-13 & SY16-17
West Riviera Beach-ES	0	614	36	591	752	86%	620	752	82%	620	752	82%	620	990	63%	634	752	84%	648	752	86%	646	752	86%	662	752	88%	8		Large ESE
ES-TOTAL / AVG		3,612	72	3,534	5,209	74%	3,636	5,164	70%	3,636	4,912	74%	3,636	7,040	52%	3,683	5,164	74%	3,758	5,164	73%	3,782	5,338	74%	3,887	5,338	73%			
MIDDLE																														
H.L. Watkins-MS	10	830		830	1350	61%	837	1350	62%	837	1152	73%	837	2070	40%	755	1350	56%	733	1350	54%	749	1350	56%	758	1350	56%			Mods were needed for CSR. Re-evaluate need for mods
John F. Kennedy-MS	0	961		935	1503	64%	973	1503	65%	973	620	157%	973	1930	50%	902	1503	60%	868	1503	58%	904	1503	60%	922	1503	61%			Program Capacity-1300
MS-TOTAL / AVERAGE		1,791	0	1,765	2,853	63%	1,810	2,853	63%	1,810	1,772	102%	1,810	4,000	45%	1,657	2,853	58%	1,604	2,853	56%	1,653	2,853	58%	1,680	2,853	59%			
HIGH																														
Riviera Beach Area HS (02-MMM)																									1240	1800	69%			New School opening postponed from SY11-12 to SY12-13; Core-1800; Capacity-1500.
Suncoast HS	10	1328		1304	1350	98%	1325	1269	104%	1325	1034	129%	1325	1200	110%	1330	1701	78%	1330	1701	78%	1330	1701	78%	1330	1701	78%	8		Modernization SY2009-10; program capacity 1500
HS-TOTAL / AVERAGE		1,328	0	1,304	1,350	98%	1,325	1,269	104%	1,325	1,034	129%	1,325	1,200	110%	1,330	1,701	78%	1,330	1,701	78%	1,330	1,701	78%	2,570	3,504	73%			

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT					08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct.-Actual Enrollment	Pre-K Enrollment	Feb.-Actual Enrollment	Capacity	Oct.-Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Northboro-ES	0	663	113	654	720	108%	645	720	90%	645	720	90%	645	1010	64%	652	952	68%	644	952	68%	630	952	66%	628	952	66%	12	Modernization in SY09-10; capacity 952; CORE 960; program 762	
Northmore-ES	0	516	36	529	637	87%	504	637	79%	504	637	79%	504	930	54%	496	637	78%	485	700	69%	476	700	68%	478	700	68%	9		
Pleasant-City-ES	0	265		267	386	69%	269	386	70%	269	386	70%	269	840	32%	281	386	73%	284	386	74%	305	386	79%	311	386	81%			
Roosevelt-ES	0	475	17	465	786	63%	478	786	61%	478	786	61%	478	870	55%	475	786	60%	466	786	59%	444	786	56%	456	786	58%	2		
UB-Kinsey/Palmview-ES	2	550	18	527	695	82%	550	695	79%	550	659	83%	550	1220	45%	547	695	79%	540	695	78%	539	695	78%	548	695	79%			
Westward-ES	0	563	15	570	664	87%	574	764	75%	574	764	75%	574	964	59%	558	764	73%	564	764	74%	567	764	75%	576	764	76%	6	Modernization SY2008-09; core 988; capacity 764	
ES-TOTAL / AVG		3,032	199	3,012	3,885	83%	3,017	3,985	76%	3,017	3,949	76%	3,017	5,834	52%	3,009	4,217	71%	2,983	4,280	70%	2,961	4,280	69%	2,997	4,280	70%			
MIDDLE																														
BAK-MS-of-the-Arts	0	1,368		1,358	1,335	102%	1,351	1,335	101%	1,351	1,335	101%	1,351	1400	97%	1,334	1,335	100%	1,334	1,335	100%	1,334	1,335	100%	1,334	1,335	100%			
Bear-Lakes-MS	0	842		874	1,599	53%	845	1,599	53%	845	1,599	53%	845	1380	61%	838	1,599	52%	822	1,599	51%	852	1,599	53%	838	1,599	52%			
Roosevelt-MS	3	1,246		1,228	1,209	103%	1,240	1,208	103%	1,240	1449	108%	1,240	1640	76%	1,290	1,426	90%	1,290	1,426	90%	1,287	1,426	90%	1,286	1,426	90%	12	Addition opening in SY2008-09; Capacity-1426; program capacity-1300.	
MS-TOTAL / AVERAGE		3,456	0	3,460	4,143	83%	3,436	4,142	83%	3,436	4,083	84%	3,436	4,420	78%	3,462	4,360	79%	3,446	4,360	79%	3,473	4,360	80%	3,458	4,360	79%			
HIGH																														
Palm-Beach-Lakes-HS	0	2,166		2,074	2,287	95%	2,011	2,212	91%	2,041	2,212	92%	2,041	2070	99%	1,985	2,725	73%	1,883	2,725	69%	1,837	2,725	67%	1,570	2,725	58%	26	Auditorium opening SY08-09; New academy add'n to open SY09-10; new capacity 2,725; Boundary change to Riviera-Beach Area (02-MMM) in SY12-13.	
HS-TOTAL / AVERAGE		2,166	0	2,074	2,287	95%	2,011	2,212	91%	2,041	2,212	92%	2,041	2,070	99%	1,985	2,725	73%	1,883	2,725	69%	1,837	2,725	67%	1,570	2,725	58%			

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT					08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct.-Actual Enrollment	Pre-K Enrollment	Feb.-Actual Enrollment	Capacity	Oct.-Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Egret Lake-ES	8	556		579	724	77%	563	724	78%	563	580	97%	563	790	74%	574	724	79%	578	724	80%	586	724	84%	595	724	82%	2		
Grassy-Waters-ES	44	914		946	924	99%	954	939	102%	954	744	129%	954	1690	56%	694	939	74%	709	939	76%	739	939	79%	763	939	84%		Boundary change to WPB-ES-06-D in SY2009-10.	
Seminole-Trails-ES	0	785	72	794	626	137%	778	626	124%	778	626	124%	778	740	105%	790	1,078	73%	807	1,078	75%	845	1,078	78%	858	1,078	80%	28	Addition in SY09-10; capacity: new 1078; program 920. Large Pre-K (CORE addition?)	
ES-TOTAL / AVG		2,252	72	2,316	2,274	102%	2,295	2,289	100%	2,295	1,947	118%	2,295	3,220	71%	2,052	2,741	75%	2,094	2,741	76%	2,170	2,741	79%	2,216	2,741	81%			
MIDDLE																														
Jeaga-MS	8	1,136		1,157	1,254	94%	1,176	1,244	95%	1,176	1,244	95%	1,176	2,260	52%	1,164	1,244	94%	1,219	1,244	98%	1,315	1,244	106%	1,336	1,244	107%			
MS-TOTAL / AVERAGE		1,136	0	1,157	1,254	94%	1,176	1,244	95%	1,176	1,244	95%	1,176	2,260	52%	1,164	1,244	94%	1,219	1,244	98%	1,315	1,244	106%	1,336	1,244	107%			

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT				08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION	
		Oct.-Actual Enrollment	Pre-K Enrollment	Feb.-Actual Enrollment	Capacity	Oct.-Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization
ELEMENTARY																														
Acreage-Pines-ES	0	535		537	543	99%	529	543	97%	529	543	97%	529	620	85%	512	543	94%	514	543	95%	513	543	94%	529	543	97%			
Cypress-Trails-ES	42	865		863	839	103%	884	839	105%	884	623	142%	884	690	128%	675	839	80%	673	839	80%	675	839	80%	695	839	83%	8	Boundary change to West Central Area ES-03-W in SY2009-10	
Frontier-ES	9	898		899	918	98%	844	900	94%	844	738	114%	844	1950	43%	843	900	94%	803	900	89%	804	900	89%	822	900	91%			
Golden Grove-ES	0	756	34	738	756	104%	740	738	100%	740	738	100%	740	1830	40%	730	738	99%	735	738	100%	744	738	101%	764	738	103%	10		
H.L. Johnson-ES	0	925		935	595	155%	913	1,000	91%	913	1000	91%	913	760	120%	925	1,000	93%	944	1,000	94%	962	1,000	96%	957	1,000	96%	21	Addition in SY2008-09 1000 capacity; 960 program capacity. Gifted program.	
Loxahatchee Groves-ES	8	665	99	652	716	107%	660	716	92%	660	572	115%	660	760	87%	673	716	94%	672	716	94%	685	716	96%	705	716	98%	6		
Pierce-Hammond-ES	0	712		707	790	90%	731	790	93%	731	790	93%	731	1690	43%	756	790	96%	757	790	96%	772	790	98%	775	790	98%			
Royal Palm Beach-ES	4	828		819	846	98%	814	846	96%	814	810	100%	814	1720	47%	788	846	93%	791	846	93%	792	846	94%	802	846	95%		Boundary change in conjunction with the opening of West Central Community ES-03-W in SY2009-10	
Scripps Area-ES (04-A)																													Opening date between FY2013 and FY2017.	
ES-TOTAL / AVG		6,184	133	6,150	6,003	105%	6,115	6,372	96%	6,115	5,814	105%	6,115	10,020	61%	5,902	6,372	93%	5,889	6,372	92%	5,944	6,372	93%	6,046	6,372	95%			
MIDDLE																														
Crestwood-Community-MS	13	1,285		1,280	1,259	102%	1,304	1,259	104%	1,304	1002	130%	1,304	1250	104%	1,282	1,259	102%	1,248	1,259	99%	1,219	1,259	97%	1,204	1,596	75%	18	Postpone addition from SY 2008-09 to SY2012-13; Core addition SY2012-13	
Osceola-Creek-MS	0	879		861	1,067	82%	872	1,067	82%	872	1,067	82%	872	2260	39%	920	1,067	86%	935	1,067	88%	895	1,067	84%	886	1,067	83%		Relieve Western Pines-MS in SY2009-10	
Western Pines-MS	0	1,230		1,234	1,091	113%	1,225	1,090	112%	1,225	1,090	112%	1,225	1610	76%	1,112	1,090	102%	1,138	1,090	104%	1,075	1,090	99%	1,024	1,090	94%	17	2	Boundary change to Osceola-Creek-MS in SY2009-10
MS-TOTAL / AVG		3,394	0	3,375	3,417	99%	3,401	3,416	100%	3,401	3,159	108%	3,401	5,120	66%	3,314	3,416	97%	3,321	3,416	97%	3,189	3,416	93%	3,114	3,753	83%			
HIGH																														
Royal Palm Beach HS		2,301		2,190	2,259	102%	2,324	2,173	107%	2,314	2,173	106%	2,314	2490	93%	2,212	2,173	102%	2,158	2,173	99%	2,130	2,173	98%	2,114	2,173	97%	20		
Seminole Ridge HS		2,398		2,341	2,494	96%	2,373	2,409	99%	2,373	2,409	99%	2,373	2400	99%	2,355	2,409	98%	2,296	2,409	95%	2,239	2,409	93%	2,160	2,409	90%			
HS-TOTAL / AVG		4,699	0	4,531	4,753	99%	4,697	4,582	103%	4,687	4,582	102%	4,687	4,890	96%	4,567	4,582	100%	4,454	4,582	97%	4,369	4,582	95%	4,274	4,582	93%			

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION				
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization	Projected Enrollment	Capacity	Utilization
ELEMENTARY																														
Belvedere-ES	4	570		577	648	88%	566	648	87%	566	576	98%	566	1240	46%	566	648	87%	556	648	86%	561	648	87%	574	648	88%			
Meadow-Park-ES	0	565	125	558	1,080	64%	558	878	64%	558	878	64%	558	770	72%	550	878	63%	545	878	62%	544	878	62%	567	878	65%		Program capacity 660; Large Pre-K.	
Palm-Beach-Public-ES	0	468		471	383	122%	449	383	117%	449	383	117%	449	770	58%	421	383	110%	421	383	110%	421	383	110%	421	383	110%		Enforce Policy 5.011 Possible school capacity study to allow LOS to be exceeded for 1 yr. in 08/09	
Palmetto-ES	1	602		603	936	64%	595	864	69%	595	846	70%	595	1370	43%	594	864	68%	586	864	68%	578	864	67%	582	864	67%		N/A	
West-Gate-ES	9	1,026		1,033	896	115%	1,023	896	114%	1,023	734	139%	1,023	1680	61%	734	896	82%	716	896	80%	706	896	79%	713	896	80%	18	2	Boundary change to WPB-Area ES-06-D in SY2009-10.
WPB-Area-ES (06D)	0	0		0	0		0	0	0	0	0	0%	0			823	966	85%	817	966	85%	814	966	84%	815	966	84%		New school opening in SY2009-10; relief for Grassy-Waters, West-Gate and Wynnebrook ES schools; Capacity 996; program capacity 800.	
ES-TOTAL / AVG		3,234	125	3,242	3,943	85%	3,191	3,669	87%	3,191	3,417	93%	3,191	5,830	55%	3,685	4,635	80%	3,644	4,635	79%	3,624	4,635	78%	3,669	4,635	79%			
MIDDLE																														
Conniston-MS	0	940		929	1,136	83%	960	1,135	85%	960	1,135	85%	960	2440	39%	946	1,135	83%	943	1,135	83%	946	1,135	83%	948	1,135	84%			
MS-TOTAL / AVG		940	0	929	1,136	83%	960	1,135	85%	960	1,135	85%	960	2440	39%	946	1,135	83%	943	1,135	83%	946	1,135	83%	948	1,135	84%			
HIGH																														
Dreyfoos-HS-of-the-Arts	0	1,354		1,333	1,229	110%	1,285	1,175	109%	1,285	1,175	109%	1,285	1600	80%	1,229	1,175	105%	1,229	1,175	105%	1,229	1,175	105%	1,229	1,175	105%			
HS-TOTAL / AVG		1,354	0	1,333	1,229	110%	1,285	1,175	109%	1,285	1,175	109%	1,285	1600	80%	1,229	1,175	105%	1,229	1,175	105%	1,229	1,175	105%	1,229	1,175	105%			

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Benoist Farms ES	0	610	64	625	774	87%	629	774	81%	629	774	81%	629	1720	37%	668	774	86%	690	774	89%	714	774	92%	718	774	93%			
Melaleuca ES	17	793	16	830	964	84%	761	964	79%	761	658	116%	761	690	110%	758	964	79%	733	964	76%	742	964	77%	740	964	77%	5		Boundary change to Pine Jog ES-03-Y in SY2008-09
Pine Jog ES (03Y)	0						560	1,000	56%	560	1000	56%	560	1290	43%	672	1,000	67%	733	1,000	73%	737	1,000	74%	753	1,000	75%			New school opening in SY2008-09; relief for Cholee Lake & Forest Hill EL schools; students assigned from Melaleuca ES. Capacity 1000
Wynnebrook ES	16	844	17	849	861	100%	860	861	100%	860	573	150%	860	600	143%	665	861	77%	677	861	79%	688	861	80%	703	861	82%	11		Boundary change to WPB Area ES-06-D in SY2009-10; Modernization SY2012-13
West Central Area ES (03-W)																785	964	81%	807	964	84%	820	964	85%	794	964	82%			Opening in SY2009-10; relief for Cholee Lake, Cypress Trails, Equestrian Trails and Royal Palm Beach ES schools; Capacity 964. Possible schedule change to SY 2010 based on funding.
ES TOTAL / AVG		2,247	94	2,304	2,599	90%	2,810	3,599	78%	2,810	3,005	94%	2,810	4,300	65%	3,548	4,563	78%	3,640	4,563	80%	3,704	4,563	81%	3,708	4,563	81%			
MIDDLE																														
Greater WPB Area MS (04-00)																														Postpone opening date from SY2011-2012 until between FY2013 and FY2017.

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Berkshire-ES	0	847	36	877	1,208	73%	896	1,208	74%	896	1,208	74%	896	1,300	69%	924	1,208	76%	964	1,208	80%	1,008	1,208	83%	1,030	1,208	85%			
C.O. Taylor/Kirklane-ES	10	1,063		1,081	941	113%	1,037	941	110%	1,037	857	121%	1,037	1,030	101%	1,032	1,439	72%	1,008	1,439	70%	1,014	1,439	70%	1,018	1,439	71%	14		Addition in SY2009-10; new program capacity 1200-FISH-1439
Highland-ES	8	686	68	666	1,120	67%	673	1,120	60%	673	976	69%	673	1,350	50%	678	1,120	61%	665	1,120	59%	646	1,120	58%	669	1,120	60%			Programs
North-Grade-ES	7	753		755	741	102%	752	741	101%	735	615	120%	735	970	76%	734	741	99%	717	741	97%	723	741	98%	732	741	99%	6		Gifted program;
Palm Springs-ES	14	824		835	1,034	80%	845	1,013	83%	845	761	111%	845	1,770	48%	851	1,013	84%	856	1,013	85%	865	1,013	85%	869	1,013	86%			
South-Grade-ES	6	760		739	719	106%	747	719	104%	747	611	122%	747	750	100%	550	719	76%	546	719	76%	554	719	77%	564	719	78%	4		Boundary Change to Barton-ES in SY2009-10
South-Olive-ES	0	634		625	626	101%	623	626	100%	623	626	100%	623	1,310	48%	621	626	99%	625	626	100%	632	626	101%	640	626	102%	4		Gifted program;
ES-TOTAL / AVG		5,567	104	5,578	6,386	89%	5,573	6,368	88%	5,556	5,654	98%	5,556	8,480	66%	5,387	6,866	78%	5,378	6,866	78%	5,442	6,866	79%	5,519	6,866	80%			
MIDDLE																														
Lake-Worth-MS	0	773		786	1,422	54%	788	1,394	57%	788	1,422	55%	788	1,410	56%	793	1,394	56%	832	1,394	59%	851	1,394	60%	858	1,394	60%	21		Addition opening in SY2008-09; Capacity 1394, Program capacity 1000. Core addition opening SY2011-12
Palm Springs-MS	0	1,560		1,570	1,695	92%	1,588	1,694	94%	1,588	1,694	94%	1,588	1,440	110%	1,418	1,694	84%	1,409	1,694	83%	1,403	1,694	83%	1,401	1,694	83%			Program capacity 1300
MS-TOTAL / AVG		2,333	0	2,356	3,117	75%	2,376	3,088	77%	2,376	3,116	76%	2,376	2,850	83%	2,211	3,088	72%	2,241	3,088	73%	2,254	3,088	73%	2,259	3,088	73%			
HIGH																														
Forest Hill HS	0	1,972		1,175	1,899	104%	1,972	1,813	109%	1,961	1,813	108%	1,961	1,860	105%	1,934	1,813	107%	1,925	1,813	106%	1,910	1,813	105%	1,933	1,813	107%			
Lake-Worth Area HS (03-000)																														School is not needed in the 5-year timeframe; postpone opening date from SY-2011-12 to between SY-2012-13 to SY2016-17; includes planning funds only.
Lake-Worth HS		2,214		2,150	2,931	76%	2,107	2,845	74%	2,086	2,845	73%	2,086	1,950	107%	2,057	2,845	72%	2,076	2,845	73%	2,127	2,845	75%	2,122	2,845	75%			
HS-TOTAL / AVG		4,186	0	3,325	4,830	87%	4,079	4,658	88%	4,047	4,658	87%	4,047	3,810	106%	3,991	4,658	86%	4,001	4,658	86%	4,037	4,658	87%	4,055	4,658	87%			

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CONCURRENCY SERVICE

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NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Cholee Lake ES	24	1,106		1,083	1,188	93%	935	1,188	79%	935	756	124%	935	1720	54%	839	1,188	71%	834	1,188	70%	832	1,188	70%	850	1,188	72%		-12	Boundary change to Summit/Jog ES 03-Y in SY2008-09; change to WC Area ES 03-W in SY2009-11
Discovery Key ES	33	1,155		1,150	1,372	84%	946	1,372	69%	946	778	122%	946	1950	49%	954	1,372	70%	974	1,372	71%	984	1,372	72%	1003	1,372	73%		-8	Boundary change to Sunset Palms ES 03-Z in SY2008-09
Equestrian Trails ES	8	1,092		1,108	920	119%	1,136	1,100	103%	1136	776	146%	1136	1700	67%	745	1,100	68%	761	920	83%	793	920	86%	798	920	87%			Boundary change to West Central Area ES 03-W in SY2009-10. 10 mods included in SY08/09 capacity.
Forest Hill ES	0	1,167		1,175	1,150	101%	828	1,150	72%	828	1150	72%	828	1640	50%	759	1,150	66%	758	1,150	66%	764	1,150	66%	770	1,150	67%	14		Boundary change to Cholee Lake ES in SY2008-09
Greenacres ES	0	629		633	768	82%	637	768	83%	637	768	83%	637	1160	55%	640	768	83%	631	768	82%	625	768	81%	629	768	82%			
Heritage ES	6	833	46	835	846	104%	849	846	100%	849	810	105%	849	1960	43%	877	846	104%	911	846	108%	916	846	108%	919	846	109%	11		Monitor enrollment
Liberty Park ES	0	821	15	844	966	87%	803	966	83%	803	966	83%	803	1330	60%	789	966	82%	774	966	80%	789	966	82%	799	966	83%			
ES-TOTAL / AVG		6,803	64	6,828	7,210	95%	6,134	7,390	83%	6,134	6,004	102%	6,134	11,460	54%	5,603	7,390	76%	5,643	7,210	78%	5,703	7,210	79%	5,768	7,210	80%			

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CONCURRENCY SERVICE AREA - 15 (c)

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION	
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization
MIDDLE																														
Emerald Cove MS (02-JJ)	0	1,063		1,085	1,434	74%	1,162	1,434	81%	1,162	1,434	81%	1,700	1700	100%	1,138	1,434	80%	1,143	1,434	80%	1,195	1,434	84%	1254	1,434	88%			
L.C. Swain MS	0	1,079		1,061	1,453	74%	993	1,452	68%	993	1,452	68%	993	1730	57%	995	1,452	69%	1,001	1,452	69%	1,052	1,452	72%	1078	1,452	74%			
Okeeheliee MS	7	1,145		1,135	1,710	67%	1,177	1,710	69%	1,177	1571	75%	1,177	1620	73%	1,356	1,710	79%	1,353	1,710	79%	1,362	1,710	80%	1341	1,710	78%	28	-7	Program capacity 1258; (Mods should be removed)
MS TOTAL / AVG		3,287	0	3,281	4,594	72%	3,332	4,593	73%	3,332	4,454	75%	3,870	5,050	77%	3,489	4,593	76%	3,497	4,593	76%	3,609	4,593	79%	3,673	4,593	80%			
HIGH																														
John I. Leonard HS	0	2,153		2,020	2,987	72%	2,115	2,902	73%	2,115	2,902	73%	2,115	2140	99%	2,229	2,902	77%	2,336	2,902	80%	2,380	2,902	82%	2497	2,902	86%			Proposed to Relieve Palm Beach Central High in SY2009-10
Palm Beach Central HS	17	2,687		2,648	2,862	94%	2,833	2,776	102%	2,768	2572	108%	2,768	2520	110%	2,817	2,776	101%	2,762	2,776	99%	2,669	2,776	96%	2611	2,776	94%			Relief in SY 2009-10 by John I. Leonard HS
HS TOTAL / AVG		4,840	0	4,668	5,849	83%	4,948	5,678	87%	4,883	5,474	89%	4,883	4,660	105%	5,046	5,678	89%	5,098	5,678	90%	5,049	5,678	89%	5,108	5,678	90%			

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NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION		
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization	
ES																															
Binks-Forest-ES	4	1,167		1,171	1,206	97%	1,149	1,206	95%	1149	1134	101%	1149	1790	64%	1,146	1,206	95%	1,148	1,206	95%	1,154	1,206	96%	1167	1,206	97%			Gifted program.	
Elbridge-Gale-ES	0	888		890	1,056	84%	909	1,056	86%	909	1056	86%	909	1330	68%	955	1,056	90%	981	1,056	93%	1,018	1,056	96%	1019	1,056	96%				
New Horizons-ES	7	694	6	717	749	93%	640	749	85%	640	623	103%	640	710	90%	619	749	83%	609	749	81%	626	749	84%	647	749	86%	8			
Panther-Run-ES	0	766	35	769	978	82%	757	978	77%	757	978	77%	757	1320	57%	738	978	75%	735	978	75%	741	978	76%	762	978	78%				
Wellington Area-ES (05-B)	0																													Postpone Occupancy date from SY 2011-12 to between SY 2012-13 and SY 2016-17	
Wellington-ES	4	874	73	872	1,076	88%	833	1,032	81%	833	1004	83%	833	930	90%	825	1,032	80%	824	1,032	80%	834	1,032	81%	852	1,032	83%	18		Addition opening SY2008-09; new capacity 1032; program capacity 960; Pre-K	
ES-TOTAL / AVG		4,386	114	4,419	5,065	89%	4,288	5,021	85%	5879	4,795	123%	4,288	6,080	71%	4,283	5,021	85%	4,297	5,021	86%	4,370	5,021	87%	4,447	5,021	89%				
MS																															
Polo-Park-MS	22	1,048		1,038	1,639	64%	1,023	1,638	62%	1,023	1202	85%	1,023	2270	45%	985	1,638	60%	916	1,638	56%	841	1,638	51%	819	1,638	50%	-12		12 Mods should be removed.	
Wellington Landings-MS	0	1,098		1,099	1,394	79%	1,128	1,394	81%	1,128	1,394	81%	1,128	1430	79%	1,116	1,589	70%	1,088	1,589	68%	1,004	1,589	63%	969	1,589	61%	11			
MS-TOTAL / AVG		2,146	0	2,137	3,030	71%	2,151	3,029	71%	2,151	2,593	83%	2,151	3,700	58%	2,101	3,227	65%	2,004	3,227	62%	1,845	3,227	57%	1,788	3,227	55%				
HIGH																															
Wellington-HS		2,226		2,196	2,278	98%	2,098	2,192	96%	1,999	2,192	91%	2088	2070	101%	1,999	2,192	86%	1,888	2,192	86%	1,880	2,192	86%	1,841	2,192	83%	23		Veterinarian Academy March 2009	
HS-TOTAL / AVG		2,226	0	2,196	2,278	98%	2,098	2,192	96%	1,999	2,192	91%	2088	2070	101%	1,999	2,192	91%	1,888	2,192	86%	1,880	2,192	86%	1,841	2,192	84%				

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity			
ELEMENTARY																													
Barton-ES	0	595		614	1,369	43%	604	1,369	44%	604	1369	44%	604	1260	48%	819	1,369	60%	817	1,369	60%	807	1,369	59%	815	1,369	60%		Relief to South Grade-ES in SY2009-10; program capacity 964
Citrus-Cove-ES	0	833		854	1,263	66%	833	1,263	66%	833	1263	66%	833	690	121%	828	1,049	79%	824	1,049	78%	833	1,049	79%	845	1,049	81%	20	Addition in SY2008/09; new capacity 1049; Program capacity 870; Boundary change from Hidden-Oaks in SY2008-09. Gifted program.
Crystal-Lakes-ES	16	676		671	927	73%	660	945	70%	660	639	103%	660	800	83%	619	927	67%	605	927	65%	604	927	65%	633	927	68%		ESE; HVAC project SY2008-09
Diamond-View-ES	19	905		905	1,076	84%	931	1,076	87%	931	734	127%	931	1930	48%	937	1,076	87%	949	1,076	88%	948	1,076	88%	969	1,076	90%		
Freedom-Shores-ES	20	1,046		1,029	1,076	97%	1,031	1,076	96%	1031	674	154%	1031	1680	61%	1,019	1,076	95%	1,017	1,076	95%	1,027	1,076	95%	1036	1,076	96%	12	Gifted program.
Hidden-Oaks-ES	8	984		1,015	1,122	88%	795	1,122	71%	795	978	81%	795	1360	58%	824	1,122	73%	842	1,122	75%	868	1,122	77%	875	1,122	78%		Boundary change to Sunset Palms ES-03-Z in SY2008-09
Indian-Pines-ES	0	885		894	1,130	78%	862	1,130	76%	862	1130	76%	862	1260	68%	865	1,130	77%	865	1,130	77%	887	1,130	78%	909	1,130	80%	5	
Lantana-ES	0	505	18	507	647	81%	502	647	78%	502	647	78%	502	1000	50%	505	647	78%	491	647	76%	494	647	76%	511	647	79%		
Rolling-Green-ES	0	721		724	1,174	61%	693	1,026	68%	693	1026	68%	693	1300	53%	690	1,026	67%	664	1,026	65%	675	1,026	66%	692	1,026	67%		Modernization SY2007-08 new capacity 1026; program capacity 964
Starlight-Cove-ES	0	790	28	755	1,112	74%	800	1,112	72%	800	1112	72%	800	1830	44%	802	1,112	72%	816	1,112	73%	847	1,112	76%	859	1,112	77%		Large ESE & ESOL
ES-TOTAL / AVG		7,940	46	7,965	10,896	73%	7,711	10,766	72%	7,711	9,569	81%	7,711	13,110	59%	7,908	10,534	75%	7,887	10,534	75%	7,990	10,534	76%	8,144	10,534	77%		

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CONCURRENCY SERVICE AREA - 17 (c)

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 - ACTUAL ENROLLMENT				08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			08/09 - PROJECTED ENROLLMENT			09/10 - PROJECTED ENROLLMENT			10/11 - PROJECTED ENROLLMENT			11/12 - PROJECTED ENROLLMENT			12/13 - PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION		
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room - CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization	
MIDDLE																															
Christa McAuliffe MS	7	1,275		1,083	1,132	113%	1,233	1,132	109%	1,223	993	123%	1,223	1380	89%	1,176	1,132	104%	1,168	1,132	103%	1,123	1,132	99%	1116	1,132	99%	19	Possible need for an additional modular in SY 2008. Potential boundary change to Congress or other area MS in SY2009-10. Monitor Enrollment		
Lantana MS	10	808		808	1,004	81%	822	1,000	82%	822	802	102%	822	1880	44%	825	1,000	83%	816	1,000	82%	806	1,000	81%	787	1,000	79%				
Tradewinds MS	0	1,218		1,215	1,220	100%	1,251	1,220	103%	1,251	1,220	103%	1,251	2050	61%	1,236	1,220	101%	1,235	1,220	101%	1,225	1,220	100%	1256	1,220	103%				
MS TOTAL / AVG		3,301	0	3,106	3,353	98%	3,306	3,352	99%	3,296	3,015	109%	3,296	5,340	62%	3,237	3,352	97%	3,219	3,352	96%	3,154	3,352	94%	3,159	3,352	94%				
HIGH																															
Boynton Beach HS	0	1,435		1,375	2,280	63%	1,443	2,194	66%	1,443		#VALUE!	1,443	2620	55%	1,507	2,194	69%	1,524	2,194	69%	1,619	2,194	74%	1631	2,194	74%	16	Relieving Park Vista High in SY2008-09.		
Park Vista HS	35	3,320		3,242	2,879	115%	3,233	3,268	99%	3,233	2437	133%	3,233	2350	138%	3,064	3,268	94%	3,007	3,268	92%	2,949	3,268	90%	2930	3,268	90%		Boundary change to Olympic Heights and Santaluces high schools in SY2008-09; Boundary change to Boynton Beach High in SY2008-09		
Santaluces HS	3	2,341	14	2,311	2,281	103%	2,318	2,195	106%	2,288	2124	108%	2,288	2080	110%	2,285	2,195	104%	2,208	2,195	101%	2,201	2,195	100%	2228	2,195	102%	16	Relieving Park Vista High in SY2008-09.		
HS TOTAL / AVG		7,096	14	6,928	7,440	96%	6,994	7,657	91%	6,964	4,561	153%	6,964	7,050	99%	6,856	7,657	90%	6,739	7,657	88%	6,769	7,657	88%	6,789	7,657	89%				

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg. 50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg. 50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg. 50)	Utilization w/o modulars (Bldg. 50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Coral Reef ES	0	1,128		1,131	1,162	97%	1,123	1,162	97%	1123	1162	97%	1123	1960	57%	1,116	1,162	96%	1,104	1,162	95%	1,109	1,162	95%	1111	1,162	96%	4		
Manatee ES	17	1,169	37	1,176	1,180	102%	1,160	1,080	107%	1160	774	150%	1160	1880	62%	1,150	1,080	106%	1,118	1,455	77%	1,119	1,455	77%	1130	1,455	78%	7		
ES TOTAL / AVG		2,297	37	2,307	2,342	100%	2,283	2,242	102%	2,283	1,936	118%	2,283	3,840	59%	2,266	2,242	101%	2,222	2,647	85%	2,228	2,647	85%	2,241	2,647	86%			
MIDDLE																														
Woodlands Community MS	0	1,257		1,250	1,211	104%	1,264	1,211	104%	1264	1211	104%	1264	1140	111%	1,287	1,211	102%	1,297	1,211	107%	1,291	1,211	107%	1327	1,211	110%	23	Monitor Enrollment	
MS TOTAL / AVG		1,257	0	1,250	1,211	104%	1,264	1,211	104%	1,264	1,211	104%	1,264	1,140	111%	1,287	1,211	106%	1,297	1,211	107%	1,291	1,211	107%	1,327	1,211	110%			

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION						
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization				Projected Enrollment	Capacity	Utilization			
ELEMENTARY																																	
Sunset Palms ES (03Z)	0						670	960	70%	670	960	70%	670	1280	52%	864	960	90%	924	960	96%	990	960	103%	1014	960	106%			New school opening in SY2008-09; Relief for Discovery Key, Hagen Road and Hidden Oaks ES schools; new capacity 960			
Crosspointe ES	8	781		799	918	85%	740	900	82%	740	756	98%	740	1720	43%	749	900	83%	754	900	84%	777	900	86%	793	900	88%			Boundary change to Plumosa ES schools in SY2008-09			
Forest Park ES	0	434	36	435	632	74%	430	798	54%	430	798	54%	430	1270	34%	524	798	65%	520	798	65%	519	798	65%	530	798	66%			Modernization opening in SY2008-09; new capacity 798; prog capacity 600			
Galaxy ES	0	472	16	478	635	77%	463	635	73%	463	635	73%	463	1130	41%	448	635	71%	437	635	69%	459	700	66%	448	700	64%	2		Modernization opening in SY2011-12; core 964; capacity 700.			
Hagen Road ES	0	724		740	598	121%	621	889	70%	621	889	70%	621	1370	45%	586	889	66%	634	889	71%	689	889	78%	748	889	84%	10		New School in SY2008-09; new capacity 889; program capacity 714; Boundary change to Sunset Palms ES 03-Z in SY2008-09.			
Poinciana ES	0	564		550	685	82%	560	685	82%	560	685	82%	560	1130	50%	560	685	82%	560	685	82%	560	685	82%	560	685	82%	560	685	82%			
ES TOTAL / AVG		2,969	52	3,002	3,468	87%	3,484	4,867	72%	3,484	4,723	74%	3,484	7,900	44%	3,725	4,867	77%	3,823	4,867	79%	3,994	4,932	81%	4,093	4,932	83%						
MIDDLE																																	
Congress Comm MS	0	943		949	1,432	66%	955	1,431	67%	955	1,431	67%	955	1740	55%	974	1,431	68%	975	1,431	68%	974	1,431	68%	948	1,431	66%			Potential Relieve C McAuliffe MS in SY2009-10			
Delray Area MS (03-LL) 6-8 (See Plumosa)																														Postpone project from SY 2012-13 to between SY2012-13 and SY 2016-17 CSR funds not available.			
Odyssey MS	13	1,064		1,050	1,489	71%	1,134	1,488	76%	1,134	1231	92%	1,134	2320	49%	1,132	1,488	76%	1,152	1,488	77%	1,139	1,488	77%	1144	1,488	77%						
MS TOTAL / AVG		2,004	0	1,999	2,921	69%	2,089	2,919	72%	2,089	2,662	78%	2,089	4,060	51%	2,106	2,919	72%	2,127	2,919	73%	2,110	2,919	72%	2,092	2,919	72%						

Capacity information obtained from Program Management Feb.15, 2008 table.

* CORE capacity is based on three seatings.

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization			
ELEMENTARY																														
Banyan Creek-ES	0	886	59	887	1,122	84%	899	1,104	81%	899	1104	81%	899	760	118%	911	1,104	83%	912	1,104	83%	918	1,104	83%	923	1,104	84%	20	Addition in SY2008-09; new capacity 1104; Program capacity 864; Gifted program; Core addition SY2009-10	
Morikami Park-ES	4	923		915	844	109%	886	844	105%	886	772	115%	886	920	96%	844	844	100%	844	844	100%	844	844	100%	844	844	100%		Program enrollment reduction SY2007-08 to SY2009-10 to meet CSR	
Orchard View-ES	0	617		631	764	81%	638	764	84%	638	764	84%	638	1090	59%	637	764	83%	637	764	83%	636	764	83%	650	764	85%	3		
Pine Grove-ES	0	457	16	472	674	70%	437	654	67%	437	654	67%	437	600	73%	446	654	68%	435	654	67%	416	654	64%	411	654	63%	15		
Plumosa-ES	0	387		388	581	67%	451	581	78%	451	581	78%	451	620	73%	457	581	79%	899	970	93%	911	970	94%	912	970	94%	3	Rebuild as a K-8 in SY2010/2011 New capacity approx 970 To be built in 2 phases, K5 and 6-8	
S.D.-Spady-ES	0	555	89	536	697	92%	565	697	81%	565	697	81%	565	1090	52%	565	697	81%	565	697	81%	565	697	81%	565	697	81%			
Village Academy-ES		440	17	629	1,721	27%	450	600	75%	433	602	72%	433	830	52%	450	600	75%	450	600	75%	450	600	75%	450	600	75%	5		
ES TOTAL / AVG		4,265	181	4,458	6,403	69%	4,326	5,244	82%	4,309	5,174	83%	4,309	5,910	73%	4,310	5,244	82%	4,742	5,633	84%	4,740	5,633	84%	4,755	5,633	84%			
MIDDLE																														
Carver-MS	0	920		943	1,503	61%	920	1,503	61%	920	1462	63%	920	1200	77%	906	1,503	60%	882	1,503	59%	878	1,503	58%	904	1,503	60%	18	Addition SY2008-09; new capacity 1462; program capacity 1200; Core Addition SY2011-12	
MS TOTAL / AVG		920	0	943	1,503	61%	920	1,503	61%	920	1,503	61%	920	1,200	77%	906	1,503	60%	882	1,503	59%	878	1,503	58%	913	1,503	61%			
HIGH																														
Atlantic HS	6	2,530		2,492	2,450	103%	2,459	2,364	104%	2459	2221	111%	2459	2500	98%	2,345	2,364	99%	2,239	2,364	95%	2,123	2,364	90%	2132	2,364	90%			
Village Academy Secondary (6-12)	0	204		215	225	91%	260	702	37%	260	700	37%	260	830	31%	310	702	44%	360	702	51%	410	702	58%	450	702	64%		Postpone build-out of Village Academy High between FY2013-FY2017	
HS TOTAL / AVG		2,734	0	2,707	2,675	102%	2,719	3,066	89%	2,719	2,921	93%	2,719	3,330	82%	2,655	3,066	87%	2,599	3,066	85%	2,533	3,066	83%	2,582	3,066	84%			

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CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION	
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	2/08 Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization
ELEMENTARY																														
Addison Mizner ES	22	857		537	888	97%	855	888	96%	855	492	174%	855	750	114%	857	888	97%	847	888	95%	856	888	96%	877	888	99%			Gifted program.
Boca Raton ES	0	386		389	404	96%	374	404	93%	374	404	93%	374	870	43%	372	404	93%	357	404	89%	358	404	89%	358	404	89%			
Calusa ES	4	739		745	656	113%	737	656	112%	737	584	126%	737	760	97%	759	656	116%	764	656	116%	759	656	116%	774	656	118%	8	2	Necessary boundary change to other area ES schools in SY2009-10 - Mods needed
Coral Sunset ES	0	724	102	724	990	83%	688	990	69%	688	990	69%	688	760	91%	677	990	68%	680	990	69%	704	990	71%	704	990	71%			Program Capacity 850.
Del Prado ES	11	892		899	767	116%	872	767	114%	872	674	129%	872	690	126%	882	767	115%	632	767	82%	659	767	86%	694	767	90%	4	3	Boundary change to West Boca ES-05-C in SY2010-11. Need Modulars. Program change to West Boca ES-05-C in SY2010-11 (split Gifted program).
Hammock Pointe ES	0	800		799	980	82%	781	980	80%	781	980	80%	781	1320	59%	784	980	80%	789	980	81%	824	980	84%	846	980	86%			
J.C. Mitchell ES	0	674	87	658	1,122	68%	687	1,122	61%	687	1,122	61%	687	1,190	58%	703	1,122	63%	726	1,122	65%	754	1,122	67%	777	1,122	69%			ESE
Sandpiper Shores ES	7	709		710	1,168	61%	649	1,168	56%	649	1,042	62%	649	740	88%	647	1,168	55%	654	1,168	56%	647	1,168	55%	654	1,168	56%			Large Pre-K; CSR Addition SY06-07; New Capacity 1168 / Program Capacity 808
Sunrise Park ES	9	1,056	28	1,048	900	120%	1,056	900	117%	1,056	738	143%	1,056	1,960	54%	1,068	900	119%	884	900	98%	880	900	98%	874	900	97%	14	7	Boundary change to Whispering Pines ES in SY2010-11 in conjunction with opening of West Boca ES-05-C (Need 5 additional modulars by October 2008)
Verde ES	12	762		775	770	99%	752	770	98%	752	554	136%	752	930	81%	743	770	96%	755	770	98%	764	770	99%	774	770	101%	4		Monitor enrollment; Potential boundary change to adjacent area ES schools in SY2010-11
Waters Edge ES	0	879		884	764	115%	828	746	111%	828	746	111%	828	1830	45%	797	746	107%	676	746	91%	675	746	90%	686	746	92%	10	4	Program change to West Boca ES-05-C (split Gifted program).
West BR Area ES-05-C	0																		572	964	59%	570	964	59%	565	964	59%			Occupancy date SY 2010-11. Relieving Sunrise Park and Del Prado ES schools; students also assigned from Whispering Pines ES; Core 960; Program capacity 695
Whispering Pines ES	0	577		572	609	95%	556	609	91%	556	609	91%	556	760	73%	562	667	84%	567	667	85%	590	667	88%	643	667	96%		10	Addition in SY2009-10; new capacity 667; program capacity 620; Boundary change to West Boca ES-05-C in SY2010-11; Core addition in SY2011-12
ES TOTAL / AVG		9,052	217	8,737	10,015	93%	8,835	9,997	88%	8,835	8,932	99%	8,835	12,560	70%	8,848	10,055	88%	8,894	11,019	84%	9,034	11,019	82%	9,214	11,019	84%			

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(as of August 4, 2008)

CONCURRENCY SERVICE AREA - 21 (c)

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT				08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION	
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room-CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity				Utilization
MIDDLE																														
Boca-Raton-MS	0	1,203		1,150	1,416	85%	1,255	1,415	89%	1,255	1415	89%	1,255	1740	72%	1,265	1,415	89%	1,237	1,415	87%	1,252	1,415	89%	1267	1,415	90%			
Don-Estridge-High-Tech-MS	3	1,221		1,210	1,212	101%	1,215	1,212	100%	1,215	1153	105%	1,215	2190	55%	1,212	1,212	100%	1,212	1,212	100%	1,209	1,212	100%	1208	1,212	100%			
Eagles-Landing-MS	0	1,222		1,241	1,105	111%	1,264	1,105	114%	1,264	1105	114%	1,264	1610	79%	1,226	1,105	111%	1,186	1,105	107%	1,133	1,105	102%	1181	1,105	107%	22	5	Modulars needed in 08/09 or SCS. Potential change to Carver Middle in SY 09/10
Loggers-Run-MS	0	1,065		1,055	964	110%	1,059	963	110%	1,059	963	110%	1,059	1250	85%	1,001	963	104%	918	963	95%	817	963	85%	781	963	81%	17		
Omni-MS	18	1,254		1,256	1,396	90%	1,294	1,395	93%	1,294	1039	125%	1,294	1380	94%	1,245	1,395	89%	1,253	1,395	90%	1,211	1,395	87%	1224	1,395	88%			
MS-TOTAL / AVG		5,965	0	5,912	6,093	98%	6,087	6,090	100%	6,087	6090	100%	6,087	8,170	75%	5,949	6,090	98%	5,806	6,090	95%	5,622	6,090	92%	5664	6,090	93%			
HIGH																														
Boca-Raton-HS	0	2,325		2,366	2,772	84%	2,420	2,757	88%	2,400	2,757	87%	2,400	2450	98%	2,404	2,757	87%	2,319	2,757	84%	2,263	2,757	82%	2275	2,757	83%			
Olympic-Heights-HS	0	1,513		1,470	2,393	63%	1,486	2,307	64%	1,496	2,307	65%	1,496	2400	62%	1,568	2,307	68%	1,626	2,307	70%	1,748	2,307	76%	1783	2,307	77%			Teacher Ed Academy SY2008-09
Spanish-River-HS	0	2,135		2,115	2,248	95%	2,141	2,151	100%	2,101	2,151	98%	2,101	2180	96%	2,053	2,151	95%	1,916	2,151	89%	1,882	2,151	88%	1855	2,151	86%	15		Biotechnology Academy SY2008-09; 71 additional capacity
West-Boca-Raton-Community-HS	0	2,250		2,202	2,420	93%	2,218	2,315	96%	2,208	2,315	95%	2,208	2400	92%	2,166	2,315	94%	2,094	2,315	90%	2,086	2,315	90%	1992	2,315	86%			
HS-TOTAL / AVG		8,223	0	8,153	9,833	84%	8,265	9,530	87%	8,205	9,530	86%	8,205	9,430	87%	8,191	9,530	86%	7,955	9,530	83%	7,979	9,530	84%	7,905	9,530	83%			

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(as of August 4, 2008)

CONCURRENCY SERVICE

Section H, Item C.

NAME OF SCHOOL	Modular Classrooms (Bldg.-50) as of 3/8/08	07/08 ACTUAL ENROLLMENT					08/09 PROJECTED ENROLLMENT			08/09 PROJECTED ENROLLMENT			09/10 PROJECTED ENROLLMENT			10/11 PROJECTED ENROLLMENT			11/12 PROJECTED ENROLLMENT			12/13 PROJECTED ENROLLMENT			Relocatables (Non-Modulars)	Modulars (Bldg.-50) suggested Changes in SY08/09 if no non-capital solution available	PLANNING SOLUTION		
		Oct. Actual Enrollment	Pre-K Enrollment	Feb. Actual Enrollment	Capacity	Oct. Utilization with Pre-K	Projected Enrollment	Capacity w/o modulars	Utilization	Projected Enrollment	Capacity w/o modulars (Bldg.-50)	Utilization w/o modulars (Bldg.-50)	Projected Enrollment	Dining Room CORE Capacity	CORE Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization	Projected Enrollment	Capacity	Utilization				Projected Enrollment	Capacity
ELEMENTARY																													
Belle Glade ES	0	549	27	549	782	74%	532	782	68%	532	782	68%	532	1610	33%	514	800	64%	519	800	65%	528	800	66%	534	800	67%	12	Addition in SY2009-10; core 960; capacity-800. Gifted program.
Glade View ES	0	416	24	381	580	76%	400	580	69%	400	580	69%	400	680	59%	426	580	73%	426	580	73%	434	580	75%	445	580	77%	10	Modernization postponed from SY-2012-13 to SY-2013-14
Grove ES	8	884		914	924	96%	866	924	94%	866	924	94%	866	680	127%	857	924	93%	866	924	94%	873	924	94%	881	924	94%	26	Modernization opening in SY 2011-12; new capacity 964.
K.E. Cunningham / Canal Point ES	0	496	15	495	707	72%	509	707	72%	509	707	72%	509	650	78%	460	707	65%	472	707	67%	490	707	69%	480	707	68%	2	Sixth grade moves to Pahokee Area MS School 03-MM in SY2010-11
Pahokee ES (K-6)	0	507	36	491	671	81%	472	671	70%	472	671	70%	472	750	63%	396	671	59%	396	671	59%	440	671	66%	450	671	67%	10	programs; Pre-K / ESE Sixth grade moves to Pahokee Area MS School 03-MM in SY2010-11.
Pioneer Park ES	0	451		459	800	56%	441	800	55%	441	800	55%	441	1610	27%	436	800	55%	434	800	54%	444	800	56%	457	800	57%		ESE
Rosenwald ES	0	287	16	304	543	56%	265	543	49%	265	543	49%	265	730	36%	255	543	47%	261	543	48%	257	543	47%	272	543	50%	4	ESE
ES TOTAL / AVG		3,590	118	3,593	5,007	74%	3,485	5,007	70%	3,485	5,007	70%	3,485	6,740	52%	3,344	5,025	67%	3,374	5,025	67%	3,466	5,025	69%	3,519	5,025	70%		
MIDDLE																													
Lake Shore MS	6	820		802	1,416	58%	830	1,415	59%	830	1,296	64%	830	1,420	58%	820	1,415	58%	797	1,415	56%	774	1,415	55%	763	1,415	54%		Mods placed for AAA school
Pahokee Area MS (03-MM)																422	662	64%	422	662	64%	404	662	61%	395	662	60%		New School opening postponed from SY2008-09 to SY-2009-10; Capacity 662
MS TOTAL / AVG		820	0	802	1,416	58%	830	1,415	59%	830	1,296	64%	830	1,420	58%	1,242	2,077	60%	1,219	2,077	59%	1,178	2,077	57%	1,158	2,077	56%		
HIGH																													
Glades Central HS	0	1,215		1,136	1,499	81%	1,127	1,339	84%	1,127	1,339	84%	1,127	1,290	87%	1,103	1,339	82%	1,059	1,339	79%	1,043	1,339	78%	1,058	1,339	79%	26	Academy SY2008-09; 156 additional capacity
Pahokee Mid/Sr. (Grades 7-12)	0	950		954	1,214	78%	911	1,151	79%	926	1,151	80%	926	870	106%	603	1,151	52%	562	1,151	49%	547	1,151	48%	554	1,151	48%	2	Seventh & Eighth grades move to Pahokee Area MS School 03-MM in SY2010-11
HS TOTAL / AVG		2,165	0	2,090	2,713	80%	2,038	2,490	82%	2,053	2,490	82%	2,053	2,160	95%	1,706	2,490	69%	1,621	2,490	65%	1,590	2,490	64%	1,612	2,490	65%		

Summary of Estimated Revenues for Fiscal Years 2009 - 2013

Estimated Revenue	Total	Prior Year Revenue	Plan Years	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
State Sources								
Class Size Reduction	-		-		-			
CO & DS	5,219,870		5,219,870	1,043,974	1,043,974	1,043,974	1,043,974	1,043,974
PECO Bonds—Maintenance	34,489,654		34,489,654	5,358,606	6,544,312	7,538,390	7,524,173	7,524,173
PECO Bonds—Const.	9,994,456		9,994,456	3,794,778	1,104,263	1,623,204	1,736,107	1,736,107
Subtotal State Sources	49,703,980		49,703,980	10,197,358	8,692,549	10,205,565	10,304,254	10,304,254
Local Sources								
Special Millage	1,412,459,819		1,412,459,819	279,695,512	276,898,557	276,898,557	285,205,514	293,761,679
Carryover	196,657,426		196,657,426	119,821,454	22,799,201	17,581,394	18,898,814	17,556,563
Impact Fees	13,696,550		13,696,550	2,739,310	2,739,310	2,739,310	2,739,310	2,739,310
Interest Income	16,000,000		16,000,000	3,500,000	2,500,000	3,000,000	3,500,000	3,500,000
Miscellaneous Local Revenue Prior to 2008	1,763,029,983	1,763,029,983	-					
Subtotal Local Sources	3,401,843,778	1,763,029,983	1,638,813,795	405,756,276	304,937,068	300,219,261	310,343,638	317,557,552
Other Revenue Sources								
GOPs Proceeds	304,848,332		304,848,332	106,231,892		49,933,357	44,490,117	104,192,966
FEMA Mitigation Grant	-		-					
Referendum	250,000,000	83,000,000	167,000,000	121,000,000	46,000,000			
Subtotal Other Revenue Sources	554,848,332	83,000,000	471,848,332	227,231,892	46,000,000	49,933,357	44,490,117	104,192,966
TOTAL REVENUES	4,006,396,090	1,846,029,983	2,160,366,107	643,185,526	359,629,617	360,358,183	365,138,009	432,054,772

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
New Construction								
New Schools								
Emerald Cove Middle (02-JJ)	34,840,063	34,840,063	-					
Jupiter Farms Area Middle (03-NN)	99,671	99,671	-					
Marsh Pointe Elem (03-X)	21,937,817	21,937,817	-					
Pahokee Area Middle (03-MM)	37,296,466	2,521,410	34,775,056	34,775,056				
Pine Jog Environmental Elem (03-Y)	37,613,076	37,613,076	-					
Plumosa 6--8	-		-					
Riviera Beach High (02-MMM)	109,410,431	2,500,000	106,910,431				2,717,465	104,192,966
Scripps Area Elem (04-A)	-		-					
Sunset Palm Elem (03-Z)	30,065,316	30,065,316	-					
West Boca Elem (05-C)	33,671,229	1,894,790	31,776,439	31,776,439				
West Central Community Elem (03-W)	39,407,793	2,180,079	37,227,714	37,227,714				
WPB / LW Area High (03-OOO)	-		-					
WPB Area Elem (06-D)	33,553,618	33,553,618	-					
WPB Area Middle (04-OO)	-		-					
Subtotal New Schools	377,895,480	167,205,840	210,689,640	103,779,209	-	-	2,717,465	104,192,966
Modernizations/Replacements								
Allamanda Elem Modernization	28,978,930	28,978,930	-					
Bak Middle School of the Arts Modernization	36,827,664	36,827,664	-					
Barton Elem Modernization	33,193,266	33,193,266	-					
Berkshire Elem Modernization	28,602,807	28,407,965	194,842	194,842				
Boca Raton Middle Modernization	36,413,919	36,413,919	-					
CO Taylor Elementary Modernization	44,151,875	44,151,875	-					
Congress Middle Modernization	33,733,046	33,733,046	-					
DD Eisenhower Elem Modernization	27,419,424	27,419,424	-					
Forest Park Elem Modernization	31,655,184	31,655,184	-					
Future School Modernizations	750,000		750,000	150,000	150,000	150,000	150,000	150,000
Galaxy Elem Modernization	43,634,679		43,634,679			3,834,527	39,800,152	
Gladeview Elem Modernization	-		-					
Gold Coast Modernization	-		-					
Gove Elem Modernization	3,801,511		3,801,511				3,801,511	
Hagen Road Elem Modernization	31,008,823	30,319,279	689,544	689,544				
Indian Ridge School Modernization	15,936,825	15,936,825	-					
JF Kennedy Middle Modernization	33,750,090	33,750,090	-					
North Palm Beach Elem Modernization	3,071,532		3,071,532				3,071,532	
Northboro Elem Modernization	33,009,133	4,259,570	28,749,563	28,749,563				

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY- 2009	FY- 2010	FY- 2011	FY- 2012	FY- 2013
Palm Beach Gardens Elem. Modernization	30,243,144	30,243,144	-					
Palm Beach Gardens High Modernization	106,022,848	106,022,848	-					
Plumosa K-5 Modernization	30,794,290	2,500,000	28,294,290	28,294,290				
Rolling Green Elem Modernization	26,536,387	26,536,387	-					
Roosevelt Full Service Modernization	-	-	-					
Royal Palm School Modernization	43,013,252	43,013,252	-					
Suncoast High Modernization	91,541,495	89,104,301	2,437,194	2,437,194				
Transportation (West Central)	-	-	-					
Transportation Compound (South)	1,303,533	1,303,533	-					
West Area Ed Complex Modernization	24,675,919	914,043	23,761,876			23,761,876		
Westward Elem Modernization	32,342,879	32,342,879	-					
Wynnebrook Elem Modernization	-	-	-					
Subtotal Modernizations	852,412,452	717,027,421	135,385,031	60,515,433	150,000	27,746,403	46,823,195	150,000
Additions and Remodeling								
Bak Middle School of the Arts Auditorium	5,003,089	5,003,089	-					
Banyan Creek Elem Core Expansion	4,689,965	-	4,689,965				4,689,965	
Banyan Creek Elem Addition	13,794,581	13,794,581	-					
Belle Glade Elem Addition Pre-K	7,282,638	785,714	6,496,924	6,496,924				
Benoist Farms Elem Pre-K	3,381,306	3,381,306	-					
Boca Raton High Career Academy	20,778,818	20,778,818	-					
Boca Raton High Stadium	11,190,467	11,190,467	-					
Boca Raton High Swimming Pool	2,561,549	850,000	1,711,549		1,711,549			
Boynton Beach High Academy	10,715,000	10,715,000	-					
Canal Point Elem Brick Remediation	-	-	-					
Carver Middle Addition	10,130,872	10,130,872	-					
Carver Middle Core Addition	1,312,500	-	1,312,500		1,312,500			
Cholee Lake Elem Pre-K	1,322,542	1,322,542	-					
Citrus Cove Elem Addition	14,250,397	14,250,397	-					
Crestwood Middle Core and Classroom Addition	1,808,510	1,808,510	-					
Cypress Trails Elem Brick Remediation	-	-	-					
Del Prado Elem Brick Remediation	-	-	-					
Ed Plant Survey & Facility Condition Assessment	1,930,000	-	1,930,000		1,930,000			
Fulton Holland Window Project	7,448,357	7,448,357	-					
Glades Central High Academy	9,577,320	9,577,320	-					
H.L. Johnson Elem Addition	16,909,309	16,909,309	-					
Indian Pines Elem Addition	13,440,520	13,440,520	-					
Indian Pines Elem Pre-K	1,266,119	1,266,119	-					
Jerry Thomas Elem Addition	15,860,405	15,860,405	-					
JF Kennedy Middle Athletic Fields	2,310,000	-	2,310,000		2,310,000			

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Jupiter Middle	-	-	-					
Jupiter Old Elem	8,845,182	8,845,182	-					
Lake Worth High Teacher Academy	1,573,260	1,573,260	-					
Lake Worth Middle Addition	8,847,127	8,847,127	-					
Lake Worth Middle Core Addition	1,312,500	-	1,312,500		1,312,500			
Liberty Park Addition & HVAC Replace.	16,257,100	16,257,100	-					
Limestone Creek Elem Addition	14,051,313	14,051,313	-					
Maintenance Compound (South)	750,000	750,000	-					
Maintenance Compound (West Central)	-	-	-					
Maintenance Compound (West)	500,000	500,000	-					
Manatee Elem	21,796,154	1,442,661	20,353,493			20,353,493		
Okechee Middle Addition	9,529,191	9,529,191	-					
Olympic Heights High Teacher Acad.	1,929,845	1,929,845	-					
Pahokee Elem	2,452,683	-	2,452,683	2,452,683				
Pahokee High Remodeling	5,817,988	-	5,817,988			5,817,988		
Pahokee High Stadium	13,223,423	13,223,423	-					
Palm Beach Lakes High Add. & Acad.	15,621,191	15,621,191	-					
Palm Beach Lakes High Auditorium	12,999,459	12,999,459	-					
Relocatables and Modulars Purchase	14,249,730	-	14,249,730	2,500,000	2,750,000	3,000,000	2,999,730	3,000,000
Roosevelt Middle	10,336,652	10,336,652	-					
Sabal Palm School Renovation	157,500	157,500	-					
School Food Services Build Out	5,917,408	5,917,408	-					
Seminole Trails Elem	13,964,012	951,975	13,012,037	13,012,037				
Spanish River High Auditorium	9,917,339	9,917,339	-					
Spanish River High Biotech Academy	4,520,467	4,520,467	-					
Spanish River High Teacher Academy	1,199,100	1,199,100	-					
Village Academy Buildout	1,700,000	-	1,700,000	1,700,000				
Village Academy Secondary Addition	19,526,025	19,526,025	-					
W.T. Dwyer High Academy	3,905,540	3,905,540	-					
W.T. Dwyer High Addition	7,913,111	7,913,111	-					
Wellington Elem Addition	21,805,230	21,805,230	-					
Wellington High Auditorium	13,650,889	13,650,889	-					
Wellington High Veterinarian Academy	2,805,000	2,805,000	-					
Whispering Pines Elem	4,578,105	4,228,105	350,000	350,000				
Whispering Pines Elem Core Addition	4,001,614	-	4,001,614					4,001,614
Subtotal Additions	452,618,402	370,917,419	81,700,983	26,511,644	11,326,549	29,171,481	7,689,695	7,001,614
Subtotal New Construction	1,682,926,334	1,255,150,680	427,775,654	190,806,286	11,476,549	56,917,884	57,230,355	111,344,580

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Other Items								
Debt Service								
Capital Contingency	47,238,408	23,936,139	23,302,269	9,900,000	1,797,694	4,826,239	1,546,741	5,231,594
COP Lease Payments	968,548,380	161,717,679	806,830,701	159,826,000	159,826,000	158,063,479	162,161,756	166,953,466
Commercial Paper Payments	250,000,000	83,000,000	167,000,000	121,000,000	46,000,000			
ERP Lease Payments	12,641,409	10,587,948	2,053,461	2,053,461				
Survivor's Facility Lease	3,448,392	1,857,000	1,591,392	509,800	530,192	551,400		
Subtotal Debt Service	1,281,876,588	281,098,766	1,000,777,822	293,289,261	208,153,886	163,441,118	163,708,497	172,185,060
Educational Technology								
Alternative Education	1,000,000	750,000	250,000	250,000				
Application Instructional Software	7,611,189	6,111,189	1,500,000	1,500,000				
Computer Refresh	33,757,568	26,755,885	7,001,683	7,001,683				
Digital Divide	300,000	150,000	150,000	150,000				
Edline Student / Parent Portal	422,180		422,180	422,180				
Educational Data Warehouse	25,272,620	20,372,620	4,900,000	4,900,000				
Language Divide	50,000		50,000	50,000				
Learning Village	200,000		200,000	200,000				
NCLB Educational Technology Initiative	300,000		300,000	300,000				
New School Technology	300,000		300,000	300,000				
On-Line Assessments	7,907,263	6,600,000	1,307,263	1,307,263				
Online Professional Development	100,000		100,000	100,000				
Technology Tools	6,500,000	3,500,000	3,000,000	3,000,000				
Subtotal Educational Technology	153,852,718	64,239,694	89,613,024	19,481,126	17,143,391	17,143,391	17,657,693	18,187,423
Maintenance								
Building Envelope Maintenance Program	18,500,000	16,000,000	2,500,000	2,500,000				
County Wide Custodial Equipment	694,672	530,672	164,000	164,000				
Environmental Service Contracts	2,940,874		2,940,874	2,940,874				
Fire & Life Safety Systems	5,636,858	2,552,858	3,084,000	3,084,000				
Lake Shore Annex	1,408,000		1,408,000	1,408,000				
LCD Projector Installation	1,500,000		1,500,000	1,500,000				
Maintenance Projects	15,033,597	11,612,000	3,421,597	3,421,597				
Minor Projects	37,155,258	28,167,258	8,988,000	8,988,000				
FY08 Carryover	5,000,000		5,000,000	5,000,000				
Preventive Maintenance	6,429,600	4,350,000	2,079,600	2,079,600				
Relocatables - Leasing	54,600		54,600	54,600				
Relocatables - Relocation	4,818,400		4,818,400	4,818,400				

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY- 2009	FY- 2010	FY- 2011	FY- 2012	FY- 2013
Subtotal Maintenance	228,624,227	63,212,788	165,411,439	35,959,071	31,643,982	31,643,982	32,593,302	33,571,101
Other Items								
10-Book Fund Library Core Collections	750,000	550,000	200,000	200,000				
Academic Compliance System	1,039,117	738,387	300,730	300,730				
AV Equipment Replacement fund / Destiny Library	2,611,000	1,515,000	1,096,000	1,096,000				
Capital Maintenance Transfer	140,300,000	91,300,000	49,000,000	49,000,000				
Choice and Career Programs Furniture & Equipmen	3,580,000	2,680,000	900,000	900,000				
County Wide Equipment	5,117,409	3,117,409	2,000,000	2,000,000				
Destiny Textbook Manager	9,200		9,200	9,200				
Digital Video Repository	44,325		44,325	44,325				
Distance Learning, Virtual School, Teleconferencing	191,597		191,597	191,597				
Infrastructure Development	1,254,285		1,254,285	1,254,285				
Multi-Media Centers	81,900		81,900	81,900				
Musical Instruments	600,000	400,000	200,000	200,000				
Newly Approved Choice Programs FF&E	350,000		350,000	350,000				
PREP Computer Stations	82,000		82,000	82,000				
Property Insurance	9,000,000		9,000,000	9,000,000				
Salaries/Benefits for established personnel	979,602		979,602	979,602				
Tower Fund: Repair and Maintenance - External	156,580		156,580	156,580				
Subtotal Other Items	403,192,877	100,300,796	302,892,081	65,846,219	57,944,673	57,944,673	59,683,013	61,473,503
Security								
4.9 GHz Radio Frequency Utilization	200,000		200,000	200,000				
Card Readers, Security Control Points and Key	110,000		110,000	110,000				
New Repeaters at Tower Sites	200,000		200,000	200,000				
Video Surveillance Systems	560,000		560,000	560,000				
Repeater & Radio Replacement	160,000		160,000	160,000				
Intrusion Alarm Systems	300,000		300,000	300,000				
Subtotal Security	7,037,988	-	7,037,988	1,530,000	1,346,400	1,346,400	1,386,792	1,428,396
Technology								
Application Development	1,402,155		1,402,155	1,402,155				
Second Internet Link at Seminole Ridge	1,000,000		1,000,000	1,000,000				
Blackberry / PDA Server Licenses	35,000		35,000	35,000				
Business Operating Systems	10,524,258	7,723,629	2,800,629	2,800,629				
Business Replacement Project / HRIM	9,192,095	8,688,536	503,559	503,559				
Computer Assisted Facility Management	8,103,228	4,660,009	3,443,219	3,443,219				
Call Center Software	20,000		20,000	20,000				
Classroom Data Cabling	100,000		100,000	100,000				

Summary of Capital Improvement Program for Fiscal Years 2009-2013

Project	Total	Prior to 2009	Plan Years	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Computer Purchases / Admin Refresh	436,375		436,375	436,375				
Conference Bridge / Hospital Homebound	355,000		355,000	355,000				
County Fiber Construction	1,100,000	600,000	500,000	500,000				
Disaster Recovery Site (Seminole Ridge)	1,472,000		1,472,000	1,472,000				
District Server Refresh	100,000		100,000	100,000				
Document Imaging System	100,000		100,000	100,000				
ERP	4,880,628		4,880,628	4,880,628				
Hardware / Software	3,532,235		3,532,235	3,532,235				
Image and RIP Creation	15,000		15,000	15,000				
IT Portal Development	692,942		692,942	692,942				
IT Security	17,066,461	15,182,410	1,884,051	1,884,051				
ITIL Implementation	135,000		135,000	135,000				
Modular Messaging Port Expansion	240,000		240,000	240,000				
Administrative Technology for New Schools	2,076,500	2,000,000	76,500	76,500				
Project Management System	203,398		203,398	203,398				
SAN Capacity Buildout	1,500,000		1,500,000	1,500,000				
School Center Administrative Technology	13,705,352	10,184,096	3,521,256	3,521,256				
School LAN Switch	422,000		422,000	422,000				
School Network Moves -- Adds -- Changes	100,000		100,000	100,000				
School Wireless Networks	47,000		47,000	47,000				
Student System Application State/Board Revisions (728,743		728,743	728,743				
Student System Enhancement	25,000		25,000	25,000				
Web Forms	50,500		50,500	50,500				
Wireless Security	200,000		200,000	200,000				
Subtotal Technology	189,440,510	49,038,680	140,401,830	30,522,190	26,859,527	26,859,527	27,665,313	28,495,272
Transportation								
School Buses	38,739,952	32,988,579	5,751,373	5,751,373				
Subtotal Transportation	59,444,849	32,988,579	26,456,270	5,751,373	5,061,208	5,061,208	5,213,044	5,369,436
Subtotal Other Items	2,323,469,756	590,879,303	1,732,590,453	452,379,240	348,153,068	303,440,299	307,907,654	320,710,192
TOTAL PROJECTS	4,006,396,090	1,846,029,983	2,160,366,107	643,185,526	359,629,617	360,358,183	365,138,009	432,054,772

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SUMMARY BUDGET
Fiscal Year 2008-2009

SECTION I. ASSESSMENT AND MILLAGE LEVIES

~~A. Certification of Taxable Value of Property in County by Property Appraiser~~

~~Nonexempt Assessed Valuation:~~

168,237,902,004.00

~~B. Millage Levies on Nonexempt Property:~~

DISTRICT MILLAGE LEVIES

	Nonvoted	Voted	Total
1. Required Local Effort Tax	4.8980		4.8980
2. Current Operating Discretionary Tax	0.6030		0.6030
3. Additional Millage			
4. Capital Improvement Tax	1.7500		1.7500
5. Interest and Sinking Tax			
TOTAL MILLS	7.2510		7.2510

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
 DISTRICT SUMMARY BUDGET
 For Fiscal Year Ended June 30, 2009

SECTION II. GENERAL FUND - FUND 100

ESTIMATED REVENUES	Account Number	
FEDERAL:		
Federal Impact, Current Operations	3121	13,000.00
Reserve Officers Training Corps (ROTC)	3191	650,000.00
Miscellaneous Federal Direct	3199	
Total Federal Direct	3100	663,000.00
FEDERAL THROUGH STATE AND LOCAL:		
Medicaid	3202	2,300,000.00
National Forest Funds	3255	
Federal Through Local	3280	
Miscellaneous Federal through State	3299	
Total Federal Through State And Local	3200	2,300,000.00
STATE:		
Florida Education Finance Program (FEFP)	3310	80,750,519.00
Workforce Development	3315	15,888,063.00
Workforce Development Capitalization Incentive Grant	3316	
Workforce Education Performance Incentive	3317	278,857.00
Adults With Disabilities	3318	1,320,703.00
CO & DS Withheld for Administrative Expense	3323	107,304.00
Florida Teacher's Lead Program	3334	2,348,548.00
Diagnostic and Learning Resources Centers	3335	
Instructional Materials	3336	16,079,432.00
Racing Commission Funds	3341	
State Forest Funds	3342	
State License Tax	3343	315,000.00
District Discretionary Lottery Funds	3344	7,108,873.00
Transportation	3354	26,161,939.00
Class Size Reduction Operating Funds	3355	185,529,475.00
School Recognition Funds	3361	8,798,993.00
Excellent Teaching Program	3363	2,230,668.00
Voluntary Prekindergarten Program	3371	4,233,537.00
Preschool Projects	3372	
Reading Programs	3373	
Full Service Schools	3378	
Other Miscellaneous State Revenue	3399	478,100.00
Total State	3300	351,630,011.00
LOCAL:		
District School Tax	3411	879,202,864.00
Tax Redemptions	3421	
Payment in Lieu of Taxes	3422	
Excess Fees	3423	
Tuition (Non-Resident)	3424	
Rent	3425	1,101,000.00
Interest, Including Profit On Investment	3430	5,375,534.00
Gifts, Grants and Bequests	3440	481,552.50
Adult General Education Course Fees	3461	
Postsecondary Vocational Course Fees	3462	
Continuing Workforce Education Course Fees	3463	
Capital Improvement Fees	3464	
Postsecondary Lab Fees	3465	
Lifelong Learning Fees	3466	
General Education Development (GED) Testing Fees	3467	
Financial Aid Fees	3468	
Other Student Fees	3469	1,448,410.00
Preschool Program Fees	3471	
Prekindergarten Early Intervention Fees	3472	
School Age Child Care Fees	3473	21,306,468.00
Other Schools, Courses and Classes Fees	3479	
Miscellaneous Local Sources	3490	28,741,478.00
Total Local	3400	937,657,306.50
TOTAL ESTIMATED REVENUES		1,292,250,317.50
OTHER FINANCING SOURCES		
Loans	3720	
Sale of Capital Assets	3730	
Loss Recoveries	3740	
Transfers In:		
From Debt Service Funds	3620	
From Capital Projects Funds	3630	61,249,929.00
From Special Revenue Funds	3640	
From Permanent Fund	3660	
From Internal Service Funds	3670	
From Enterprise Funds	3690	
Total Transfers In	3600	61,249,929.00
TOTAL OTHER FINANCING SOURCES		61,249,929.00
Fund Balance, July 1, 2008	2800	120,719,671.04
TOTAL ESTIMATED REVENUES, OTHER FINANCING SOURCES, AND FUND BALANCE		1,474,219,917.54

SECTION II. GENERAL FUND - FUND 100 (Continued)

APPROPRIATIONS	Account Number	Totals	Salaries 100	Employee Benefits- 200	Purchased Services- 300	Energy Services- 400	Materials & Supplies- 500	Capital Outlay- 600	Other Expenses- 700
Instruction	5000	899,077,366.96	595,563,976.35	195,325,116.42	66,830,763.11	5,000.00	30,545,333.21	384,260.92	10,422,916.95
Pupil Personnel Services	6100	44,129,462.12	30,421,750.00	10,084,347.00	3,336,466.19		195,841.93	11,487.00	79,570.00
Instructional Media Services	6200	23,677,285.51	12,689,734.30	4,524,554.89	374,699.48	11,126.00	5,109,550.53	916,965.31	50,655.00
Instruction and Curriculum Development Services	6300	31,971,876.66	23,866,049.00	7,385,917.50	344,018.00		275,566.06	55,570.10	44,756.00
Instructional Staff Training Services	6400	16,150,554.25	8,635,465.58	2,780,076.42	1,110,106.79		302,437.46	22,215.00	3,300,253.00
Instruction Related Technology	6500	4,952,957.60	3,501,544.00	1,443,413.00	1,671.00		947.00	1,424.60	3,958.00
Board	7100	6,804,434.53	3,174,356.00	929,470.00	1,089,191.63		38,691.00	8,597.94	1,564,128.00
General Administration	7200	7,549,582.71	5,018,610.00	1,444,583.00	873,720.46	7,650.00	91,911.00	23,896.25	89,212.00
School Administration	7300	94,567,079.19	70,775,555.56	22,604,079.14	378,826.39		768,173.38	29,759.28	10,685.44
Facilities Acquisition and Construction	7400	458,350.00			444,840.00			13,510.00	
Fiscal Services	7500	6,254,216.54	3,912,077.00	1,268,147.00	795,461.80		84,777.66	15,964.97	177,788.11
Central Services	7700	15,675,736.74	9,279,985.00	3,040,806.00	2,769,167.94	62,481.00		63,773.80	459,523.00
Pupil Transportation Services	7800	51,088,670.52	25,766,713.00	11,560,744.00	2,885,649.18	6,174,150.00	3,847,002.22	160,200.92	694,211.20
Operation of Plant	7900	140,592,575.71	40,348,219.00	17,207,188.81	26,289,336.21	45,208,355.72	3,423,060.33	202,622.64	7,913,793.00
Maintenance of Plant	8100	50,012,198.74	4,742,555.00	1,678,270.00	11,622,639.68	1,068,833.97	7,232,558.18	1,202,851.91	22,464,490.00
Administrative Technology Services	8200	5,525,603.45	3,374,957.00	1,063,537.00	934,469.75		65,723.70	42,739.20	44,176.80
Community Services	9100	22,792,789.23	7,488,363.00	4,374,615.94	309,294.67	2,000.00	2,847,241.51	61,911.10	7,709,363.05
Debt Service	9200	3,391,177.00							3,391,177.00
TOTAL APPROPRIATIONS		1,424,671,917.54	848,559,909.79	286,714,866.12	120,390,322.28	52,539,596.69	54,828,815.17	3,217,750.94	58,420,656.55
OTHER FINANCING USES:									
<i>Transfers Out- (Function 9700)</i>									
To Debt Service Funds	920								
To Capital Projects Funds	930								
To Special Revenue Funds	940								
To Permanent Fund	960								
To Internal Service Funds	970								
To Enterprise Funds	990								
Total Transfers Out	9700								
TOTAL OTHER FINANCING USES									
Fund Balance, June 30, 2009	2700	49,548,000.00							
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCE		1,474,219,917.54							

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SUMMARY BUDGET
For Fiscal Year Ended June 30, 2009

SECTION III. SPECIAL REVENUE FUNDS - FOOD SERVICES - FUND 410 **Page 4**

ESTIMATED REVENUES	Account Number	
<i>FEDERAL THROUGH STATE AND LOCAL:</i>		
National School Lunch Act	3260	31,112,000.00
U.S.D.A. Donated Foods	3265	2,400,581.00
Federal Through Local	3280	
Miscellaneous Federal Through State	3299	
Total Federal Through State And Local	3200	33,512,581.00
<i>STATE:</i>		
School Breakfast Supplement	3337	400,000.00
School Lunch Supplement	3338	500,000.00
Other Miscellaneous Revenue	3399	
Total State	3300	900,000.00
<i>LOCAL:</i>		
Interest, Including Profit on Investment	3430	300,000.00
Gifts, Grants and Bequests	3440	
Food Service	3450	26,821,000.00
Other Miscellaneous Local Sources	3495	274,000.00
Total Local	3400	27,395,000.00
TOTAL ESTIMATED REVENUES		61,807,581.00
OTHER FINANCING SOURCES:		
Loans	3720	
Sale of Capital Assets	3730	
Loss Recoveries	3740	
<i>Transfers In:</i>		
From General Fund	3610	
From Debt Service	3620	
From Capital Projects Funds	3630	
Interfund Transfer	3650	
From Permanent Fund	3660	
From Internal Service Funds	3670	
From Enterprise Funds	3690	
Total Transfers In	3600	
TOTAL OTHER FINANCING SOURCES		
Fund Balance, July 1, 2008	2800	17,819,737.70
TOTAL ESTIMATED REVENUES, OTHER FINANCING SOURCES, AND FUND BALANCE		79,627,318.70

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SUMMARY BUDGET
For Fiscal Year Ended June 30, 2009

**SECTION III. SPECIAL REVENUE FUNDS – FOOD SERVICES –
 FUND 410 (CONTINUED)**

APPROPRIATIONS	Account Number	
<i>Food Services: (Function 7600)</i>		
Salaries	100	18,417,538.00
Employee Benefits	200	10,723,853.00
Purchased Services	300	5,189,625.00
Energy Services	400	1,051,500.00
Materials and Supplies	500	24,093,781.00
Capital Outlay	600	1,277,500.00
Other Expenses	700	2,266,024.00
TOTAL APPROPRIATIONS	7600	63,019,821.00
OTHER FINANCING USES:		
<i>Transfers Out (Function 9700)</i>		
To General Fund	910	
To Debt Service Funds	920	
To Capital Projects Funds	930	
Interfund	950	
To Permanent Fund	960	
To Internal Service Funds	970	
To Enterprise Funds	990	
Total Transfers Out	9700	
TOTAL OTHER FINANCING USES		
Fund Balance, June 30, 2009	2700	16,607,497.70
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCE		79,627,318.70

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SUMMARY BUDGET
For Fiscal Year Ended June 30, 2009

SECTION IV. SPECIAL REVENUE FUNDS—OTHER FEDERAL PROGRAMS—FUND 420

ESTIMATED REVENUES	Account Number	
FEDERAL DIRECT:		
Workforce Investment Act	3170	
Community Action Programs	3180	
Reserve Officers Training Corps (ROTC)	3191	
Miscellaneous Federal Direct	3199	9,027,336.39
Total Federal Direct	3100	9,027,336.39
FEDERAL THROUGH STATE AND LOCAL:		
Vocational Education Acts	3201	1,688,637.00
Medicaid	3202	
Workforce Investment Act	3220	
Eisenhower Math and Science	3226	
Drug Free Schools	3227	
Individuals with Disabilities Education Act (IDEA) (PL 94-142)	3230	41,634,394.43
Elementary and Secondary Education Act, Title I	3240	47,675,503.07
Adult General Education	3251	1,838,226.00
Vocational Rehabilitation	3253	573,034.00
Elementary and Secondary Education Act, Title V	3270	42,130.64
Federal Through Local	3280	
Miscellaneous Federal Through State	3299	18,732,985.70
Total Federal Through State And Local	3200	112,184,910.84
STATE:		
Other Miscellaneous State Revenue	3399	352,678.32
Total State	3300	352,678.32
LOCAL:		
Interest, Including Profit on Investment	3430	
Gifts, Grants & Bequests	3440	3,886,348.39
Other Miscellaneous Local Sources	3495	
Total Local	3400	3,886,348.39
TOTAL ESTIMATED REVENUES		125,451,273.94
OTHER FINANCING SOURCES:		
Loans	3720	
Sale of Capital Assets	3730	
Loss Recoveries	3740	
Transfers In:		
From General Fund	3610	
From Debt Service	3620	
From Capital Projects Funds	3630	
Interfund	3650	
From Permanent Fund	3660	
From Internal Service Funds	3670	
From Enterprise Funds	3690	
Total Transfers In	3600	
TOTAL OTHER FINANCING SOURCES		
Fund Balance, July 1, 2008	2800	
TOTAL ESTIMATED REVENUES, OTHER FINANCING SOURCES, AND FUND BALANCE		125,451,273.94

SECTION IV. SPECIAL REVENUE FUNDS - OTHER FEDERAL PROGRAMS - FUND 420 (Continued)

APPROPRIATIONS	Account Number	Totals	Salaries 100	Employee Benefits— 200	Purchased Services— 300	Energy Services— 400	Materials & Supplies— 500	Capital Outlay— 600	Other Expenses— 700
Instruction	5000	50,087,449.73	22,697,794.64	9,995,850.63	10,053,379.24	6,800.00	4,482,745.73	1,744,500.14	1,106,379.35
Pupil Personnel Services	6100	46,590,585.01	9,271,588.90	3,209,681.73	2,615,073.10	100.00	951,866.79	406,559.49	435,715.00
Instructional Media Services	6200	28,359.00	18,685.00	9,674.00					
Instruction and Curriculum Development Services	6300	28,791,958.49	17,243,147.77	4,556,916.97	3,584,627.32		1,965,728.88	1,064,894.05	376,643.50
Instructional Staff Training Services	6400	23,969,400.34	13,998,383.35	4,252,508.91	3,079,250.08		1,926,749.36	313,697.69	398,810.95
Instruction Related Technology	6500	70,909.00	49,057.00	21,852.00					
Board	7100								
General Administration	7200	2,659,201.27			1,000.00				2,658,201.27
School Administration	7300	7,401.00							7,401.00
Facilities Acquisition and Construction	7400	11,000.00						11,000.00	
Fiscal Services	7500								
Food Services	7600								
Central Services	7700	342,378.35	96,462.40	36,815.95	176,880.00		23,000.00		9,120.00
Pupil Transportation Services	7800	2,479,529.76			142,436.85	11,442.45	10,261.53		2,315,388.93
Operation of Plant	7900	199,235.04	169,528.71	6,888.76	1,000.00		21,817.57		
Maintenance of Plant	8100	3,100.00			3,100.00				
Administrative Technology Services	8200								
Community Services	9100	210,866.95	388.36	401.18	210,248.04		129.37		
Debt Service	9200								
TOTAL APPROPRIATIONS		125,451,273.94	63,545,036.13	22,090,290.13	19,866,994.63	18,342.45	9,382,299.23	3,540,651.37	7,007,660.00
OTHER FINANCING USES:									
<i>Transfers Out: (Function 9700)</i>									
To General Fund	910								
To Debt Service Funds	920								
To Capital Projects Funds	930								
Interfund	950								
To Permanent Fund	960								
To Internal Service Funds	970								
To Enterprise Funds	990								
Total Transfers Out	9700								
TOTAL OTHER FINANCING USES									
Fund Balance, June 30, 2009	2700								
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCE		125,451,273.94							

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
 DISTRICT SUMMARY BUDGET
 For Fiscal Year Ended June 30, 2009

SECTION V. SPECIAL REVENUE FUND - MISCELLANEOUS - FUND 490 Page 8

ESTIMATED REVENUES	Account Number	
Federal Through Local	3280	
Interest, Including Profit on Investment	3430	
Gifts, Grants and Bequests	3440	
Other - Miscellaneous Local Sources	3495	
TOTAL ESTIMATED REVENUES	3000	
OTHER FINANCING SOURCES		
<i>Transfers In:</i>		
From General Fund	3610	
From Debt Service Funds	3620	
From Capital Projects Funds	3630	
Interfund	3650	
From Permanent Fund	3660	
From Internal Service Funds	3670	
From Enterprise Funds	3690	
Total Transfers In	3600	
TOTAL OTHER FINANCING SOURCES		
Fund Balance, July 1, 2008	2800	
TOTAL ESTIMATED REVENUES, OTHER FINANCING - SOURCES AND FUND BALANCE		
APPROPRIATIONS		
Instruction	5000	
Pupil Personnel Services	6100	
Instructional Media Services	6200	
Instruction and Curriculum Development Services	6300	
Instructional Staff Training Services	6400	
Instruction Related Technology	6500	
Board	7100	
General Administration	7200	
School Administration	7300	
Facilities Acquisition and Construction	7410	
Fiscal Services	7500	
Central Services	7700	
Pupil Transportation Services	7800	
Operation of Plant	7900	
Maintenance of Plant	8100	
Administrative Technology Services	8200	
Community Services	9100	
Facilities Acquisition and Construction	7420	
Other Capital Outlay	9300	
TOTAL APPROPRIATIONS		
OTHER FINANCING USES:		
<i>Transfers Out: (Function 9700)</i>		
To General Fund	910	
To Debt Service Funds	920	
To Capital Project Funds	930	
Interfund	950	
To Permanent Fund	960	
To Internal Service Funds	970	
To Enterprise Funds	990	
Total Transfers Out	9700	
TOTAL OTHER FINANCING USES		
Fund Balance, June 30, 2009	2700	
TOTAL APPROPRIATIONS, OTHER FINANCING USES, - AND FUND BALANCE		

SECTION VI. DEBT SERVICE FUNDS

ESTIMATED REVENUES	Account Number	Totals	210 SBE & COBI Bonds	220 Special Act Bonds-- (Race Track)	230 Section 1011.14-15 F.S. Loans	240 Motor Vehicle-- Revenue Bonds	250 District Bonds	290 Other-- Debt Service
<i>STATE SOURCES:</i>								
CO & DS Distributed	3321							
CO & DS Withheld for SBE/COBI Bonds	3322	4,607,665.00	4,607,665.00					
Cost of Issuing SBE/COBI Bonds	3324							
Interest on Undistributed CO & DS	3325							
SBE/COBI Bond Interest	3326							
Racing Commission Funds	3341							
Total State Sources	3300	4,607,665.00	4,607,665.00					
<i>LOCAL SOURCES:</i>								
District Interest and Sinking Taxes	3412							
Local Sales Tax	3418							
Tax Redemptions	3421							
Excess Fees	3423							
Rent	3425							
Interest, Including Profit on Investment	3430							
Gifts, Grants, and Bequests	3440							
Total Local Sources	3400							
TOTAL ESTIMATED REVENUES		4,607,665.00	4,607,665.00					
<i>OTHER FINANCING SOURCES:</i>								
Sale of Bonds	3710							
Loans	3720							
Proceeds of Certificates of Participation	3750							
<i>Transfers In:</i>								
From General Fund	3610							
From Capital Projects Funds	3630	159,826,000.00						159,826,000.00
From Special Revenue Funds	3640							
Interfund (Debt Service Only)	3650							
From Permanent Fund	3660							
From Internal Service Funds	3670							
From Enterprise Funds	3690							
Total Transfers In	3600	159,826,000.00						159,826,000.00
TOTAL OTHER FINANCING SOURCES		159,826,000.00						159,826,000.00
Fund Balances, July 1, 2008	2800	403,904,922.65	944,028.86					402,957,893.79
TOTAL ESTIMATED REVENUES, OTHER FINANCING-- SOURCES, AND FUND BALANCES		268,335,587.65	5,551,693.86					262,783,893.79

SECTION VI. DEBT SERVICE FUNDS (Continued)

APPROPRIATIONS	Account Number	Totals	210 SBE & COBI Bonds	220 Special Act Bonds— (Race Track)	230 Section 1011.14-15 F. S. Loans	240 Motor Vehicle— Revenue Bonds	250 District Bonds	290 Other— Debt Service
Debt Service: (Function 9200)								
Redemption of Principal	710	58,705,000.00	2,970,000.00					55,735,000.00
Interest	720	98,494,941.79	1,704,559.00					96,790,382.79
Dues and Fees	730	1,373,418.00						1,373,418.00
Miscellaneous Expenses	790							
TOTAL APPROPRIATIONS	9200	158,573,359.79	4,674,559.00					153,898,800.79
OTHER FINANCING USES:								
<i>Transfers Out: (Function 9700)</i>								
To General Fund	910							
To Capital Projects Funds	930							
To Special Revenue Funds	940							
Interfund (Debt Service Only)	950							
To Permanent Fund	960							
To Internal Service Funds	970							
To Enterprise Funds	990							
Total Transfers Out	9700							
TOTAL OTHER FINANCING USES								
Fund Balances, June 30, 2009	2700	409,762,227.86	877,134.86					408,885,093.00
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCES		268,335,587.65	5,551,693.86					262,783,893.79

SECTION VII - CAPITAL PROJECTS FUNDS

ESTIMATED REVENUES	Account Number	Totals	310 Capital Outlay - Bond Issues (COBI)	320 Special Act Bonds - (Racetrack)	330 Section 1011.14-15 F.S. Loans	340 Public Education - Cap Outlay (PECO)	350 District Bonds	360 Capital Outlay & - Debt Service Funds	370 Cap. Improvements - Section 1011.71(2)
FEDERAL SOURCES:									
Other Federal Through State	3290								
Total Federal Sources	3200								
STATE SOURCES:									
CO & DS Distributed	3321	1,043,974.00						1,043,974.00	
Interest on Undistributed CO & DS	3325								
Racing Commission Funds	3341								
Public Education Capital Outlay (PECO)	3391	9,153,384.00				9,153,384.00			
Classrooms First Program	3392								
School Infrastructure Thrift Program	3393								
Effort Index Grants	3394								
Smart Schools Small County Asst. Program	3395								
Class Size Reduction Capital Funds	3396								
Charter School Capital Outlay Funding	3397	3,249,929.00							
Other Miscellaneous State Revenue	3399								
Total State Sources	3300	13,447,287.00				9,153,384.00		1,043,974.00	
LOCAL SOURCES:									
District Local Capital Improvement Tax	3413	279,695,512.00							279,695,512.00
Local Sales Tax	3418	121,000,000.00							
Tax Redemptions	3421								
Interest, Including Profit on Investment	3430	3,500,000.00							3,500,000.00
Gifts, Grants, and Bequests	3440								
Miscellaneous Local Sources	3490								
Impact Fees	3496	2,739,310.00							
Refunds of Prior Year Expenditures	3497								
Total Local Sources	3400	406,934,822.00							283,195,512.00
TOTAL ESTIMATED REVENUES		420,382,109.00				9,153,384.00		1,043,974.00	283,195,512.00
OTHER FINANCING SOURCES									
Sale of Bonds	3710								
Loans	3720								
Sale of Capital Assets	3730								
Loss Recoveries	3740								
Proceeds of Certificates of Participation	3750	106,231,892.00							
Transfers In:									
From General Fund	3610								
From Debt Service Funds	3620								
From Special Revenue Funds	3640								
Interfund (Capital Projects Only)	3650								
From Permanent Fund	3660								
From Internal Service Funds	3670								
From Enterprise Funds	3690								
Total Transfers In	3600								
TOTAL OTHER FINANCING SOURCES		106,231,892.00							
Fund Balances, July 1, 2008	2800	858,109,452.00				8,049,241.00		1,278,998.00	241,062,037.00
TOTAL ESTIMATED REVENUES, OTHER FINANCING SOURCES, AND FUND BALANCES		1,384,723,453.00				17,202,625.00		2,322,972.00	524,258,549.00

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
DISTRICT SUMMARY BUDGET

For Fiscal Year Ended June 30, 2009

Section H, Item C.

SECTION VII. CAPITAL PROJECTS FUNDS - (Continued)

APPROPRIATIONS	Account Number	Totals	310 Capital Outlay - Bond Issues (COBI)	320 Special Act Bonds - (Racetrack)	330 Section 1011.14-15 F.S. Loans	340 Public Education - Cap Outlay (PECO)	350 District Bonds	360 Capital Outlay & - Debt Service Funds	370 Cap. Improvements - Section 1011.71(2)
<i>Appropriations: (Functions 7400-9200)</i>									
Library Books (New Libraries)	610	82,642.00							2,642.00
Audio-Visual Materials (Non-Consumable)	620	71,400.00							59,817.00
Buildings and Fixed Equipment	630	718,417,429.00				4,989,812.00		1,011,603.00	169,122,484.00
Furniture, Fixtures, and Equipment	640	56,804,768.00				721,008.00		267,395.00	31,431,772.00
Motor Vehicles (Including Buses)	650	44,675,237.00							44,668,897.00
Land	660	36,381,799.00							1,153,574.00
Improvements Other Than Buildings	670	46,362,480.00				127,007.00			5,860,822.00
Remodeling and Renovations	680	406,592,155.00				6,006,192.00		1,043,974.00	86,314,225.00
Computer Software	690	845,551.00							796,544.00
Redemption of Principal	710	204,000,000.00							
Interest	720	5,019,059.00							2,380,378.00
Dues and Fees	730	4,395,004.00							
TOTAL APPROPRIATIONS		1,163,647,524.00				11,844,019.00		2,322,972.00	311,791,155.00
OTHER FINANCING USES:									
<i>Transfers Out: (Function 9700)</i>									
To General Fund	910	61,249,929.00				5,358,606.00			52,641,394.00
To Debt Service Funds	920	159,826,000.00							159,826,000.00
To Special Revenue Funds	940								
Interfund (Capital Projects Only)	950								
To Permanent Fund	960								
To Internal Service Funds	970								
To Enterprise Funds	990								
Total Transfers Out	9700	221,075,929.00				5,358,606.00			212,467,394.00
TOTAL OTHER FINANCING USES		221,075,929.00				5,358,606.00			212,467,394.00
Fund Balances, June 30, 2009	2700								
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCES		1,384,723,453.00				17,202,625.00		2,322,972.00	524,258,549.00

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY—
DISTRICT SUMMARY BUDGET
For Fiscal Year Ended June 30, 2009

SECTION VIII. PERMANENT FUND – FUND 000 Page 13

ESTIMATED REVENUES	Account Number	
Federal Direct	3100	
Federal Through State	3200	
State Sources	3300	
Local Sources	3400	
TOTAL ESTIMATED REVENUES		
OTHER FINANCING SOURCES:		
Sale of Capital Assets	3730	
Loss Recoveries	3740	
<i>Transfers In:</i>		
From General Fund	3610	
From Debt Service Funds	3620	
From Capital Project Funds	3630	
From Special Revenue Funds	3640	
From Internal Service Funds	3670	
From Enterprise Funds	3690	
Total Transfers In	3600	
TOTAL OTHER FINANCING SOURCES		
Fund Balance, July 1, 2008	2800	
TOTAL ESTIMATED REVENUES, OTHER FINANCING SOURCES, AND FUND BALANCE		
APPROPRIATIONS		
Instruction	5000	
Pupil Personnel Services	6100	
Instructional Media Services	6200	
Instruction and Curriculum Development Services	6300	
Instructional Staff Training Services	6400	
Instruction Related Technology	6500	
Board	7100	
General Administration	7200	
School Administration	7300	
Facilities Acquisition and Construction	7410	
Fiscal Services	7500	
Central Services	7700	
Pupil Transportation Services	7800	
Operation of Plant	7900	
Maintenance of Plant	8100	
Administrative Technology Services	8200	
Community Services	9100	
Redemption of Principal	710	
Interest	720	
Facilities Acquisition and Construction	7420	
Other Capital Outlay	9300	
TOTAL APPROPRIATIONS		
OTHER FINANCING USES		
<i>Transfers Out: (Function 9700)</i>		
To General Fund	910	
To Debt Service Funds	920	
To Capital Project Funds	930	
To Special Revenue Funds	940	
To Internal Service Funds	970	
To Enterprise Funds	990	
Total Transfers Out	9700	
TOTAL OTHER FINANCING USES		
Fund Balance, June 30, 2009	2700	
TOTAL APPROPRIATIONS, OTHER FINANCING USES, AND FUND BALANCE		

DISTRICT SCHOOL BOARD OF PALM BEACH COUNTY
 DISTRICT SUMMARY BUDGET
 For Fiscal Year Ended June 30, 2009

SECTION IX - ENTERPRISE FUNDS

ESTIMATED REVENUES	Account Number	Totals	911 Self Insurance - Consortium	912 Self Insurance - Consortium	913 Self Insurance - Consortium	914 Self Insurance - Consortium	915 Self Insurance - Consortium	921 Other - Enterprise	922 Other - Enterprise
OPERATING REVENUES:									
Charges for Services	3481								
Charges for Sales	3482								
Premium Revenue	3484								
Other Operating Revenue	3489								
Total Operating Revenues									
NONOPERATING REVENUES:									
Interest, Including Profit on Investment	3430								
Gifts, Grants, and Bequests	3440								
Other Miscellaneous Local Sources	3495								
Loss Recoveries	3740								
Gain on Disposition of Assets	3780								
Total Nonoperating Revenues									
TRANSFERS IN:									
From General Fund	3610								
From Debt Service Funds	3620								
From Capital Project Funds	3620								
From Special Revenue Funds	3640								
Interfund Transfers (Enterprise Funds Only)	3650								
From Permanent Fund	3660								
From Internal Service Funds	3670								
Total Transfers In	3600								
Net Assets, July 1, 2008	2880								
TOTAL OPERATING REVENUES, NONOPERATING REVENUES, TRANSFERS IN, AND NET ASSETS									
ESTIMATED EXPENSES	Object								
OPERATING EXPENSES: (Function 9900)									
Salaries	400								
Employee Benefits	200								
Purchased Services	300								
Energy Services	400								
Materials and Supplies	500								
Capital Outlay	600								
Other Expenses	700								
Total Operating Expenses									
NONOPERATING EXPENSES: (Function 9900)									
Interest	720								
Loss on Disposition of Assets	810								
Total Nonoperating Expenses									
TRANSFERS OUT: (Function 9700)									
To General Fund	910								
To Debt Service Funds	920								
To Capital Project Funds	930								
To Special Revenue Funds	940								
Interfund Transfers (Enterprise Funds Only)	950								
To Permanent Fund	960								
To Internal Service Funds	970								
Total Transfers Out	9700								
Net Assets, June 30, 2009	2780								
TOTAL OPERATING EXPENSES, NONOPERATING EXPENSES, TRANSFERS OUT, AND NET ASSETS									

SECTION X. INTERNAL SERVICE FUNDS

ESTIMATED REVENUES	Account Number	Totals	711 Self-Insurance	712 Self-Insurance	713 Self-Insurance	714 Self-Insurance	715 Self-Insurance	721 Consortium – Programs	791 Other Internal Service
OPERATING REVENUES:									
Charges for Services	3481	27,667,999.00							27,667,999.00
Charges for Sales	3482								
Premium Revenue	3484	148,100,000.00	148,100,000.00						
Other Operating Revenue	3489	1,600,000.00	1,600,000.00						
Total Operating Revenues		177,367,999.00	149,700,000.00						27,667,999.00
NONOPERATING REVENUES:									
Interest-Including Profit on Investment	3430								
Gifts, Grants, and Bequests	3440								
Other Miscellaneous Local Sources	3495								
Loss Recoveries	3740								
Gain on Disposition of Assets	3780								
Total Nonoperating Revenues									
TRANSFERS IN:									
From General Fund	3610								
From Debt Service Funds	3620								
From Capital Project Funds	3630								
From Special Revenue Funds	3640								
Interfund Transfers (Enterprise Funds Only)	3650								
From Permanent Fund	3660								
From Internal Service Funds	3690								
Total Transfers In	3600								
Net Assets, July 1, 2008	2880	11,440,916.35	11,440,916.35						
TOTAL OPERATING REVENUES, NONOPERATING REVENUES, TRANSFERS IN, AND NET ASSETS		188,808,915.35	161,140,916.35						27,667,999.00
ESTIMATED EXPENSES	Object								
OPERATING EXPENSES: (Function 9900)									
Salaries	400	20,251,431.00	254,237.00						19,997,194.00
Employee Benefits	200	7,371,444.00	45,763.00						7,325,681.00
Purchased Services	300	1,025,124.00	680,000.00						345,124.00
Energy Services	400								
Materials and Supplies	500								
Capital Outlay	600								
Other Expenses	700	138,000,000.00	138,000,000.00						
Total Operating Expenses		166,647,999.00	138,980,000.00						27,667,999.00
NONOPERATING EXPENSES: (Function 9900)									
Interest	720								
Loss on Disposition of Assets	840								
Total Nonoperating Expenses									
TRANSFERS OUT: (Function 9700)									
To General Fund	910								
To Debt Service Funds	920								
To Capital Project Funds	930								
To Special Revenue Funds	940								
Interfund Transfers (Enterprise Funds Only)	950								
To Permanent Fund	960								
To Internal Service Funds	990								
Total Transfers Out	9700								
Net Assets, June 30, 2009	2780	22,160,916.35	22,160,916.35						
TOTAL OPERATING EXPENSES, NONOPERATING EXPENSES, TRANSFERS OUT, AND NET ASSETS		188,808,915.35	161,140,916.35						27,667,999.00

~~Appendix 9C~~

~~PALM BEACH COUNTY~~

~~INTERLOCAL AGREEMENT~~

~~with~~

~~MUNICIPALITIES OF PALM BEACH COUNTY~~

~~and~~

~~THE SCHOOL DISTRICT OF PALM BEACH COUNTY~~

~~To Establish~~

~~PUBLIC SCHOOL CONCURRENCY~~

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**~~PALM BEACH COUNTY~~
~~INTERLOCAL AGREEMENT~~
with
~~MUNICIPALITIES OF PALM BEACH COUNTY~~
and
~~THE SCHOOL DISTRICT OF PALM BEACH COUNTY~~
To Establish
~~PUBLIC SCHOOL CONCURRENCY~~**

~~An Interlocal Agreement between PALM BEACH COUNTY (hereafter referred to as the "COUNTY"), operating through its BOARD OF COUNTY COMMISSIONERS; those municipalities who have executed this Agreement (hereafter referred to singly as "MUNICIPALITY" or collectively as "MUNICIPALITIES"); and The SCHOOL DISTRICT OF PALM BEACH COUNTY (hereafter referred to as the "SCHOOL DISTRICT"), operating through the SCHOOL BOARD OF PALM BEACH COUNTY (hereafter referred to as the "SCHOOL BOARD");~~

~~WHEREAS, Section 163.01, Florida Statutes, enables local governments to cooperate with other local governments and public agencies, including school districts, to provide services and facilities on a basis of mutual advantage, and to enter into an Interlocal Agreement; and~~

~~WHEREAS, the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT have detennined that the safe, convenient, orderly and adequate provision of public school facilities is essential to the health, safety, and general welfare of the citizens of Palm Beach County; and~~

~~WHEREAS, in order to provide adequate public school facilities in a timely manner and at appropriate locations, the COUNTY, the MUNICIPALITIES and SCHOOL DISTRICT have further determined that it is necessary and appropriate for the entities to cooperate with each other to eliminate the current deficit of permanent student stations, and to provide capacity for projected new growth; and~~

~~WHEREAS, the COUNTY, the MUNICIPALITIES, and the SCHOOL DISTRICT recognize that adequate revenue sources must be available to provide for the needed increase in permanent student stations; and~~

~~WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act requires the COUNTY and the MUNICIPALITIES to adopt comprehensive plans to guide and control future development; and~~

~~WHEREAS, Article IX, Sections 1 and 4 of the Florida Constitution require a uniform system of free public schools on a county wide basis, and provide that each county shall constitute a SCHOOL DISTRICT subject to supervision by the State Board of Education as provided by general law; and~~

~~WHEREAS, Sections 235.193-1013.33 and 235.194, 1013.34 Florida Statutes, require the coordination of planning between school districts and local governments to ensure that the plans for the construction and opening of public educational facilities are coordinated in time and place with plans for residential development; and~~

~~WHEREAS, Section 235.193 1013.33, Florida Statutes, requires the general location of educational facilities to be consistent with the COUNTY'S and the MUNICIPALITIES' Comprehensive Plans; and~~

~~WHEREAS, Section 235.193 1013.33, Florida Statutes, requires the SCHOOL DISTRICT to submit plans for public educational facilities to the COUNTY and the MUNICIPALITIES and requires each local jurisdiction to determine the consistency of the plans with the effective Comprehensive Plan and applicable land development regulations; and~~

~~WHEREAS, Section 163.3177(6)(h), Florida Statutes, requires the COUNTY and the MUNICIPALITIES to coordinate the adopted local comprehensive plans with each other and the plans of the SCHOOL DISTRICT; and~~

~~WHEREAS, Section 163.3180(13), Florida Statutes, authorizes the COUNTY and the MUNICIPALITIES to adopt a school concurrency program; and~~

~~WHEREAS, Section 163.3180(13)(g), Florida Statutes, requires that prior to establishing a school Concurrency program, the COUNTY and the MUNICIPALITIES and the SCHOOL BOARD adopt an interlocal agreement (hereafter referred to as the "AGREEMENT") for school concurrency to satisfy Section 163.3180 (12)(g)l, Florida Statutes, which will: establish a process by which they shall agree and base their plans on consistent population projections; coordinate and share information relating to existing and planned public school facilities, projections and proposals for development, and infrastructure required for public school facilities; establish a planning process that encourages the location of public schools proximate to urban residential areas and the collocation of schools with other public facilities to the extent~~

~~possible; jointly establish level of service standards for public schools; establish a process for the preparation, amendment and joint approval of a financially feasible public school capital facilities program; define the geographic application of concurrency; establish criteria and standards for the establishment and modification of school concurrency service areas and incorporate the criteria and standards into the COUNTY and MUNICIPALITIES comprehensive plans; establish a uniform district wide procedure for implementing the school concurrency program that provides for the evaluation of development applications for compliance with school concurrency requirements; provide an opportunity for the SCHOOL DISTRICT to review and comment on the effect of comprehensive plan amendments and rezonings on the public school facilities plan; and provide for the monitoring and evaluation of the concurrency program. The AGREEMENT shall also provide procedures for its amendment, suspension, and termination.~~

~~WHEREAS, the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT pursuant to their various statutory responsibilities and powers, desire to establish joint procedures to establish and implement school concurrency; and~~

~~WHEREAS, the COUNTY and MUNICIPALITIES, also known as the LOCAL GOVERNMENTS, are entering into this AGREEMENT in reliance on the SCHOOL BOARD'S commitment to prepare, adopt and implement a financially feasible capital facilities program that will result in all schools of each type in each CSA and each individual school operating at the adopted level of service consistent with the timing specified in the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan, and the SCHOOL BOARD'S further commitment to update and adopt the plan yearly to add enough capacity in the new fifth year to address projected growth~~

~~and to adjust the plan in order to maintain the adopted level of service and to attain maximum utilization of school capacity pursuant to Section 163.3180 (13)(c)2., Florida Statutes; and~~

~~WHEREAS, the SCHOOL DISTRICT operating through the SCHOOL BOARD, is entering into this AGREEMENT in reliance on the COUNTY'S and MUNICIPALITIES commitment to adopt amendments to their local comprehensive plans to impose school concurrency as provided in Section 163.3180 (13), Florida Statutes; and~~

~~NOW, THEREFORE, in order to accomplish these goals and purposes, and in consideration of the mutual obligations and benefits the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT (hereinafter referred to collectively as "PARTIES" hereby enter into this AGREEMENT.~~

~~**I. DEFINITIONS**~~

~~**Capacity Projects** New school construction or any project that adds necessary improvements to accommodate additional permanent student stations or core facilities needed for the educational program of each type of school based on the requirements of State Requirements for Educational Facilities (SREF).~~

~~**Consistency**—The condition of not being in conflict with and in furtherance of the goals, objectives and policies of the Comprehensive Plan Elements and this AGREEMENT.~~

~~**Concurrency Service Area (CSA)**—The specific geographic unit within a SCHOOL DISTRICT in which school concurrency is applied and measured.~~

~~**Concurrency Service Area Level of Service Standards**—The maximum acceptable percentage of school utilization as established in Section V. (C.2.) below determined by dividing the total number of students for all schools of each type in each CSA by the total number of permanent student stations for that type of school in each CSA.~~

~~**Core Facilities**—The media center, cafeteria, toilet facilities, and circulation space of an educational plant.~~

~~**Development Order**—As defined in Section 163.3164(7), Florida Statutes.~~

~~**Educational Facilities**—The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve educational purposes only.~~

~~**Financially Feasible Facilities Plan**—A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted Level of Service for each year of the five (5) year planning period for all schools of each type in each CSA and each individual school, and for the long range planning period.~~

~~**First FTE Student Count**—A first semester count of all "full time equivalent" students. The date of the first FTE count is detennined by the Florida Department of Education each school year, pursuant to Chapter 1011.62 Florida Statutes.~~

~~**Florida Inventory of School Houses (FISH)**—The report of the capacity of existing facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program. In Palm Beach County, permanent capacity~~

~~does not include the use of relocatables unless they meet the standards for long-term use pursuant to Section 235.061 1013.20, Florida Statutes.~~

~~**Inter Governmental Plan Amendment Review Committee (IPARC)**—The interlocal committee, established through the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement," dated October 1, 1993, which coordinates comprehensive plan amendment review.~~

~~**League of Cities**—Palm Beach County League of Cities, Inc. A not-for-profit corporation established to promote and advance the collective interest of municipalities of Palm Beach County, Florida.~~

~~**Level of Service (LOS)**—The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory student stations (FISH capacity) at a given location or within a designated area (i.e., a CSA), e.g., a facility with 1000 students and a FISH capacity of 970, has a LOS of 103%. Also referred to as the utilization of a facility.~~

~~**Local Governments**—Palm Beach County and the MUNICIPALITIES.~~

~~**Maximum Utilization of Capacity**—Utilization of facilities to ensure the adopted LOS for all schools of each type in each CSA and each individual school is not exceeded.~~

~~**Municipalities**—All municipalities in Palm Beach County, except those that are exempt from participating in the school concurrency program, pursuant to Section 163.3180, Florida Statutes.~~

~~**Permanent Student Station**—The floor area in a public school facility required to house a student in an instructional program.~~

~~**Proposed New Residential Development**—Any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a Site Specific Development Order on a specific parcel of property.~~

~~**Required Modernizations**—A comprehensive upgrading of schools to "like new" school standards. This requires a comprehensive evaluation of schools which are 35 years old or older for a determination of the need for rehabilitation, remodeling or replacement of the facility.~~

~~**Residential Development**—Any development that is comprised in whole, or part, of dwelling units, for permanent human habitation.~~

~~**School Board**—The governing body of the SCHOOL DISTRICT, a body corporate pursuant to Section 230.21, Florida Statutes.~~

~~**School District**—The district for Palm Beach County created and existing pursuant to Section 4, Article IX of the State Constitution.~~

~~**School District Five-Year Capital Facilities Plan**—The SCHOOL DISTRICT of Palm Beach County Five-Year Work Plan and Capital Budget as authorized by Section 235.185 1013.35 Florida Statutes.~~

~~**School District of Palm Beach County Six Year Capital Improvement Schedule**—A Table of expenditures and revenues detailing how the School District shall achieve and maintain the Level of Service for public school facilities.~~

~~**Site Specific Development Order**—A Development Order issued by a Local Government which establishes the density, or maximum density, and which approves a specific plan of development on a lot or lots pursuant to an application by or on behalf of an owner or contract purchaser, or initiated by a Local Government. It may apply to a lot or lots under single ownership or a group of lots under separate ownership. It shall apply to all parcels or lots in their entirety taken together of any subdivision. It includes site specific rezonings, special exceptions, conditional uses, special permits, master plan approvals, site plan approvals, plat approvals, building permits, and any "Development of Regional impact" as defined in Section 380.06, F.S. It may or may not authorize the actual commencement of development. Two (2) or more Development Orders which individually do not constitute a Site Specific Development Order shall be considered a Site Specific Development Order if when taken together they meet the definition of Site Specific Development Order.~~

~~**Type of School**—Schools in the same categories of education, i.e. elementary, middle or high school.~~

~~II. SCHOOL CONCURRENCY OVERVIEW~~

~~A. Agreement to Establish School Concurrencey~~

~~1. The PARTIES desire to establish a public school concurrency system consistent with the requirements of Section 163.3180, Florida Statutes.~~

~~2. The PARTIES agree that the timely delivery of adequate public school facilities at the adopted level of service requires close coordination among the PARTIES at both the land use planning and residential development permitting levels. Further, the PARTIES agree that new school facilities should be planned for and provided in proximity to those areas planned for residential development or redevelopment. Accordingly, to implement an effective school concurrence system that will ensure that the construction and opening of public educational facilities are coordinated in time and place with residential development concurrently with other necessary services, the PARTIES agree that the SCHOOL DISTRICT must be afforded the opportunity to review and provide timely findings and recommendations to the COUNTY and the MUNICIPALITIES on proposed amendments to their respective Comprehensive Plans and on all applications for development orders which will have an impact on school capacity and the SCHOOL DISTRICT'S Five Year Capital Facilities Plan.~~

~~3. The PARTIES agree that in order to provide future public school facilities in a timely manner at appropriate locations, residential development orders issued by the COUNTY and by each MUNICIPALITY shall be issued and conditioned upon the availability of public school facilities at the level of service specified in this AGREEMENT concurrent with the impact of such development. A determination that school capacity is available before issuance~~

~~of a development order, consistent with the level of service standard, hereafter referred to as "concurrency", shall be based upon the adoption of a Public School Facilities Element into the COUNTY'S and MUNICIPALITIES' comprehensive plans that is consistent with the SCHOOL DISTRICT'S Five Year Capital Facilities Plan and which shall be implemented by an implementing ordinance adopted by each local government party consistent with Section V. E. below.~~

~~**B. Required Concurrency Elements**~~

~~Comprehensive Plan Amendments—Within one year of this agreement becoming effective, the LOCAL GOVERNMENTS agree to adopt the following comprehensive plan amendments which shall be consistent with each other as required in Section 163.3180, Florida Statutes:~~

~~1. Amend its comprehensive plan to add a Public Schools Facilities Element (PSFE) consistent with the requirements of Section 163.3180, Florida Statutes, and this AGREEMENT.~~

~~2. Amend its Intergovernmental Coordination Element as required by Section 163.3177(6)(h)1. and 2., Florida Statutes, and this AGREEMENT.~~

~~3. Incorporate "The SCHOOL DISTRICT of Palm Beach County Six Year Capital Improvement Schedule" which is in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan into its adopted Capital Improvement Element, and keep on file the and update that Schedule consistent with the updated and adopted SCHOOL DISTRICT'S Five Year~~

~~Capital Facilities Plan in order to set forth a financially feasible public school capital facilities plan, consistent with the adopted Level of Service Standards for public schools.~~

~~C. — Specific Responsibilities of the Parties~~

~~1. — When the comprehensive plan amendments adopted in accordance with Section H.B become effective, the COUNTY AND MUNICIPALITIES agree to undertake the following activities:~~

~~(a) — Unless electing to be bound by the COUNTY implementing ordinance, each MUNICIPALITY shall adopt an implementing ordinance consistent with the time frame in Section V.E. 1. and the requirements of the basic framework contained in Exhibit B, the requirements of this AGREEMENT, and the LOCAL GOVERNMENT comprehensive plan.~~

~~(b) — Once the School Concurrency Program commences, not issue any site specific development orders for new residential units until the SCHOOL DISTRICT has reported that there is school capacity available to serve the development being approved consistent with the requirements of this AGREEMENT.~~

~~(c) — Coordinate planning with the SCHOOL DISTRICT regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this AGREEMENT.~~

~~2. — By entering into this Interlocal AGREEMENT, the SCHOOL DISTRICT agrees to undertake the following activities:~~

~~(a) — Prepare and update yearly a financially feasible Five Year Capital Facilities Plan containing enough capacity each year to meet projected growth in demand for student stations so that all schools of each type in each Concurrency Service Area and each individual school does not exceed the adopted level of service for each year, consistent with the requirements of this AGREEMENT.~~

~~(b) — Institute program and/or boundary adjustments as necessary to maximize utilization of capacity in order to ensure that all schools of each type in each Concurrency Service Area and each individual school operate at the adopted level of service, consistent with the requirements of this AGREEMENT.~~

~~(c) — Implement the SCHOOL DISTRICT'S Five Year Capital Facilities Plan by constructing the capacity enhancing and modernization projects in that program consistent with the timing specified in the program.~~

~~(d) — Provide the COUNTY and MUNICIPALITIES with the required data and analysis updated annually to support the comprehensive plan elements and any amendments relating to school concurrency.~~

~~(e) — Adopt a ten and twenty year work program consistent with the requirements of this AGREEMENT.~~

~~(f) — Maintain and publish data required in Section VIII for the review of proposed new residential development.~~

~~(g) — Review applications for proposed new residential developments for compliance with concurrency standards, consistent with the requirements of this AGREEMENT.~~

~~(h) — Review mitigation proposals consistent with the requirements of this AGREEMENT.~~

~~(i) — Prepare reports on enrollment and capacity, consistent with the requirements of this AGREEMENT.~~

~~G) — Provide secretarial staff support for meeting of the Technical Advisory Group and all other District generated replies established by this AGREEMENT.~~

~~(k) — Coordinate planning with the COUNTY and MUNICIPALITIES regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this AGREEMENT.~~

~~**III. — CAPITAL IMPROVEMENT PLAN**~~

~~**A. — School District's Five-Year Capital Facilities Plan**~~

~~1. — On or before September 15 of each year, the SCHOOL BOARD shall adopt, and update the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan for public schools in Palm Beach County.~~

~~2. The SCHOOL DISTRICT'S Five Year Capital Facilities Plan shall specify all new construction, remodeling or renovation projects which will add permanent FISH capacity or modernize existing facilities.~~

~~3. The SCHOOL DISTRICT'S Five Year Capital Facilities Plan shall constitute a financially feasible program of school construction for a five (5) year period which adds sufficient FISH capacity to achieve and maintain the adopted LOS yearly for all schools of each type in each concurrency service area and each individual school based on projected increases in enrollment; which provides for required modernization; and which satisfies the SCHOOL DISTRICT'S constitutional obligation to provide a uniform system of free public schools on a county wide basis.~~

~~4. The SCHOOL DISTRICT'S Five Year Capital Facilities Plan and each annual update shall include a description of each school project, the amount of money to be spent in each fiscal year for the planning, preparation, land acquisition, and actual construction and renovation of each school project which adds FISH capacity or modernizes existing facilities; the amount of FISH capacity added, if any; and a generalized location map for schools depicted in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan which will be built within each CSA consistent with the SCHOOL DISTRICT'S current Educational Plant Survey and with the Future Land Use Elements of each MUNICIPALITY'S Comprehensive Plan and the COUNTY'S Comprehensive Plan.~~

~~5. Upon achieving the adopted Level of Service, the SCHOOL DISTRICT shall maintain the adopted Level of Service standards and ensure that school capacity shall be~~

~~utilized to the maximum extent possible District wide. When preparing the SCHOOL DISTRICT'S Five Year Capital Facilities Plan, the SCHOOL DISTRICT shall annually institute necessary program and/or boundary adjustments or provide additional capacity to ensure that all schools of each type in each CSA and each individual school will operate at the adopted level of service (LOS) throughout the Five year period.~~

~~6. The SCHOOL DISTRICT'S Five Year Capital Facilities Plan and each annual update shall identify the projected enrollment, capacity and utilization percentage of all schools of each type for each CSA and each individual school for each year of the Plan. The SCHOOL DISTRICT shall annually update the CSA Tables and "The SCHOOL DISTRICT of Palm Beach County Six Year Capital Improvement Schedule" when updating the SCHOOL DISTRICT'S Five Year Capital Facilities Plan.~~

~~7. The SCHOOL DISTRICT shall initiate the necessary program and/or boundary adjustments to reflect the new capacity for the schools that are scheduled to be constructed and opened for each year of the SCHOOL DISTRICT'S Five Year Capital Facilities Plan. These adjustments shall be consistent with the data and analysis provided in the CSA Tables of the SCHOOL DISTRICT'S Five Year Capital Facilities Plan.~~

~~B. Ten and Twenty Year Work Program.~~

~~In addition to the adopted SCHOOL DISTRICT'S Five Year Capital Facilities Plan, the SCHOOL DISTRICT shall annually adopt a ten year and a twenty year work plan based upon enrollment projections and facility needs for the ten year and twenty year period. It~~

~~is recognized that the projections in the ten and twenty year time frames are tentative and should be used only for general planning purposes.~~

C. ~~Transmittal~~

~~The SCHOOL DISTRICT shall transmit copies of the proposed SCHOOL DISTRICT~~

~~Five Year Capital Facilities Plan along with data and analysis necessary to demonstrate the financial feasibility of the Program, to the Technical Advisory Group (TAG), the MUNICIPALITIES and COUNTY on or before May 31/July 1 of each year commencing after the effective date of this AGREEMENT.~~

D. ~~TAG Review~~

~~1. By June 30 of each year, the Technical Advisory Group (TAG) established in Section VI of this agreement shall review the proposed SCHOOL DISTRICT Five Year Capital Facilities Program and report to the SCHOOL BOARD, the COUNTY, and the MUNICIPALITIES on whether or not the proposed SCHOOL DISTRICT'S Five Year Capital Facilities Plan maintains the adopted Level of Service by adding enough projects to increase the FISH capacity to eliminate any permanent student station shortfalls; by including required modernization of existing facilities; and by providing permanent student stations for the projected growth in enrollment over each of the five (5) years covered by the Plan.~~

E. — Final Adoption.

~~Unless it is delayed by mediation or a lawful challenge, the SCHOOL BOARD shall adopt the SCHOOL DISTRICT'S Five Year Capital Facilities Plan and it shall become effective no later than September 15th of each year.~~

F. — Material Amendment to the School District's Five Year Capital Facilities Plan.

~~1. — The SCHOOL BOARD shall not amend the SCHOOL DISTRICT Capital Facilities Program so as to modify, delay or delete any project in the first three (3) years of the Program unless the SCHOOL BOARD determines by written findings, with the concurrence of at least five Board members:~~

~~(a) — That the modification, delay or deletion of a project is required in order to meet the SCHOOL DISTRICT'S constitutional obligation to provide a county wide uniform system of free public schools or other legal obligations imposed by state or federal law; or~~

~~(b) — That the modification, delay or deletion of a project is occasioned by unanticipated change in population projections or growth patterns or is required in order to provide needed capacity in a location that has a current greater need than the originally planned location and does not cause the adopted LOS to be exceeded in the CSA from which the originally planned project is modified, delayed or deleted; or~~

~~(c) — At the request of one of the parties to this agreement, the project schedule or scope has been modified to address local government concerns, and the modification~~

~~does not cause the adopted LOS to be exceeded in the CSA from which the originally planned project is modified, delayed or deleted.~~

~~**G — Amend Comprehensive Plan**~~

~~Once the SCHOOL DISTRICT'S Five Year Capital Facilities Plan, the annual update, or any material amendment has been adopted by the SCHOOL BOARD, the COUNTY and MUNICIPALITIES shall amend "The SCHOOL DISTRICT of Palm Beach County Six Year Capital Improvement Schedule" of the Capital Improvement Element of their its Comprehensive Plans to include the changes in their next round of amendments. The COUNTY shall transmit the adopted copies of these amendments to all signatories of this agreement within thirty (30) days of adoption. The MUNICIPALITIES in turn, shall follow procedures consistent with Rule 915, Florida Administrative Code, to adopt the School District of Palm Beach County Six Year Capital Improvement Schedule.~~

~~**IV. — COMPREHENSIVE PLAN AMENDMENTS**~~

~~**A. — Process for Development and Adoption of Capital Improvements**~~

~~**Element**~~

~~1. — The SCHOOL DISTRICT shall prepare and the COUNTY and the MUNICIPALITIES shall adopt into the Capital improvements Element of their comprehensive plan "The SCHOOL DISTRICT of Palm Beach County Six Year Capital improvement Schedule" of the SCHOOL DISTRICT'S Five Year Capital Facilities Plan set forth in Section III, in this AGREEMENT.~~

~~2. The COUNTY and MUNICIPALITIES, by adopting "The SCHOOL DISTRICT of Palm Beach County Six Year Capital Improvement Schedule" in the Capital Improvements Element of the LOCAL GOVERNMENT'S Comprehensive Plan, shall have no obligation nor responsibility for funding the SCHOOL DISTRICT'S Five Year Capital Facilities Plan.~~

~~3. The procedures for the annual update and amendment of the local government's public school capital facilities program in its Capital Improvements Element is set forth in Section III of this AGREEMENT.~~

~~**B. Process for Development, Adoption and Amendment of the Public School Facilities Element (PSFE).**~~

~~1. The COUNTY and MUNICIPALITIES shall adopt a Public School Facilities Element which is consistent with this AGREEMENT and Rule 91-5.025, F.A.C. The COUNTY and MUNICIPALITIES shall notify TAG when this element is adopted and when the element becomes effective.~~

~~2. In the event it becomes necessary to amend the PSFE, prior to transmitting the amendment to the Department of Community Affairs pursuant to Section 163.3184, Florida Statutes, the local government wishing to initiate an amendment shall request review through the Intergovernmental Plan Amendment Review Committee (IPARC) in accordance with the "Comprehensive Plan Amendment Coordinated Review" Interlocal Agreement dated October 1, 1993, attached as Exhibit A to this AGREEMENT. The IPARC Clearinghouse shall be responsible for distributing the amendment to all PARTIES to this AGREEMENT that are~~

~~participants in the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement for review and comment.~~

~~(a) — If all local governments agree to the amendment, they shall adopt the amendment in accordance with the statutory procedures for amending comprehensive plans.~~

~~(b) — If any local government does not agree to the amendment, and the issues cannot be resolved between or among the PARTIES, the issue shall be referred to mediation in accordance with Section VII of this agreement. In such a case, the PARTIES, agree not to adopt the amendment until the mediation process is completed.~~

~~3. — Any local issues not specifically required by Statute or Rule in the Public School Facilities Element may be included or modified in the Local Government Public School Facilities Element by following the normal Comprehensive Plan amendment process.~~

~~**C. — Intergovernmental Coordination Element**~~

~~The process for the development, adoption, and amendment of the Intergovernmental Coordination Element shall be that set forth in Section 163.3184, Florida Statutes.~~

~~**V. — SCHOOL CONCURRENCY PROGRAM**~~

~~**A. — Commencement of School Concurrency Program**~~

~~The School Concurrency Program described in this Article shall commence ninety (90) days after the effective date of the last required LOCAL GOVERNMENT comprehensive plan elements required for school concurrency.~~

~~B. Concurrency Service Areas.~~

~~1. The PARTIES hereby agree that School Concurrency shall be measured and applied on the basis of twenty one (21) Concurrency Service Areas (CSA's) as described in the Public School Facilities Element.~~

~~2. The COUNTY and MUNICIPALITIES agree to incorporate and adopt these CSA's and the standards for the modification of the CSA's as established below into the local government comprehensive plans.~~

~~3. Any PARTY may propose a change to the CSA boundaries. Prior to adopting any change, the SCHOOL DISTRICT verify as a result of the change that:~~

~~(a) Adopted level of service standards will be achieved and maintained for each year of the five year planning period; and~~

~~(b) The utilization of school capacity is maximized to the greatest extent possible taking into account transportation costs, court approved desegregation plans and other relevant factors.~~

~~4. The PARTIES shall observe the following process for modifying CSA's:~~

~~(a) At such time as the SCHOOL DISTRICT determines that the change is appropriate considering the above standards, they shall transmit the proposed CSA's and data and analysis to support the changes to the MUNICIPALITIES, to the COUNTY and to TAG.~~

~~(b) COUNTY, MUNICIPALITIES and TAG shall review the proposed amendment and send their comments to the SCHOOL BOARD within 60 days of receipt.~~

~~(c) In the event there is no objection, the local governments shall amend their plans to reflect the changes to the CSA boundaries in their next amendment round.~~

~~(d) The change to the CSA boundary shall become effective on the effective date of the last local government plan amendment adopting the change.~~

~~**C. Level of Service (LOS)**~~

~~To ensure the capacity of schools is sufficient to support student growth at the adopted level of service for each year of the five year planning period and through the long term planning period, for each CSA, the PARTIES hereby establish the LOS as set forth below. The actual LOS (utilization) for all schools of each type in each CSA and each individual school shall be established each year by the first FTE student count, of the second semester.~~

~~1. Tiered Levels of Service shall be in force pursuant to the Tiered Level of Service Table in the Public School Facilities Element until August 1, 2004. Individual schools of each type may exceed the Tiered LOS during the period in which Tiered LOS are in effect, provided that the CSA's Tiered LOS is not exceeded. However, each individual school's LOS which exceeds the Tiered LOS, during the time that the Tiered LOS is in effect, shall not exceed the utilization standards for that school type as shown in the Maximum Utilization Table of the Public School Facilities Element. During the time that the Tiered Level of Service Standard is~~

~~in effect, the SCHOOL DISTRICT shall initiate necessary program and/or boundary adjustments so that the tiered LOS is not exceeded in each CSA.~~

~~2. After August 1, 2004, the following level of service (LOS) standards shall be established for all schools of each type within each CSA and each individual school:~~

~~(a) 110 percent of capacity (utilization) as determined by the Florida Inventory of School Houses (FISH); or~~

~~(b) Up to 120 percent of FISH capacity (utilization/LOS) (test two), for individual schools subject to the results of School Capacity Study (SCS) undertaken by TAG, in consultation with all LOCAL GOVERNMENTS having jurisdiction within the CSA and the SCHOOL DISTRICT, to determine if a particular school can operate in excess of 110% capacity. The SCS shall be required if a school in the first FTE student count. of the second semester reaches 108 percent or above of FISH capacity, once the Level of Service in V. B.2. above is achieved.~~

~~3. The School Capacity Study (SCS) shall determine if the growth rate within each CSA, causing a particular school to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the Five year planning period. At a minimum, the study shall consider:~~

~~(a) Demographics in the school's CSA; and~~

~~(b) Student population trends; and~~

~~(c) Real estate trends, e.g. existing redevelopment and new redevelopment; and~~

~~(d) — Teacher/student ratios; and~~

~~(e) — Core facility capacity.~~

~~If the SCS concludes that the school can operate within: in the FISH guidelines and not exceed 120% LOS (utilization), then that school shall be considered to be operating within the adopted LOS and the CSA Level of Service shall be amended and the local government comprehensive plans shall be amended in the next round of amendments to reflect this additional capacity.~~

~~4. — Any PARTY to this AGREEMENT may request a School Capacity Study (SCS) based on the criteria provided in paragraph 3. above.~~

~~5. — Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The fonner is intended to prevent the movement of students more than once.~~

~~Any PARTY to this AGREEMENT may propose to the TAG a modification of the adopted LOS standard at any time. Following a review and recommendation by TAG and concurrence by at least 51% of the LOCAL GOVERNMENTS to this AGREEMENT and the SCHOOL BOARD, the adopted LOS will be modified by addendum to this AGREEMENT, and each LOCAL GOVERNMENT shall amend its comprehensive plan to reflect this new LOS in the next round of amendments.~~

D. Exemptions

~~1. Single family lots of record, existing as such at the time School Concurrence implementing ordinance is adopted, shall be exempt from School Concurrence requirements.~~

~~2. Any residential development or any other development with a residential component that received final approval of a Site Specific Development Order prior to the commencement date of school concurrence or is exempt from concurrence under a local government's concurrence regulations is considered vested for that component which was previously approved and shall not be considered as proposed new residential development for purposes of school concurrence.~~

~~3. Any new Residential Development that has filed a complete application for a site specific development order or any amendment to any previously approved site specific development order pending prior to the commencement date of the School Concurrence Program shall be exempt from the School Concurrence Requirements.~~

~~4. Any amendment to any previously approved residential development, which does not increase the density is exempt from school concurrence.~~

~~5. Any previously approved residential development or any other previously approved development with a residential component located within any existing "Transportation Concurrence Exception Area," as defined in Section 163.3180(5), Florida Statutes, is exempt from school concurrence.~~

~~E. Local Concurrency Implementing Ordinance~~

~~1. Within ninety (90) days after the effective date of the last required LOCAL GOVERNMENT'S adoption of the Comprehensive Plan Elements addressing school concurrency, each local government shall adopt an ordinance regulating the issuance of development orders based on the availability of public schools at the required Level of Service. This ordinance shall be consistent with the components outlined in Exhibit B and with the provisions of this AGREEMENT.~~

~~2. The COUNTY shall adopt an ordinance which provides procedures for review of municipal development orders and COUNTY unincorporated development orders.~~

~~(a) In the event that any participating MUNICIPALITY does not comply with E.1. above by adopting an ordinance consistent with Exhibit B and this AGREEMENT within ninety (90) days of the effective date of the Comprehensive Plan Elements, that government shall be deemed to have "opted in" to the COUNTY ordinance in E.2. above and agrees to be bound by the terms and provisions therein until it adopts its own ordinance.~~

~~(b) At any time any LOCAL GOVERNMENT may opt out of the COUNTY'S implementing ordinance through implementing its own ordinance consistent with the requirements of Exhibit B.~~

~~F. School District Review of New Residential Development Proposals~~

~~The SCHOOL DISTRICT agrees to review and make school concurrency determinations, for a proposed residential development for which an application for a~~

~~development order is submitted. The review and determination are a four part process which: a) accepts the residential development application; b) calculates the development's projected students; c) compares the development's students to projected students within the Five Year Capital Facilities Plan for Level of Service; and c) issues a determination letter. The complete Development Review Process shall be as follows:~~

~~1. Intake Application Requirements for Proposed Residential Development:~~

~~a) The request for a school concurrency determination for a proposed residential development shall be submitted by either the applicant or the local government, whichever is specified in the local government's concurrency ordinance.~~

~~b) The applicant of the proposed development shall provide the following: location, the build out time frame, and the number, type and size of all the residential units anticipated to be occupied each calendar year.~~

~~c) The SCHOOL DISTRICT agrees to log in by date and time stamp every completed application and agrees that each application shall be processed in the order they are received.~~

~~d) The SCHOOL DISTRICT agrees that it shall review every application and issue its determination to the applicant within fifteen (15) working days of receipt of the application.~~

~~e) The SCHOOL DISTRICT may charge the applicant a non-refundable application fee payable to the SCHOOL DISTRICT to meet the cost of review.~~

~~2. Calculate Students Conversion of Proposed Residential Units to Students:~~

~~To determine the proposed development's projected students, the proposed development's projected number and type of residential units for each year shall be converted into projected students for all schools of each type ..within the specific CSA using the SCHOOL DISTRICT'S *Student Generation Multiplier* as shown in EXHIBIT D of the this AGREEMENT.~~

~~3. — Determine Utilization — Analysis of Enrollment to Capacity for Five years:~~

~~The SCHOOL DISTRICT shall create a *Development Review Table (DRT)* (shown below) for each CSA, and will use the DRT to compare the projected students from proposed residential developments to the CSA's planned growth, enrollment, capacity and utilization (LOS) over the Five-year period. The *Development Review Table* produces a calculation of the Level of Service for each school type in each CSA. Enrollment projections shall be based on the most recently adopted five year capital plan and the DRT shall be updated to reflect these projections by November 1st of each year.~~

~~The Figures in the *Development Review Table* are explained below.~~

~~**Figures (1), (2) and (3)** are numbers obtained from the *Concurrency Service Area Tables (CSA)* as shown in the School District Five Year Capital Facilities Plan. The Figures show the CSA's projected 1) enrollment, 2) capacity and 3) utilization.~~

~~**Figure (4)** is the projected number of new residential units in each CSA obtained from the annual disaggregation of residential units county wide, based on historic absorption rates. This is established from the Palm Beach County *Projected Units Table*, as shown in Exhibit E of this AGREEMENT as amended annually.~~

~~Figure (5) is the number of students expected from projected new units (Fig.4) multiplied by the student generation multiplier based upon a three bedroom, two bath house. The multiplier used is the SCHOOL DISTRICT'S *Student Generation Multiplier Table* shown in Exhibit D of this AGREEMENT.~~

~~Figure (6) is a list of the new residential developments in the order that each application is received within the CSA.~~

~~Figure (7) is a list of the number of annual units expected from each residential development.~~

~~Figure (8) is the list of projected students from new residential development, calculated by type of unit and by school level found in the SCHOOL DISTRICT'S *Student Generation Multiplier Table* shown in Exhibit D of this AGREEMENT.~~

~~Figure (9) is the total number of students per school type from the proposed residential developments.~~

~~Figure (10) is the number of students which is the difference between the total students from new developments (Fig.9) subtracted from the expected projected students from new units (Fig.5). If the number is positive, the level of service (Fig.3) does not change.~~

~~Figure (11) is the revised student enrollment by school type determined by the difference in (Fig.10) if it is a negative number; that number of students shall be added to the projected student enrollment (Fig.1).~~

~~Figure (12) represents the Level of Service calculated and revised, if needed.~~

~~Figure (13) represents the development from adjacent an CSA (if required), recorded in the order that each application is received.~~

~~4. The Three Year Rule~~

~~If the level of service is exceeded, and new capacity in the CSA will be in place or under actual construction in the first three years of the School District's Five Year Capital Facilities Program, the new capacity will be added to the capacity shown in Figure 2 and the level of service will be recalculated.~~

~~5. Adjacent CSA Capacity~~

~~(a) If the projected student growth from the residential development causes the adopted LOS to be exceeded in the particular CSA and that type of school and capacity exists in one or more contiguous CSA's, the development shall receive a letter of determination of concurrency. In conducting the review, the SCHOOL DISTRICT shall first use the adjacent CSA with the most available capacity to evaluate projected enrollment, and if necessary shall continue to the CSA with the next most available capacity until all adjacent CSA's have been evaluated or the letter of determination of concurrency is issued.~~

~~(b) If a proposed new development in a CSA which has been used to provide capacity for a development in an adjacent CSA causes the LOS to be exceeded, the development in the CSA which used the adjacent CSA's capacity will be re-evaluated by using the adjacent CSA with the next highest capacity until capacity has been identified or all adjacent CSA's have been evaluated. If there is capacity in an adjacent CSA, projected enrollment will be moved from the originally used CSA to the adjacent CSA with the next highest available capacity.~~

~~(e) — Example of Adjacent CSA Use~~

Concurrency Service Areas (CSA)		
	CSA-18	CSA-17
Most capacity	CSA-19	
No capacity	CSA-20	
2nd most capacity	CSA-21	

~~(1) — The development in CSA 20 was evaluated using the adjacent CSA with the most capacity for high school students (CSA 19).~~

~~(2) — Later, a new development proposal in CSA 19 is submitted for evaluation and there is not enough high school capacity in CSA 19, or adjacent CSA's 17 and 18.~~

~~(3) — The previously approved development in CSA 20 will be re-evaluated based on capacity in CSA 21. If the capacity exists in adjacent CSA 21 (2nd highest capacity), the projected enrollment from the previous development in CSA 20 will be moved from CSA 19 and added to CSA 21.~~

~~(4) — The development in CSA 19 will be re-evaluated based on the new data for that CSA.~~

~~6. Issue Letter of Determination of Concurrency~~

~~Letter of Determination of Concurrency shall be issued if the impacts of the proposed development's student growth does not cause the adopted Level of Service (or Tiered LOS) to be exceeded, the Letter of Determination of Concurrency shall indicate the development to be in compliance. If the development is not in compliance, the Letter of Determination of Concurrency shall detail why the development is not in compliance and shall offer the applicant the opportunity to enter into the 90 day negotiation period described below.~~

~~7. Mitigation~~

~~(a) Mitigation shall be allowed for those residential development proposals that the SCHOOL DISTRICT determines cannot meet adopted level of service standards. The applicant shall be allowed to enter a ninety (90) day negotiation period with the SCHOOL DISTRICT in an effort to mitigate the impact from the development. Prior to the approval of the mitigation plan, the local government shall have the opportunity to review the mitigation options which shall be limited to those the SCHOOL DISTRICT recognizes and assumes the responsibility to operate, with the exception of charter and private schools, and which will maintain the adopted level of service standards for the first Five years from receipt of the school concurrency Determination Letter. Mitigation options must consider the SCHOOL DISTRICT'S educational delivery methods and requirements, and the State Requirements for Educational Facilities (S.R.E.F.) and may include:~~

- ~~(1) Donation of buildings for use as a primary or alternative learning facility; and/or~~

~~(2) Renovation of existing buildings for use as learning facilities; or~~

~~(3) Construction of permanent student stations or core capacity e;~~
or

~~(4) For schools contained in the adopted SCHOOL DISTRICT'S Five Year Capital Facilities Plan only, upon agreement with the SCHOOL BOARD, the developer may build the school in advance of the time set forth in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan. The SCHOOL BOARD shall enter into an agreement to reimburse developer at such time as the school would have been funded in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan; or~~

~~(5) Charter School; or~~

~~(6) Private School; or~~

~~(7) For mitigation measures 1,2,3 and 4 above, the developers shall receive impact fee credit.~~

~~(8) Upon conclusion of the 90 day period, a second Letter of Determination of Concurrence shall be issued. If mitigation is agreed to, the new Letter of Determination of Concurrence shall find the development is in compliance and shall be conditioned on those mitigation measures agreed to by the developer and the School Board. The mitigation measures shall be memorialized in an agreement between the School District and the Developer that specifically details mitigation provisions to be paid for by the developer and the relevant terms and conditions. If mitigation is not agreed to, the new Letter of Determination~~

shall detail why any mitigation proposals were rejected and detail why the development is not in compliance.

G. ~~Term of School Concurrence~~

~~A Letter of Determination for School Concurrence issued by the SCHOOL DISTRICT shall be valid for one year from the date of issuance. A determination may be extended for two consecutive six-month periods providing the School District receives documentation that the application is progressing in good faith through the local government review process. Once the Local Government Site Specific Development Order is issued, the concurrency determination shall run with the Development Order.~~

H. ~~Suspension of Concurrence~~

~~1. School concurrence shall be suspended in all CSA's upon the occurrence and for the duration of the following conditions:~~

~~(a) The SCHOOL DISTRICT gives written notice to the COUNTY and the MUNICIPALITIES of the occurrence of an "Act of God" as provided in this AGREEMENT; or~~

~~(b) The SCHOOL BOARD does not adopt an update to its SCHOOL DISTRICT'S Five-Year Capital Facilities Plan by September 15th of each year consistent with the requirements of this AGREEMENT; or~~

~~(c) The SCHOOL DISTRICT'S adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service for all schools of each type for each~~

~~CSA and each individual school as determined by TAG based on data provided by the SCHOOL DISTRICT; or~~

~~(d) The SCHOOL DISTRICT'S Five Year Capital Facilities Plan is determined to be financially infeasible based on an evaluation of all funds available to the SCHOOL DISTRICT for capital improvements as determined by the State Department of Education; or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs pursuant to Section 163.3184, Florida Statutes; or by a court action or final administrative action; or~~

~~a) If concurrency is suspended in one third or more of the CSA's pursuant to HG.2, of this Section below.~~

~~2. School Concurrency shall be suspended within a particular CSA, upon the occurrence and for the duration for the following conditions:~~

~~(a) Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSA's for that type of school; or~~

~~(b) An annual 1st FTE student count shows that an individual school exceeds the adopted LOS, and the SCHOOL DISTRICT has not maximized utilization and achieved the adopted LOS by the subsequent 1st FTE student count; The SCHOOL DISTRICT~~

~~does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS); or~~

~~Where the School Board materially amends the first 3 years of the SCHOOL DISTRICT'S Five Year Capital Facilities Plan in accordance with Section III G., and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSA's only for that type of school.~~

~~3. If the Program Evaluation and Monitoring Report in accordance with Section VI.M K., below, recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the Parties to this AGREEMENT.~~

~~4. Once suspended, for any of the above reasons, concurrency shall be reinstated once TAG determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSA's have been achieved.~~

~~**VI. MONITORING**~~

~~**A. Establishment of the Technical Advisory Group (TAG):**~~

~~The PARTIES agree that the SCHOOL DISTRICT'S Five Year Capital Facilities Plan and the ten and twenty year work programs will be monitored by an independent Technical Advisory Group (TAG) to be established by the PARTIES of this AGREEMENT no later than 90 days from the date this AGREEMENT becomes effective.~~

~~B. Purpose of the TAG.~~

~~The purpose of the TAG is to function as a resource for the SCHOOL BOARD, the COUNTY and the MUNICIPALITIES and to make recommendations including but not limited to the following:~~

~~1. The SCHOOL DISTRICT's Five Year Capital Facilities Plan.~~

~~2. Ten and twenty year work programs. It is recognized that the 10 and 20 year work programs are tentative and will be used for general planning purposes.~~

~~3. Schools that trigger a School Capacity Study (SCS).~~

~~4. CSA boundaries.~~

~~5. SCHOOL DISTRICT Management reports~~

~~6. Operation and effectiveness of the concurrency program~~

~~C. Membership of the TAG.~~

~~I. The TAG will consist of five (5) members with relevant special knowledge or experience and shall include the following:~~

~~(a) A Certified Public Accountant nominated by the FAU College of Business.~~

~~(b) A general contractor nominated by the Local Chapter of the AGC.~~

~~(c) A demographer nominated by the FAU College of Geography.~~

~~(d) A planner nominated by the Treasure Coast Chapter of the American Planning Association.~~

~~(e) — A business person representing the for-profit private sector nominated by the Economic Council of Palm Beach County.~~

~~2. — The parties expect the nominating agencies to make the initial recommendations no later than 30 days from the effective date of this agreement and other nominations no later than 60 days prior to the expiration of the term of membership.~~

~~3. — Interim vacancies shall be filled as quickly as possible.~~

~~4. TAG members shall be automatically approved within 60 days of the nomination unless vetoed by the SCHOOL BOARD, the League of Cities Board of Directors or the Board of COUNTY Commissioners (BCC).~~

~~D. — Terms of Membership~~

~~The initial terms of TAG members shall commence 90 days from the effective date of this AGREEMENT and be as follows:~~

~~1. — Two Year Terms — The CPA and the General Contractor and the business person.~~

~~2. — Three Year Terms — Demographer, and Planner~~

~~Each succeeding appointment shall be for a term of three years. Upon the death, or resignation, of a member, the nominating body will propose a successor for the unexpired term, or a full term, as the case may be, and will be accepted unless vetoed per Section C.2. above.~~

~~E. — Election of Chair and Organization Meeting~~

~~1. — At the first meeting of the TAG and every year thereafter, on or about the anniversary of the first meeting, the members of TAG shall hold an organizational meeting.~~

~~2. At the organizational meeting, the members shall elect a chair and vice-chair who will serve one year terms. There shall be a limit of two consecutive terms the chair and vice-chair may serve.~~

~~3. The TAG has the authority to enact their own rules of procedure.~~

~~F. Quorum and voting~~

~~No meeting of TAG shall be called to order, nor may any business be transacted without a quorum consisting of a majority of the members being present. All actions shall require a simple majority of the members then present and voting. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to Florida Statutes.~~

~~G. Meetings open to the public~~

~~All meetings shall be open to the public.~~

~~H. Compensation~~

~~The members of TAG shall receive no compensation for their services.~~

~~I. Staff Support for the TAG~~

~~The PARTIES will direct their staffs to cooperate with the TAG in performance of its duties under this AGREEMENT. Clerical support for meetings of TAG will be provided by the SCHOOL DISTRICT.~~

~~J. Management Reports~~

~~By July 1st November 1st each year, the School Superintendent shall submit an annual management report to the SCHOOL BOARD and TAG detailing the status of the~~

~~SCHOOL DISTRICT'S implementation of its adopted Five Year Capital Facilities Plan. The management report will contain reports on the status of each capacity or modernization project in the SCHOOL DISTRICT'S Five Year Capital Facilities Plan including any related audits and a schedule of the proposed commencement and completion date of all programmed activities. Revisions to projected costs for unbuilt projects and the projected costs compared to actual costs of each constructed project shall also be included. This report shall also contain the first FTE student count of all schools of each type in each CSA and each individual school.~~

~~**K. — Enrollment Reports**~~

~~The SCHOOL DISTRICT Superintendent shall submit a yearly report on the first student count of the second semester enrollment of all schools of each type in each CSA and each individual school by February 15th.~~

~~**L. — Monitoring Reports**~~

~~The TAG shall review the information submitted by the SCHOOL Superintendent and shall compile and submit a report annually on the following:~~

- ~~1. — The accuracy of previous pupil enrollment projections compared with actual enrollment.~~
- ~~2. — The accuracy of previous population projections of each CSA compared with actual growth.~~
- ~~3. — The accuracy of projected costs of school construction projects compared with actual costs.~~

~~4. — The accuracy of projected school construction schedules compared with actual performance.~~

~~All annual reports of the TAG shall be submitted to the MUNICIPALITIES, the COUNTY and the SCHOOL BOARD by August 1. Any interim TAG report shall be submitted to the parties within five days of completion.~~

~~**Me. K. Program Evaluation and Monitoring Report**~~

~~1. — On or before August 1, 2002, December 15 of each year or at the request of any party to this AGREEMENT, TAG shall initiate complete an evaluation of the effectiveness of the program. This evaluation and Report shall consider but not be limited to the following:~~

- ~~(a) — Number of school concurrency suspensions by school type~~
- ~~(b) — Duration of school concurrency suspensions~~
- ~~(c) — Ability to achieve and maintain the adopted LOS~~
- ~~(d) — Timeliness of parties' response required by this AGREEMENT.~~
- ~~(e) — Operation and effectiveness of the concurrency program.~~
- ~~(f) — The accuracy of previous pupil enrollment projections compared with actual enrollment.~~
- ~~(g) — The accuracy of previous population projections of each CSA compared with actual growth.~~
- ~~(h) — The accuracy of projected costs of school construction projects compared with actual costs.~~

~~2. TAG shall issue a report on the findings and recommendations to all PARTIES by November 1, 2002, and every 2 years thereafter, and within 90 days after the request for review~~

~~of the AGREEMENT. The recommendations shall include, but not be limited to, suspension and changes to the following:~~

- ~~(a) Joint Planning and Coordination by PARTIES to this AGREEMENT~~
- ~~(b) LOS Standards~~
- ~~(c) Interlocal AGREEMENT~~
- ~~(d) Goals, Objective and Policies~~
- ~~(e) CSA boundaries~~
- ~~(f) Implementing Ordinance~~
- ~~(g) SCHOOL DISTRICT's Five-Year Capital Facilities Plan.~~

~~**N. L. Conflict of Interest**~~

~~1. General. No TAG member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the TAG.~~

~~2. Implementation. To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the TAG are directed:~~

~~(a) — Not to accept any gift, favor, or service that might reasonably tend to improperly influence the discharge of official duties.~~

~~(b) — To make known by written or oral disclosure, on the record at a TAG meeting, any interest which the member has in any pending matter before the TAG before any deliberation on that matter.~~

~~(c) — To abstain from using membership on the TAG to secure special privileges or exemptions.~~

~~(d) — To refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the TAG not available to members of the general public, and refrain from using such information for personal gain or benefit.~~

~~(e) — To refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a members of the TAG.~~

~~(f) — To refrain from transacting any business in an official capacity as a member of the TAG with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest.~~

~~(g) — To refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.~~

~~VII. MEDIATION OF DISPUTES~~

~~The PARTIES acknowledge that the intergovernmental coordination provisions of Section 163.3177(6)(h), Florida Statutes, may not eliminate all disputes between the PARTIES to this agreement and such disputes may affect the SCHOOL DISTRICT and the land use planning authority of the COUNTY and the MUNICIPALITIES. In the case of the negotiation, adoption, and implementation of any provisions of this interlocal agreement or amendment thereto, COUNTY, MUNICIPALITIES and the SCHOOL DISTRICT agree that those PARTIES in opposition shall attempt an informal resolution of the concerns raised. In the event objections cannot be resolved within 20 days or such other time as may be mutually agreeable, the PARTIES shall have the right to petition the Court in accordance with the provisions of Article IX.C., or submit their disagreement for mediation under the protocols of the Palm Beach County Comprehensive Plan Amendments Coordinated Review Interlocal Agreement of October, 1993, as specified in Article X therein, attached as Exhibit A to this AGREEMENT.~~

~~If the mediation process is irretrievably deadlocked after three meetings, the PARTIES will submit their dispute to arbitration. The arbitrator will be selected by the Executive Committee of the Pahn Beach County Issues Forum within 15 days after the third mediation meeting, and arbitration will commence within 30 days after the third mediation meeting. The arbitrator's decisions will be binding on the PARTIES, and the costs of arbitration will be borne equally by the PARTIES.~~

VIII. COORDINATED PLANNING

~~A. — The Coordination of Planning and Sharing of Information~~

~~The PARTIES recognize that sound planning for both educational facilities and student growth emanating from existing, redevelopment and new development of residential property requires adequate and accurate data and information and that effective coordination of these two planning functions requires that all of the PARTIES have access to and utilize the same data and information. Accordingly, the COUNTY, the MUNICIPALITIES, and the SCHOOL DISTRICT agree to share and coordinate information relating to existing and planned public school facilities, proposals for development and re-development, infrastructure required to support public school facilities, and population projections, including student population projections, which are utilized and relied on by the PARTIES for planning purposes.~~

~~B. — Population Projections~~

~~The SCHOOL DISTRICT shall utilize the COUNTY'S population projections derived from the University of Florida Bureau of Economic and Business Research (BEBR) medium population projections for permanent resident population, which include municipal and unincorporated areas, as the basis for student population projections.~~

~~The COUNTY shall convert the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm~~

~~Beach County into each CSA using BEBR's annual estimates by municipality, persons per household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans. These are shown in Exhibit E of this agreement ("Projected Units Table") which shall be amended annually.~~

~~The SCHOOL DISTRICT shall evaluate the disaggregated projections prepared by the COUNTY, considering the population projections contained in each local government Comprehensive Plan, and the State Department of Education Capital Outlay Full Time Equivalent (COFTE) student projections, making modifications as necessary, and utilizing appropriate models and methodologies. The SCHOOL DISTRICT shall develop and apply the *Student Generation Multipliers* as shown in EXHIBIT D of this AGREEMENT for all schools of each type to the projected residential units, considering past trends within specific geographic areas, in order to project school enrollment, consistent with the requirements of Chapter 1013, Florida Statutes.~~

~~All PARTIES agree to the continued use of this methodology, which has been used by the SCHOOL DISTRICT since 1996, and, based upon its historical accuracy, consider its results to be the best available data.~~

~~The SCHOOL DISTRICT, the COUNTY and the MUNICIPALITIES commit to continued efforts to improve this methodology and enhance coordination with the plans of the SCHOOL DISTRICT and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the MUNICIPALITIES and the COUNTY is reflected in the updated projections.~~

~~The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census.~~

~~**C.——Local Government Data Collection** On April 1 and October 1 of each year, local governments shall provide the SCHOOL DISTRICT with the information regarding the Certificates of Occupancy issued for new residential units. The actual students generated from new residential units will be used in the data and analysis for the annual update of the SCHOOL DISTRICT's Five-Year Capital Facilities Plan.~~

~~**D.——School District Data Publication**~~

~~The SCHOOL DISTRICT shall publish data concerning school capacity, including the enrollment of each individual school based on the first FTE student count first count of the second semester, the actual capacity of each school at the adopted level of service, the enrollment and capacity for all schools of each type in each concurrency service area. The SCHOOL DISTRICT shall specifically update the data upon meeting the following conditions: no later than fifteen (15) working days after the annual update of the SCHOOL DISTRICT's Five-Year Capital Facilities Plan; with the first FTE student count first count of the second semester each year; as new capacity becomes operational; when a SCS is approved; or as concurrency determinations are issued.~~

~~**E.——Multiplier Publication**~~

~~Sixty (60) days prior to the implementation of concurrency the SCHOOL DISTRICT shall publish demographic multipliers. These multipliers will be used for the term of~~

~~this agreement to determine the number of elementary, middle and high school students, based on the number and type of residential units from the proposed development. These multipliers must be supported by data and analysis based on existing enrollment for each type of residential unit and will be updated or re-verified by the SCHOOL DISTRICT upon renewal of this agreement.~~

~~**F. — Proposals for Development, Redevelopment and Infrastructure required to Support Public School Facilities**~~

~~On or before January 1 of each year, for the SCHOOL DISTRICT's consideration and utilization in preparing its annual update of the SCHOOL DISTRICT's Five Year Capital Facilities Plan the COUNTY and the MUNICIPALITIES shall provide to the SCHOOL DISTRICT a report setting forth the COUNTY'S and the MUNICIPALITIES' respective projections for development, and redevelopment, in the forthcoming year. In addition, before January 1 of each year the COUNTY and the MUNICIPALITIES shall provide to the SCHOOL DISTRICT a copy of any amendments to their respective five-year road plans, five-year utility plans, and five-year plans for parks, fire protection and public safety and any other plans they have in their possession affecting infrastructure.~~

~~**G. — School Siting**~~

~~1. — Unless a local GOVERNMENT has or does enter into a separate Interlocal Agreement relating to school siting, the following provisions shall be followed in school siting decisions. If a separate Interlocal Agreement that addresses school siting is in effect, the provisions of that Agreement shall control and this Section (G) and shall not be applicable between those parties.~~

~~2.— The SCHOOL DISTRICT shall coordinate planning and site location of educational facilities with each MUNICIPALITY and the COUNTY in which a school site is proposed for construction or site acquisition within the SCHOOL DISTRICT's Five Year Capital Facilities Plan in accordance with Chapters 1013 and 163 of the Florida Statutes. This process shall assist in determining possible sites for the proposed schools and the consistency with the Comprehensive Plan, applicable land development regulations, the necessary existing or planned infrastructure, and coordination of public facilities such as parks, libraries, and community centers.~~

~~3.— Not less than 90 days prior to adoption of the initial Five Year Capital Facilities Plan and any amendments or yearly updates, the SCHOOL DISTRICT shall coordinate with the COUNTY and each MUNICIPALITY in which a school is proposed for construction or expansion under the proposed plan to determine the consistency of one or more proposed sites with the local government's comprehensive plan and the availability of necessary or planned infrastructure and to coordinate the proposed location with public facilities such as parks, libraries and community centers. Alternative sites may be proposed by the LOCAL GOVERNMENT for the consideration of the SCHOOL DISTRICT.~~

~~4.— At least 60 days prior to acquiring or leasing any property that may be used for a school site, the SCHOOL DISTRICT shall provide written notice of the proposed acquisition to the LOCAL GOVERNMENT in whose jurisdiction the proposed site is located. This written notice from the SCHOOL DISTRICT shall include a school site acquisition form, aerial map, location map and proposed acquisition and construction completion schedule. As~~

~~quickly as possible but no later than 45 days from receipt of this notice, the LOCAL GOVERNMENT shall notify the SCHOOL DISTRICT if the proposed site is consistent with the land use categories and policies of the LOCAL GOVERNMENT's comprehensive plan and zoning district and provide comments regarding the feasibility of each of the sites submitted by the SCHOOL DISTRICT. These comments should address the availability of necessary and planned infrastructure and the collocation of the proposed school facility with other public facilities such as parks, libraries and community centers. The SCHOOL DISTRICT shall include these comments in their rating system to determine the best overall site for acquisition. This preliminary notice does not constitute the local government's determination of consistency required by Section 235.193(5) 1013.33 (12), Florida Statutes.~~

~~5. The SCHOOL DISTRICT shall submit a request for determination that a proposed site for a public educational facility is consistent with the LOCAL GOVERNMENT's comprehensive plan and land development regulations and an application for site plan approval as early in the design stage as feasible, but no later than 90 days prior to the proposed construction commencement date of a new public educational facility or modernization of an existing public educational facility. The SCHOOL DISTRICT application shall include the items required in paragraph 4, a site plan meeting the requirements of the LOCAL GOVERNMENT's land development regulations to the extent the land development regulations are not in conflict with the state uniform building code or the review criteria in subparagraph (b) below, any other information required for site plan review under the LOCAL GOVERNMENT's land development regulations, and, if in a municipality, a municipal traffic concurrency letter from the County~~

~~Engineer. The LOCAL GOVERNMENT shall have 90 days to determine in writing after receiving all of the required information from the SCHOOL DISTRICT whether the proposed site and site plan for the public education facility is consistent with the local comprehensive plan and local land development regulations and if the site plan is approved.~~

~~(a) If the LOCAL GOVERNMENT informs the SCHOOL DISTRICT that a proposed site is not consistent with the land use categories and policies of the LOCAL GOVERNMENT's comprehensive plan, the SCHOOL DISTRICT shall not proceed to construct any new or expanded public educational facility on the site unless and until the LOCAL GOVERNMENT comprehensive plan is amended to make the proposed facility consistent with the LOCAL GOVERNMENT comprehensive plan. If the site is consistent with the comprehensive plan's future land use policies and categories in which public schools are allowable uses, the LOCAL GOVERNMENT may not deny the development of the site for a public educational facility but may impose reasonable development standards and conditions through the site plan approval process in accordance with Section 235.34(1) 1013.51, Florida Statutes.~~

~~(b) The LOCAL GOVERNMENT may not deny the site plan based on the adequacy of the site plan as it relates solely to the needs of the educational facility. The LOCAL GOVERNMENT's review may consider the site plan and its adequacy as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. Standards and conditions may not be imposed which conflict with those established in Chapter 1013, Florida Statutes, or the State Uniform Building Code, unless mutually agreed by the SCHOOL~~

~~DISTRICT and the LOCAL GOVERNMENT. The parties agree that the following criteria shall be applied in evaluating the site plan:~~

~~The proposed site and education facilities shall, at a minimum, meet the State Requirements for Educational Facilities (SREF), plus a ten percent (10%) capacity flexibility allowance in conformance with the SCHOOL DISTRICT's adopted level of service.~~

~~(2) The site plan shall demonstrate that there are no adverse impacts on sites listed in the national Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.~~

~~(3) The site plan shall provide sufficient space to meet on-site parking and on-site traffic circulation requirements to satisfy current and projected site generated vehicular demand.~~

~~(4) There shall be adequate setbacks, buffering and design controls to eliminate or decrease any negative externalities, such as noise, from affecting neighboring developments in accordance with SREF standards, at a minimum. Outdoor recreational facilities, including stadiums and similar support facilities shall be located and buffered on the proposed site to minimize impacts on the adjacent properties.~~

~~(5) The location of the proposed site shall comply with all provisions of Florida Statutes, as they relate to the siting of public education facilities.~~

~~(6) The following access standards shall apply to the proposed sites of the specific school types to ensure they are consistent with the LOCAL GOVERNMENT's comprehensive plan:~~

~~(i) For elementary schools, special education facilities, and alternative education facilities, proposed school sites shall have direct access to at least a minor collector road or as otherwise approved by the LOCAL GOVERNMENT after determination of acceptable traffic impacts.~~

~~(ii) For middle schools, the proposed site shall have direct access to at least a minor collector road or as otherwise approved by the LOCAL GOVERNMENT after determination of acceptable traffic impacts.~~

~~(iii) For high schools, the proposed location shall have direct access to at least a major collector road, or as otherwise approved by the LOCAL GOVERNMENT after determination of acceptable traffic impacts.~~

~~(c) Any facility not used exclusively for educational purposes and any non-educational uses are subject to the LOCAL GOVERNMENT's land development regulations and such facility or use shall not occur unless approved pursuant to those regulations.~~

~~(d) Nothing herein shall preclude the SCHOOL DISTRICT and the LOCAL GOVERNMENT from developing alternative development standards based on mutually acceptable performance criteria, that would meet the intent of the provisions listed above.~~

H. School District Review Of Future Land Use Element Plan Amendments.

~~1. Each LOCAL GOVERNMENT that is not a participant in the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement dated, October 1993, agrees to submit to the SCHOOL DISTRICT at least 30 days prior to its transmittal hearing an executive summary of any amendment to the Future Land Use Element that modifies or adds~~

~~any residential designation along with a copy of the plan amendment and supporting material and the date, time, and place of the transmittal hearing. Each LOCAL GOVERNMENT that is a participant in the "Comprehensive Plan Amendment Coordinated Review Interlocal Agreement" shall follow the procedures of that AGREEMENT.~~

~~2. The SCHOOL DISTRICT shall review the information submitted and shall evaluate the impact of the proposed amendment on the Public School Facilities Plan, the consistency of the proposed plan amendment with the SCHOOL DISTRICT's Five Year Capital Facilities Plan, the impact on the adopted Level of Service standard for public schools, and the projected timing and delivery of public school facilities to serve any residential development authorized by the Comprehensive Plan Amendment.~~

~~3. Within 20 days of receipt, the SCHOOL DISTRICT, shall submit to the COUNTY or affected MUNICIPALITY a written report setting forth the findings and recommendations of the SCHOOL DISTRICT, and specifically setting forth the capacity, or lack thereof, of existing facilities or planned facilities in the current SCHOOL DISTRICT Capital Facilities Program Plan to serve additional students without overcrowding such facilities beyond the adopted Level of Service.~~

~~4. The COUNTY or MUNICIPALITY shall consider the report and recommendations of the SCHOOL DISTRICT at its transmittal hearing, and if the COUNTY or MUNICIPALITY decides to transmit the proposed plan amendment to the Department of Community Affairs, the COUNTY or MUNICIPALITY shall include the written report and recommendations of the SCHOOL DISTRICT in its transmittal package.~~

~~5. In considering whether to adopt any Comprehensive Plan Amendment providing for residential development, the COUNTY and the MUNICIPALITIES agree to consider the factors set forth in the written report of the SCHOOL DISTRICT.~~

~~6. The COUNTY and the MUNICIPALITIES agree to abide by the procedures set forth in subparagraphs 1 through 5 above, in considering any proposed amendments to the Future Land Use Element of their respective plans.~~

~~**IX. SPECIAL PROVISIONS**~~

~~**A. SCHOOL DISTRICT Requirements.**~~

~~The PARTIES acknowledge and agree that the SCHOOL DISTRICT is or may be subject to the requirements of the Florida and United States Constitutions and other state or federal statutes regarding the operation of the public school system. Accordingly, the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT agree that this AGREEMENT is not intended, and will not be construed, to interfere with, hinder, or obstruct in any manner, the SCHOOL DISTRICT's constitutional and statutory obligation to provide a uniform system of free public schools on a county-wide basis or to require the SCHOOL DISTRICT to confer with, or obtain the consent of the COUNTY or the MUNICIPALITIES, as to whether that obligation has been satisfied. Further, the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT agree that this AGREEMENT is not intended and will not be construed to impose any duty or obligation on the COUNTY or MUNICIPALITY for the SCHOOL DISTRICT's constitutional or statutory obligation. The COUNTY and the MUNICIPALITIES also acknowledge that the~~

~~SCHOOL DISTRICT's obligations under this AGREEMENT may be superseded by state or federal court orders or other state or federal legal mandates.~~

B. Land Use Authority

~~The PARTIES specifically acknowledge that each LOCAL GOVERNMENT is responsible for approving or denying comprehensive plan amendments and development orders within its own jurisdiction. Nothing herein represents or authorizes a transfer of this authority to any other party.~~

C. Specific Performance

~~The COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT shall have the right to petition the Circuit Court for the Fifteenth Judicial Circuit for the State of Florida for specific performance of any and all of the provisions of this AGREEMENT.~~

X. ACTS OF GOD AND OTHER EXIGENT CIRCUMSTANCES BEYOND THE CONTROL OF THE SCHOOL BOARD

~~The COUNTY and the MUNICIPALITIES acknowledge that the SCHOOL DISTRICT, in its operation of the public school system, is subject to events, circumstances, and external forces and authorities beyond its control. Examples are hurricanes or other natural disasters which destroy school facilities, other emergency situations affecting the operation of the public school system, state court judgments concerning the SCHOOL DISTRICT's State Constitutional or Statutory obligation to provide a uniform system of free public schools, and school desegregation orders or compliance agreements involving Federal Courts or the Office of Civil Rights, United~~

~~States Department of Education. Such events or actions may prevent the SCHOOL DISTRICT from complying with the provisions of this AGREEMENT and may require the SCHOOL DISTRICT to deviate from or modify; the SCHOOL DISTRICT's Five-Year Capital Facilities Plan agreed to and approved by the COUNTY, the MUNICIPALITIES and the SCHOOL DISTRICT. The COUNTY and the MUNICIPALITIES hereby agree that such noncompliance, deviations, or modifications will not be deemed a violation of this AGREEMENT and that the provisions of suspension will pertain to those occurrences.~~

~~**XI.—STANDING AND THIRD PARTY BENEFICIARY RIGHTS**~~

~~The PARTIES hereby acknowledge and agree that it is not the intent of any party to this AGREEMENT to confer any rights on any persons or entities other than the PARTIES to this AGREEMENT. No person or entity not a party to this AGREEMENT shall have any claim or cause of action against either the COUNTY, the MUNICIPALITIES or the SCHOOL DISTRICT for the failure of any party to perform in accordance with the provisions of this AGREEMENT except as may be provided by law.~~

~~**XII.—AMENDMENT, WITHDRAWAL AND TERMINATION**~~

~~**A.—Amending the AGREEMENT**~~

~~This AGREEMENT may be amended only by written agreement of 51% of the PARTIES.~~

~~**B.—Withdrawal from AGREEMENT**~~

~~Any PARTY that is no longer required by law to be a party to this AGREEMENT may withdraw from the AGREEMENT by sending written notice to the other PARTIES to the AGREEMENT and the Department of Community Affairs (or its successor agency) at least sixty (60) days prior to the effective date of the withdrawal.~~

~~C. — Additional Participants~~

~~Any MUNICIPALITY that becomes a required party after the effective date of this agreement may become a party to this agreement upon execution of a Unilateral Participation Agreement in such form as the agreement attached hereto as Exhibit C.~~

~~D. — Termination of AGREEMENT~~

~~This AGREEMENT may be terminated by 75% of the PARTIES filing a written notice of termination with the other PARTIES within any ninety (90) day period. The AGREEMENT shall immediately be terminated upon the filing of the written notice by the last required party.~~

~~XIII. — TERM OF THE AGREEMENT~~

~~This AGREEMENT shall be for a term of (5) years and will automatically be renewed for an additional five (5) year term as long as no required PARTY objects in writing to the renewal.~~

~~Any objection, by any PARTY to this AGREEMENT, to the renewal must be sent to the other PARTIES no sooner than 90 days prior to the end of the term.~~

~~**XIV. INDEMNIFICATION OF PARTIES**~~

~~**A. Hold Harmless**~~

~~The SCHOOL DISTRICT agrees to hold harmless and indemnify the other PARTIES to this AGREEMENT against any third party claim, liability, lawsuit, and damage award missing out of the performance of this AGREEMENT for any acts, failure to act, or decisions of the SCHOOL DISTRICT that me totally within the purview of the SCHOOL DISTRICT or are the responsibility of the SCHOOL DISTRICT under this AGREEMENT. Acts or decisions of the SCHOOL DISTRICT include, but are not limited to, items relating to school attendance boundaries, providing adequate capacity for new students in the SCHOOL DISTRICT's Five Year Capital Facilities Plan, constructing and modernizing schools consistent with the adopted SCHOOL DISTRICT's Five Year Capital Facilities Plan, decisions on whether to accept or reject mitigation, and decisions on available capacity in the review process.~~

~~**B. Third Party Claims**~~

~~The COUNTY and each individual MUNICIPALITY that is a PARTY to this AGREEMENT agrees to hold hannless and indemnify all other PARTIES to the AGREEMENT against any third party claim, liability, lawsuit, and damage award arising out of the perfonnance of this AGREEMENT for any acts, failure to act, or decisions of that PARTY that are totally within the purview of that party or are the responsibility of that party under this AGREEMENT.~~

~~Acts or decisions of the COUNTY or an individual municipality include, but are not limited to, the denial of an application for development approval based on school impacts after the SCHOOL DISTRICT has informed that party that adequate school capacity exists for the development.~~

~~**XV. MULTIPLE ORIGINALS**~~

~~This AGREEMENT may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.~~

~~**XVI. EFFECTIVE DATE OF AGREEMENT**~~

~~**A. Effective Immediately**~~

~~Upon this AGREEMENT being signed by the last required PARTY, the AGREEMENT shall be filed with the Clerk of the Circuit Court. This AGREEMENT shall take effect immediately on the date filed with the Clerk of the Circuit Court and shall continue until terminated~~

~~**B. Nullification of AGREEMENT**~~

~~If this AGREEMENT is not signed by all required PARTIES by July 1, 2001, this AGREEMENT shall be null and void and all PARTIES that sign this agreement are released from any obligation imposed by the AGREEMENT.~~

~~**IN WITNESS WHEREOF,** the undersigned PARTIES have executed this Interlocal AGREEMENT on the day and year indicated.~~

CONCURRENCY MANAGEMENT ELEMENT SYSTEM

OVERVIEW

The purpose of a concurrency management system is to provide the necessary standards and regulations for the City to follow in evaluating development orders to ensure that the level of service standards that are adopted in the Comprehensive Plan are maintained. The system will consist of three components:

1. An inventory of the existing public facilities to which concurrency is to be applied.
2. An assessment of each application for final development order or permit for concurrency.
3. A Schedule of Capital Improvements that is necessary to correct any existing deficiencies of the public facilities. Under this system and in accordance with the statutes of the State of Florida, no development orders may be issued which will cause a public facility to operate below its adopted level of service standard. Development orders may be granted, however, subject to the adopted level of service standards being met and public facility improvements being accomplished concurrent with the impacts of development.

Concurrency will be determined prior to the final site plan or final subdivision approval process in order to assure that all public facilities included within the concurrency management system are available concurrent with the impacts of the project. If there is adequate capacity in all required public facilities, a Certificate of Concurrency may be issued.

APPLICABILITY

~~The system for determining concurrency in Pahokee shall be referred to as SYCOM (System for Management of Concurrency.)~~ All applications for a site plan or subdivision plan shall be reviewed for concurrency in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order. The City may only issue a development order upon finding that the public facilities addressed under the Concurrency Management System will be available concurrent with the impacts of the development.

All applications for development permits shall provide all requirements that are deemed necessary by the City so that the impacts of the proposed development can be accurately assessed. Application requirements shall reflect the information that is needed for the determination of concurrency. The City shall develop application forms for Certificate of Concurrency applications.

CAPACITY AND LEVEL OF SERVICE INVENTORY

The City of Pahokee will collect capacity information on certain public facilities and shall make that information available to the public in a Capacity and Level of Service Database. The Inventory shall contain information on public facilities as noted Objective 10.1 and related policies. The inventory shall be updated annually.

On September 1 of each year, the City of Pahokee shall report to the City Commission on the Capacity and Level of Service Database. The report shall also include the degree of any deficiencies and a summary of the impacts the deficiency(s) will have on the approval of development orders. The City shall then recommend a Schedule of Capital Improvements necessary to maintain of level of service standards. The report may correlate with the annual Capital Improvements Element update.

GENERAL RULES FOR CONCURRENCY ASSESSMENT

A Concurrency Assessment shall be made on all final site plan and final subdivision applications. The City may issue a Certificate of Concurrency if the Concurrency Assessment shows that impacts of the development would not cause deficiencies in adopted levels of service. A Conditional Certificate of Concurrency may be issued if the City and applicant agree to improve projected deficiencies.

PHASING

Development that is proposed to be phased may also phase the improvement of facilities provided the concurrency requirements for each facility as described in Table 10-1 and statutory requirements are met.

TIME SPECIFIC APPROVAL

All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases but the timing of each phase shall be specified in the development order or permit. The development order may prescribe a time schedule for the initiation of the various components of the development process such as land clearing, site fill, foundation work, etc.

Any required improvements to meet concurrency shall also require a time schedule for construction and completion. Should development or facilities improvements fail to begin or be completed in accordance with the development order or permit, then all outstanding approvals of the development shall expire. Amendments or changes to time schedules shall be permitted but must be approved by the body granting the original approval.

ADDITIONAL INFORMATION

The City of Pahokee may require additional information from applicants or other City Departments in order for an accurate concurrency assessment to be accomplished. Such additional informational requests shall be reasonable and be provided in writing.

Should the City require a special study, the applicant shall provide such information. (Examples of such special studies are additional traffic analyses on a road that may not meet concurrency or analyzing sufficient park facilities.) Review and approval of proposed developments may be postponed until these studies are completed. Proposed development may be denied approval for failure of the applicant to provide adequate information on the projected impacts created by the development.

Traffic Concurrency Management

The City of Pahokee has a tracking spreadsheet to monitor traffic impacts. The computer monitoring and tracking spreadsheet (database), will be maintained to account for all trips assigned by link and by inventory. The existing spreadsheet contains all existing traffic and trips generated by existing or proposed projects to the main arterial and collector roads.

Concurrency Management Element Goals, Objectives, and Policies

Goal 10 - To protect the public safety, health, and welfare by providing sufficient public facilities concurrent with development.

Objective 10.1 - The City shall maintain A Capacity and Level of Service Database of public facilities in order to assess concurrency of new development.

Transportation

Policy 10.1.1 - The City shall monitor the following transportation data in a Transportation Concurrency Management System Database:

- 1) Design capacity of different roadway types.
- 2) The existing level of service measured by the average annual number of trips per day on a roadway link and the peak hour trips.
- 3) The adopted level of service standards for all roadway types.
- 4) The existing capacities or deficiencies of the roadway network.
- 5) The capacities reserved for approved but unbuilt development.
- 6) The projected capacities or deficiencies due to approved but unbuilt development.
- 7) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- 8) The improvements to be made to the roadway network in the current fiscal year by the City, Palm Beach County, the State of Florida Department of Transportation, or other public agency and the impact of such improvements on the existing capacities or deficiencies.
- 9) Ensure that the 110% criteria for road capacity is not exceeded.

Sanitary Sewer

Policy 10.1.2 - The City shall monitor the following data in regard to wastewater:

- 1) The design capacity of the wastewater treatment facilities of the ~~Pahokee~~ Palm Beach County utility system.
- 2) The existing level of service standards measured by the average number of gallons per day per unit based on the average flows that are experienced at the ~~Pahokee utility system~~ wastewater treatment facilities and the total number of equivalent residential units within the service area.

- 3) The adopted level of service standards for the average daily flows per equivalent residential unit.
- 4) The existing deficiencies of the system.
- 5) The capacities that are reserved for approved but unbuilt development.
- 6) The projected capacities or deficiencies due to approved but unbuilt development.
- 7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.

Potable Water

Policy 10.1.3 - The City shall monitor the following data in regard to potable water:

- 1) The design capacities of the potable water treatment facilities of the County Lake Region Water Treatment Plant system.
- 2) The existing level of service measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the service area of the County Lake Region Water Treatment Plant system.
- 3) The existing potable water storage capabilities of the County Lake Region Water Treatment Plant system.
- 4) The existing minimum water pressure in the County Lake Region Water Treatment Plant system water distribution system.
- 5) The adopted level of service standards for the potable water facility components.
- 6) The existing capacities or deficiencies of the system.
- 7) The capacities reserved for approved but unbuilt developments.
- 8) The improvements to be made to the facility in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- 9) The improvements to be made to the facility in the current fiscal year by the County Lake Region Water Treatment Plant system and the impact of such improvements on the existing capacities or deficiencies.

Solid Waste Disposal

Policy 10.1.4 - The City shall monitor the following data in regard to ~~solid waste disposal: potable water:~~

- 1) The design capacity of solid waste disposal facilities.
- 2) The existing level of service measured by the number of units approved per route.
- 3) The adopted level of service standard for solid waste.
- 4) The capacities reserved for approved but unbuilt development.
- 5) The projected capacities or deficiencies due to approved but unbuilt development.

- 6) The improvements to be made to the system in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- 7) The improvements to be made to the system in the current fiscal year by the City or the contracted agency and the impact of such improvements on the existing capacities or deficiencies.

Stormwater Drainage

Policy 10.1.5 - The City shall monitor the following data in regard to stormwater:

- 1) The existing level of service measured by storm event as determined by the City Engineer.
- 2) The adopted level of service standard for storm drainage.

Recreation and Open Space

Policy 10.1.6 - The City shall monitor the following data in regard to parks and open space.

- 1) The existing acreage of parkland and the existing number of recreation facilities as outlined the Recreation and Open Space Element of this plan.
- 2) The existing level of service measured by the number of acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
- 3) The existing level of service for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
- 4) The adopted level of service standards for parkland acreage and individual recreation facilities as outlined in the Recreation and Open Space Element of this plan.
- 5) The existing capacities or deficiencies of the recreation facility system.
- 6) The capacities reserved for approved but unbuilt development.
- 7) The projected capacities or deficiencies due to approved but unbuilt development.
- 8) The improvements to be made to the recreation facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- 9) The improvements to be made to the recreation facilities in the current fiscal year by the City and the impact of such improvements on the existing capacities or deficiencies.

Objective 10.2 - Certificates of Concurrency and development orders shall be issued based upon the availability of infrastructure facilities and essential services which meet the adopted Level-of-Service (LOS) standards.

Policy 10.2.1 - As indicated in the applicable Elements of this Plan, the City of Pahokee has adopted the minimum LOS standards shown in Table 10-1.

**Table 10-1: Recommended Level of Service (LOS) Standards for the City of Pahokee
Public Facility Level of Service Standard**

Transportation	Local Street	LOS D
	Urban Collector	LOS D
	Minor Arterial	LOS D
	Major Arterial	LOS D
	SIS Facility	LOS C
Sanitary Sewer	Average 1008 gallons <u>per capita</u> per day Peak 175 gallons <u>per capita</u> per day	
Potable Water	93 <u>157</u> gallons per person per day	
Solid Waste	6.00 <u>7.13</u> pounds per capita per day	
Stormwater	Rules 17-33 and <u>Florida Administrative Code Chapter 40E</u>	
Recreation and Open Space	2.0 per 1,000 people <u>30 acres per 1,000 residents within 1 mile of City</u> <u>3 acres per 1,000 people for City-owned parks</u>	

Objective 10.3 - The City of Pahokee will be responsible for determining the concurrency for all applications of development orders for final site plans and/or final subdivision plans.

Policy 10.3.1 - When reviewing applications for plans for such development orders, the City shall perform a Concurrency Assessment to ensure that public facilities are available concurrent with the impacts of the proposed development.

Policy 10.3.2 - A Concurrency Assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

Policy 10.3.3 - A Certificate of Concurrency may be issued when a concurrency evaluation and test has been conducted and that the tests indicate that facility capacities for the proposed development ~~are~~ is available at the adopted Levels of Service.

Policy 10.3.4 - If a public facility is not meeting level of service standards or if the proposed development will cause the facility to fail its level of service standards, the City may enter into an agreement for proportionate fair share mitigation.

Policy 10.3.5 - Upon execution of a proportionate fair share agreement, applicants for development shall be entitled to receive a Conditional Certificate of Concurrency. The Conditional Certificate of Concurrency and related development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

Policy 10.3.6 - The Certificate of Concurrency, whether or not it's conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

Policy 10.3.7 - A Certificate of Concurrency and the related development order may be applicable to more than (1) phase of a multi-phase development. The Certificate shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

Policy 10.3.8 - The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

Objective 10.4 - Assess new development and redevelopment a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

Policy 10.4.1 - A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

Policy 10.4.2 – ~~The City shall c~~oordinate with other agencies whose facilities are impacted by development on proportionate fair share obligations.

Policy 10.4.3- Transportation improvements shall mitigate the overall network within a radius of influence and be in place concurrent with the impacts of development as per policy 10.5.1.

Policy 10.4.4 - The City shall continue to enforce regulations in the City’s land development code regarding proportionate fair share mitigation.

10.4.5 Policy: All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

Objective 10.5 - Monitor and ensure adherence to the adopted level of service standards and the availability of public facility within appropriate timeframes.

Transportation

Policy 10.5.1 - Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., to be in place or under actual

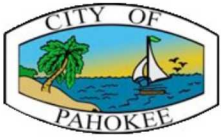
construction no more than three years after the issuance of a building permit or its functional equivalent.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Policy 10.5.2 - 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 all must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- The development order includes a condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.
- Prior to approval of a building permit, the City shall consult with the County Lake Region Water Treatment Plant system to determine adequate water supplies to serve the new development will be available no later than the issuance of a certificate of occupancy.

Policy 10.5.3 - Acreage for recreation and open space facilities needed to support development at the adopted LOS standard must be dedicated or acquired by the City no later than one year after the issuance of a certificate of occupancy or its functional equivalent. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.



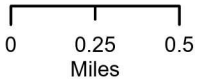
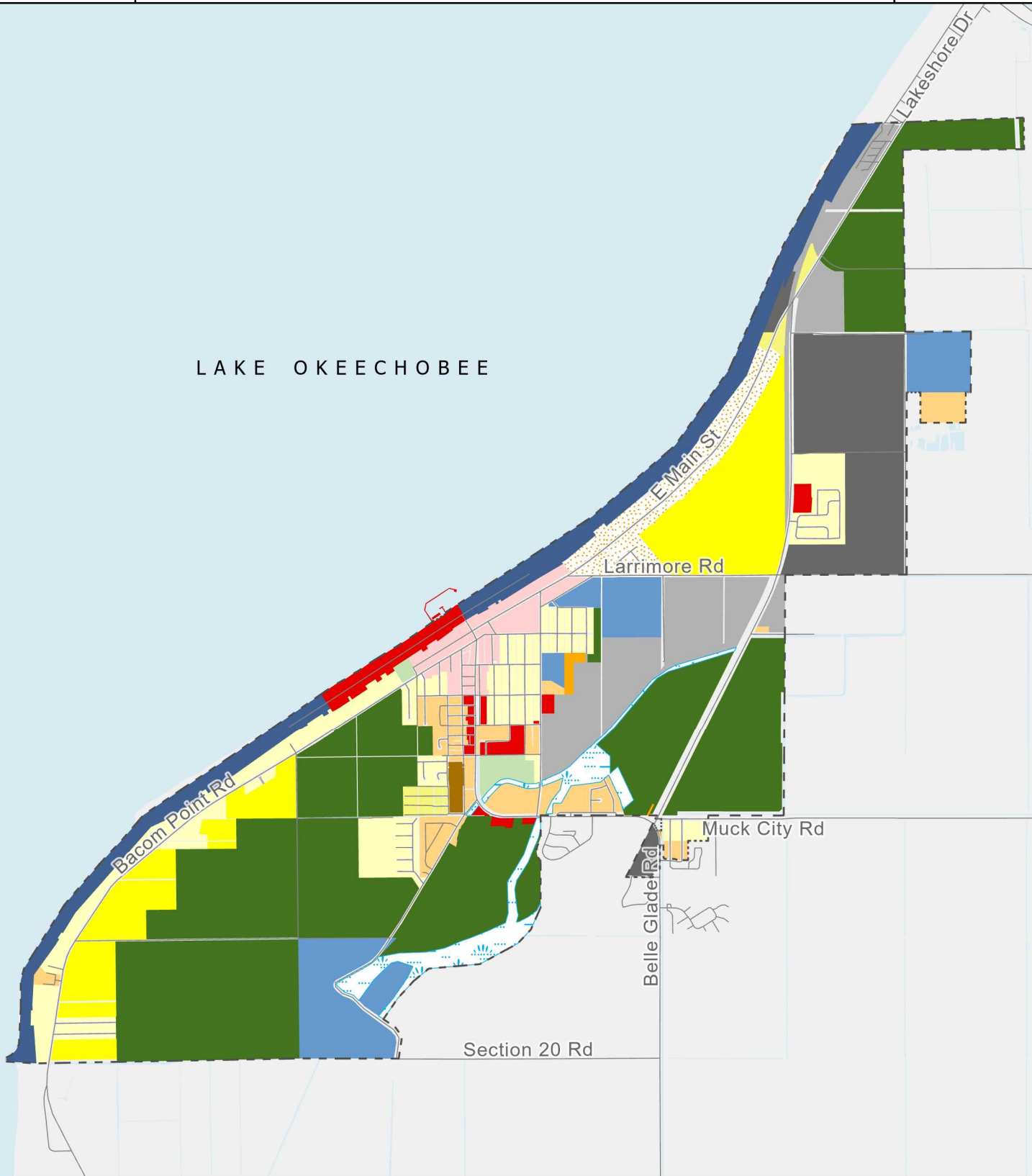
City of Pahokee

FLU-1 Map - Future Land Use

Section H, Item C.

Plan map

LAKE OKEECHOBEE



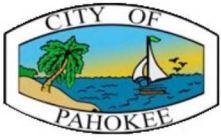
City Boundary
Water
Roads

Future Land Use
Residential Low
Residential Low Transitional
Residential Medium
Residential Medium Transitional
Residential High
Residential Mixed Use

Mobile Home Residential
Commercial
Commercial Office, Rec & Ent
Industrial
Light Industrial
Public Facilities
Agricultural

Parks
Water Oriented Recreation
Waterways

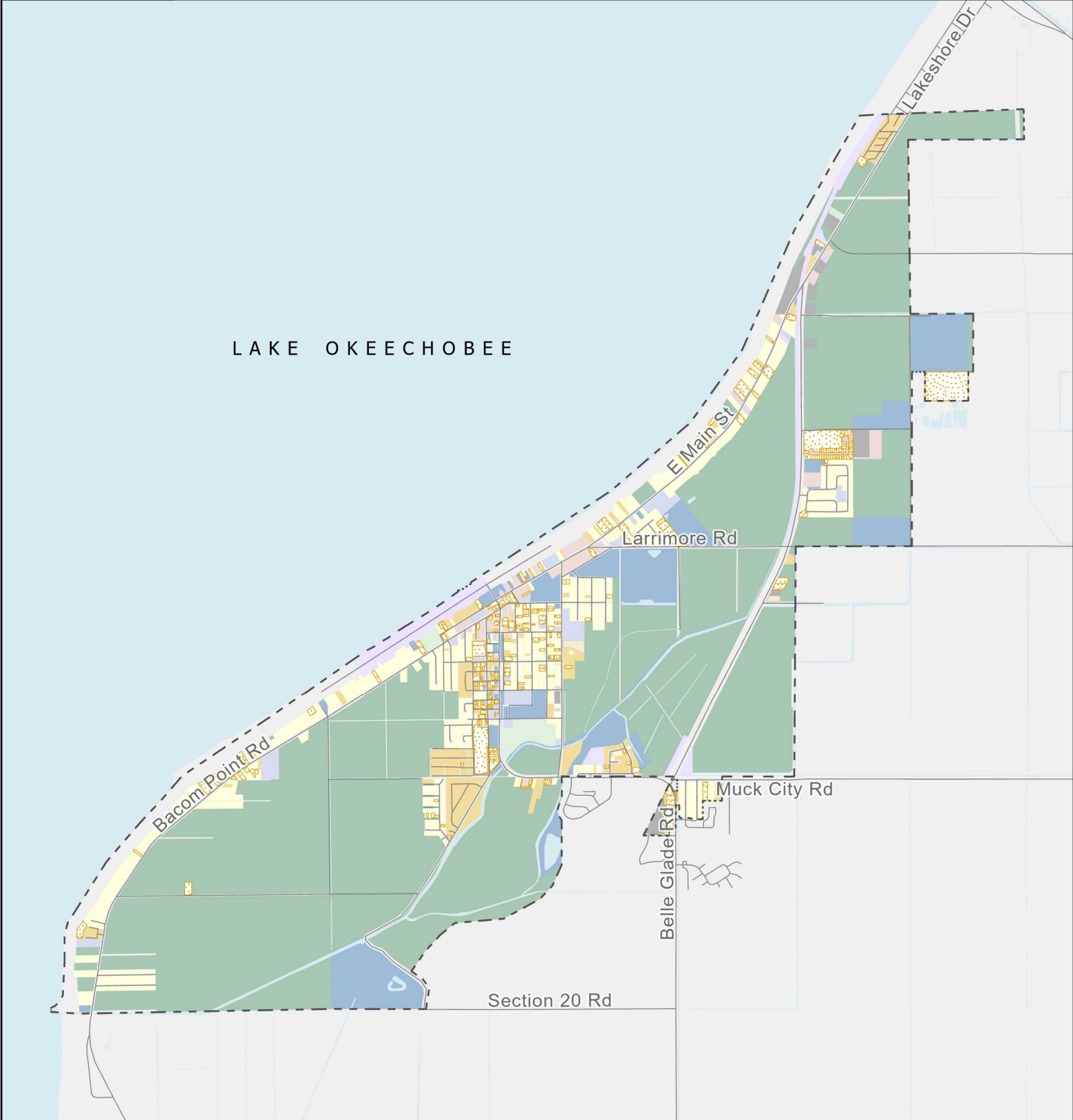
Date: June 2024
Source: City of Pahokee



City of Pahokee

FLU-2 Map - Existing Land Use

Section H, Item C.
Plan map



LAKE OKEECHOBEE

Bacom Point Rd

E Main St

Larrimore Rd

Muck City Rd

Belle Glade Rd

Section 20 Rd

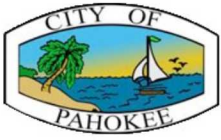
Lakeshore Dr



0 0.25 0.5
Miles

City Boundary	Existing Land Use	Recreation/Open Space	Industrial
Water	Residential Single Family	Commercial	Right of Way
Roads	Residential Multi-family	Mixed Use	Utilities/Transport.
	Congregate Living Facility	Institutional	Vacant
	Agriculture	Education/Government	Water

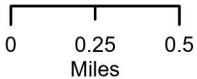
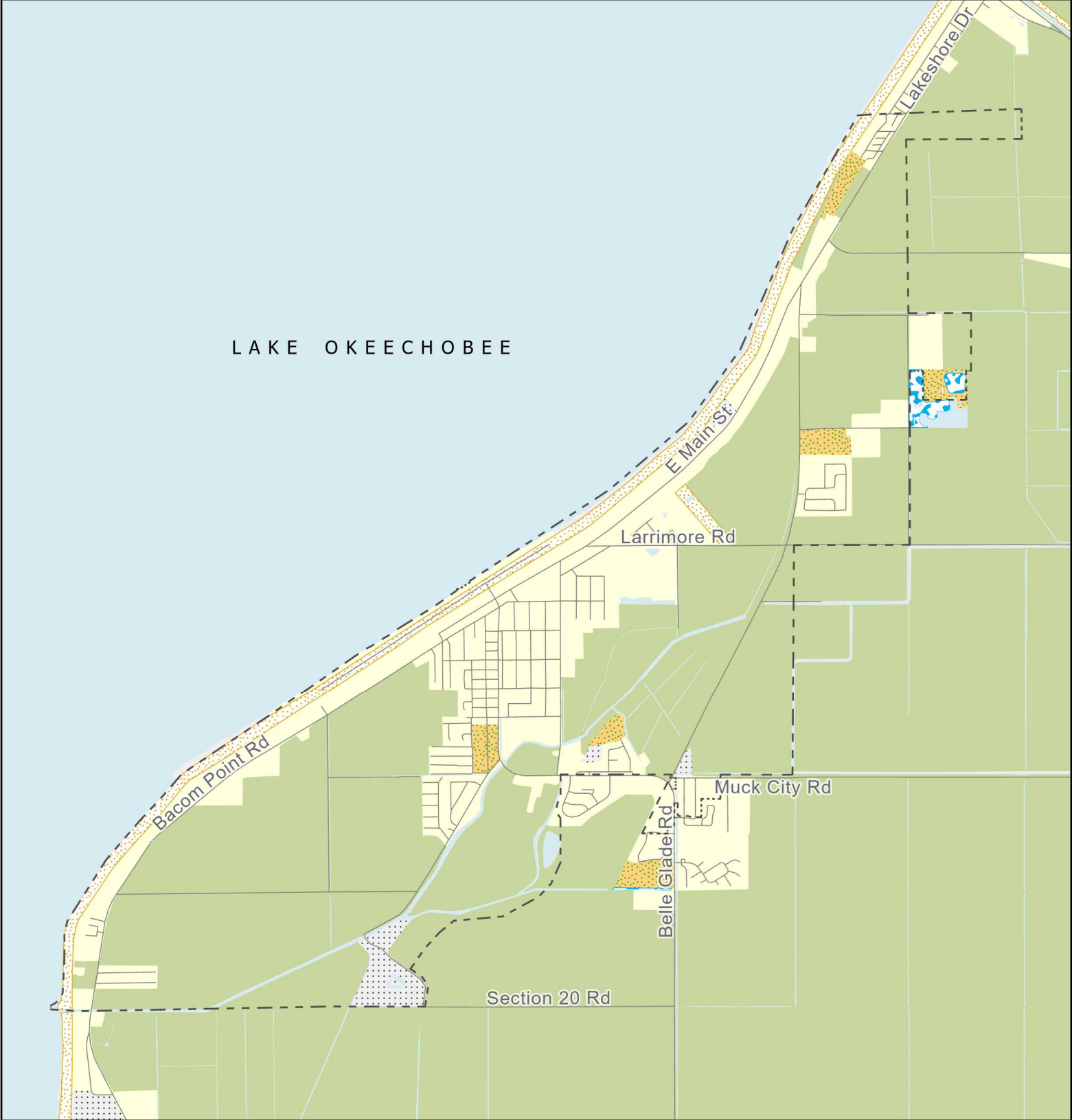
Date: June 2024
Source: 2023 Palm Beach County EXLU



City of Pahokee

FLU-3 Map - Natural Resources & Land Cover

Section H, Item C.

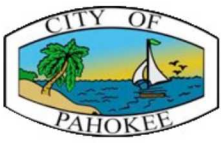


- City Boundary
- Water
- Roads

- Urban and Built-Up
- Transportation/Utilities
- Agriculture
- Barren Land

- Rangeland
- Wetlands
- Water

Date: June 2024
 Source: FL Dept of
 Environmental Protection
 Statewide Land Use Land
 Cover June 19, 2023

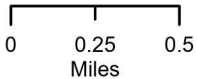
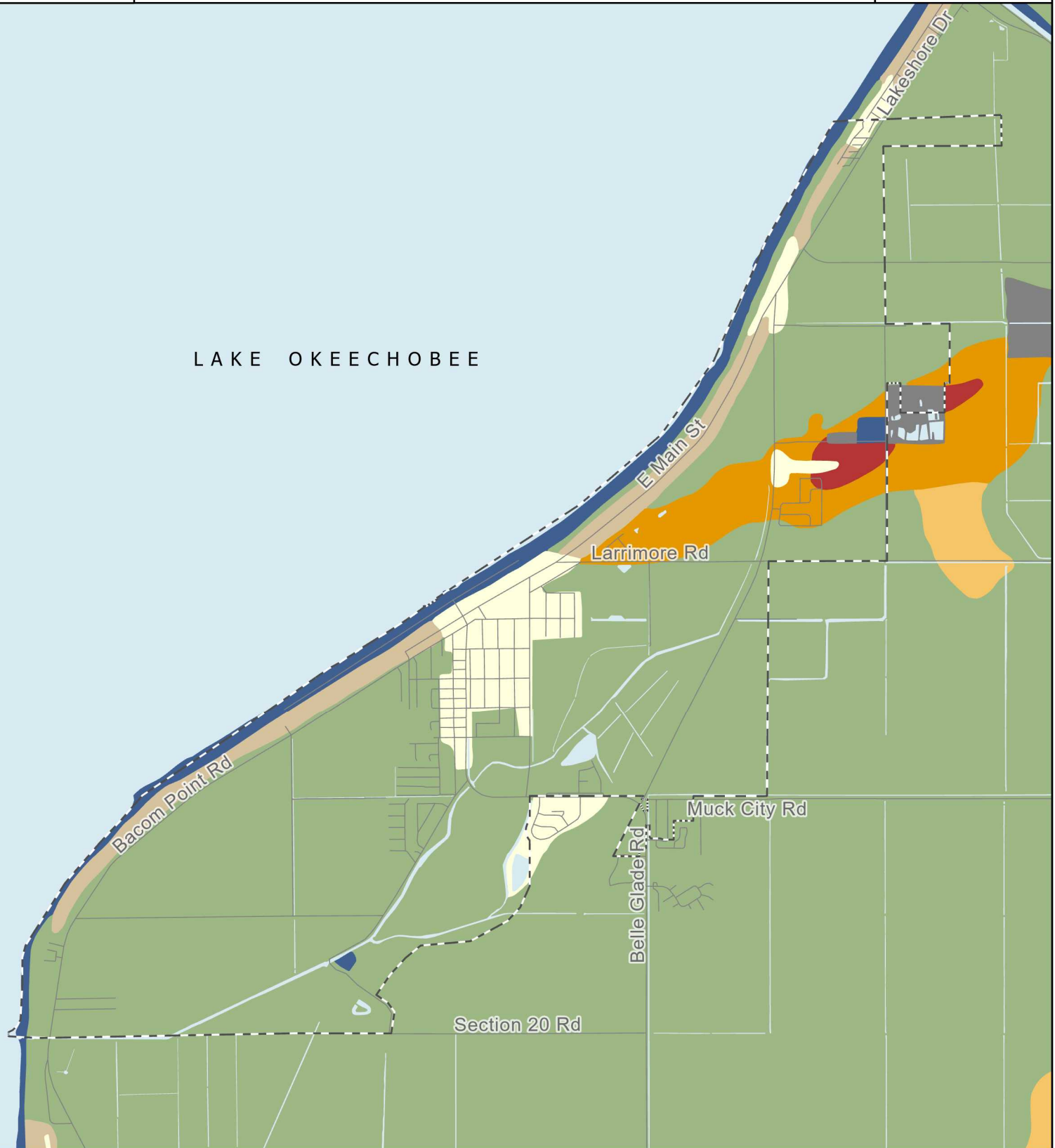


City of Pahokee

FLU-4 Map - SOILS

Section H, Item C.

LAKE OKEECHOBEE



- City Boundary
- Water
- Roads

- Soils**
- Urban land
 - Arents-Urban land complex
 - Dania muck
 - Pahokee muck

- Pits
- Terra Ceia muck
- Torry muck
- Udorthents
- Water

Date: June 2024
Source: Aug 2023 National
Cooperative Soil Survey by
USDA Natural Resources
Conservation Service



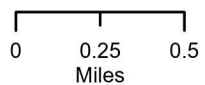
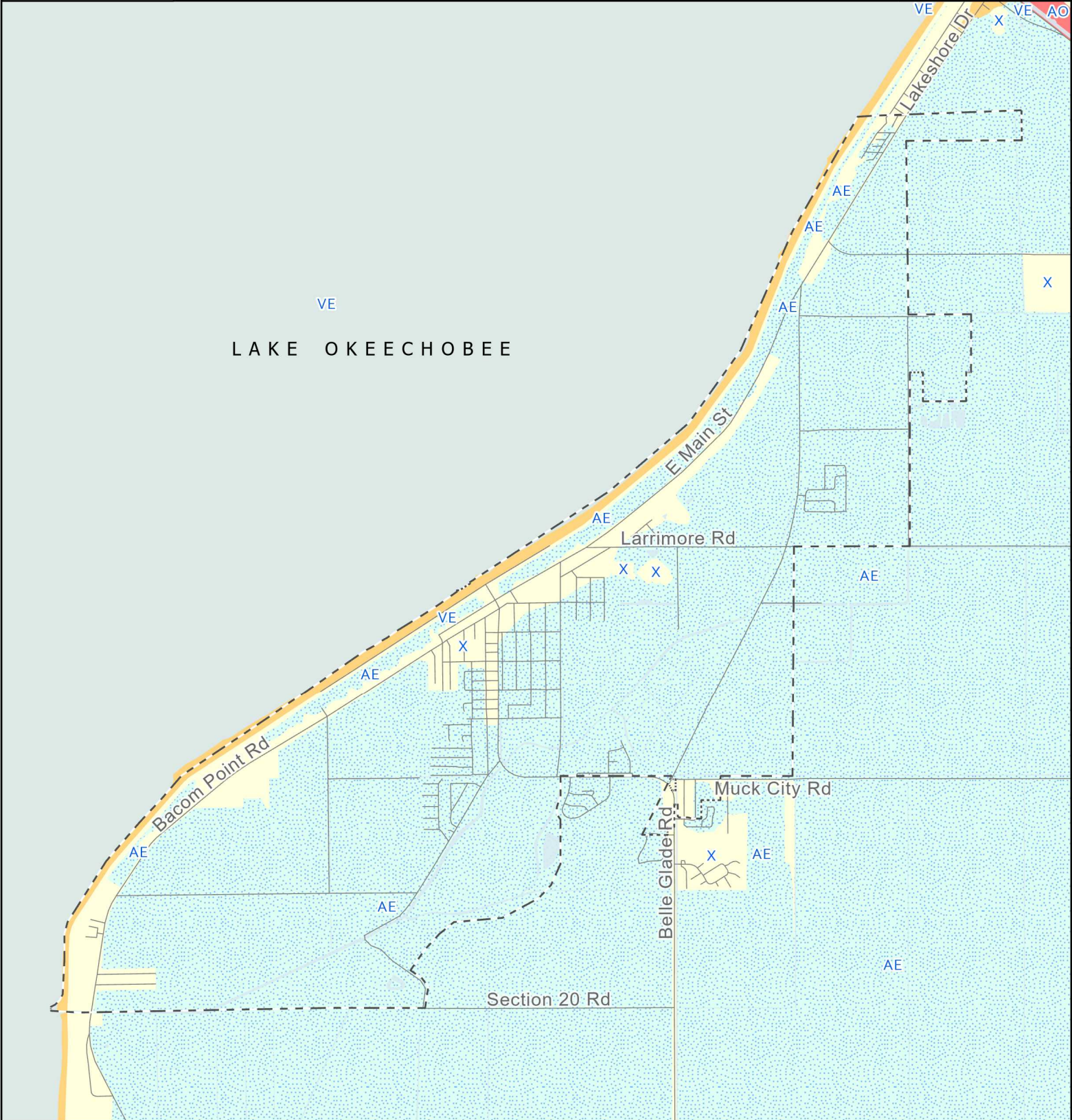
323



City of Pahokee

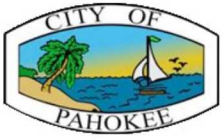
FLU-5 Map - Floodplain

Section H, Item C.



- City Boundary
- Water
- Roads
- Flood Zone**
- Zone AE
- Zone AO
- Zone VE
- Zone X

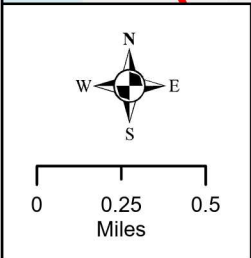
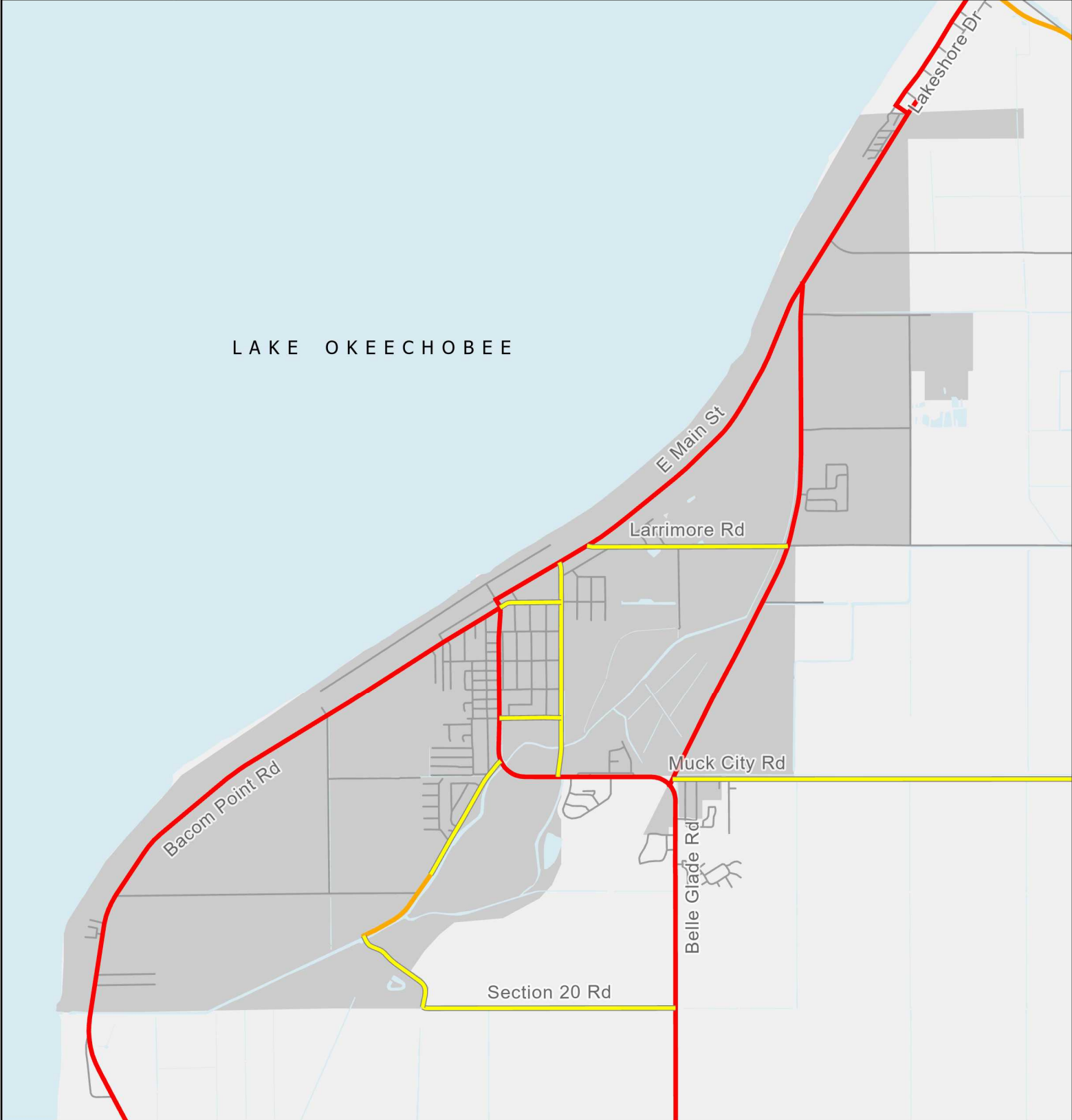
Date: June 2024
Source: Federal Emergency Management Agency
October 2017 FIRM



City of Pahokee

TRN-1 Map - Functional Classification

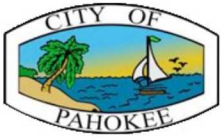
Section H, Item C. e
Plan map



City Boundary	Functional Classification	Undefined
Water	Minor Arterial	
	Major Collector	
	Minor Collector	

Date: June 2024
Source: 2024 FL Dept of Transportation, Transportation Data & Analytics Office

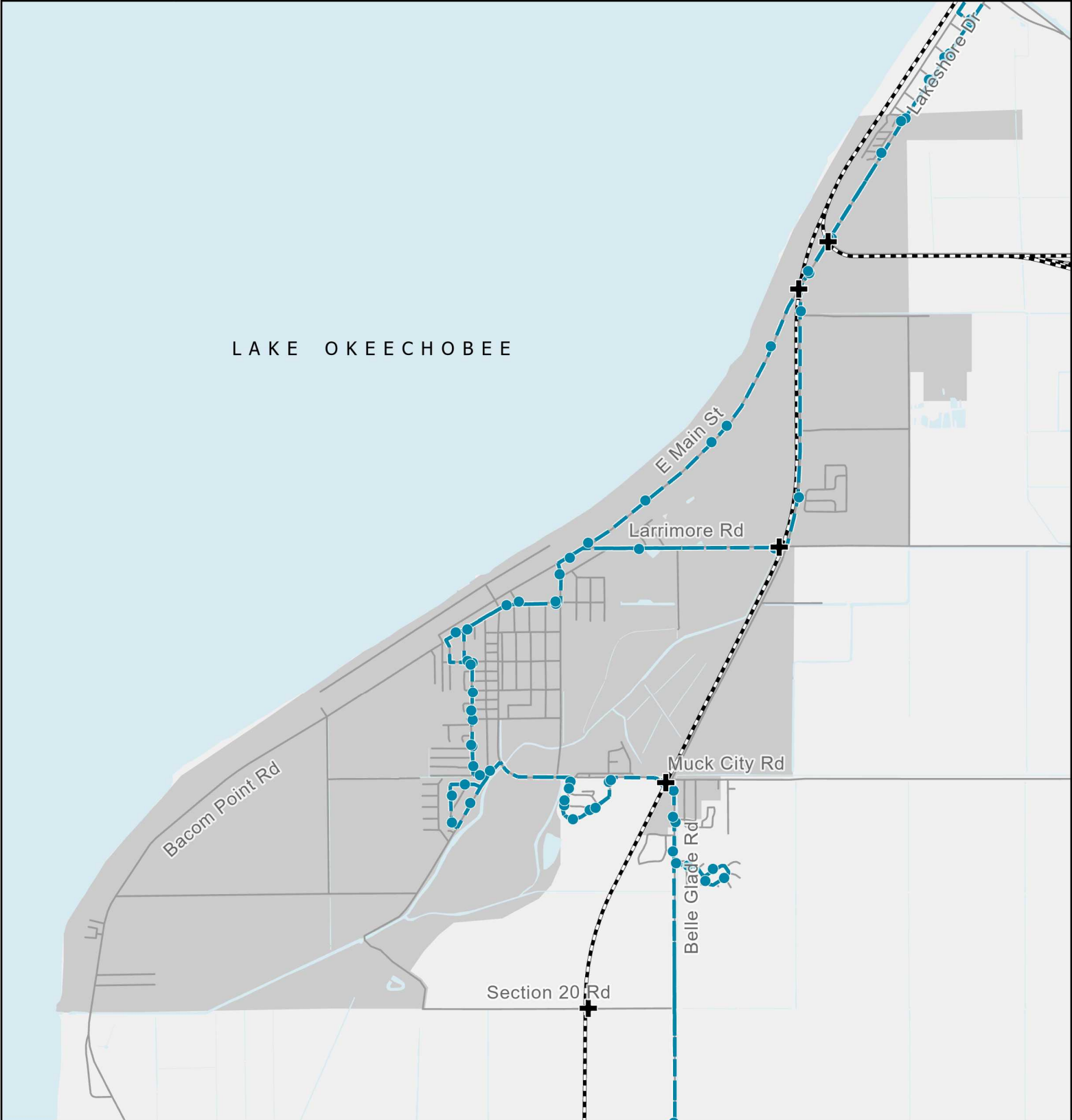
325



City of Pahokee

TRN-2 Map - Mass Transit

Section H, Item C.



LAKE OKEECHOBEE

Bacom Point Rd

E Main St

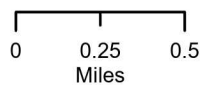
Larrimore Rd

Muck City Rd

Belle Glade Rd

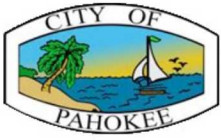
Section 20 Rd

Lakeshore Dr



- City Boundary
- Water
- Other Roads
- Bus Transit Stops
- Railroad Crossing
- Rail Network
- Transit Network

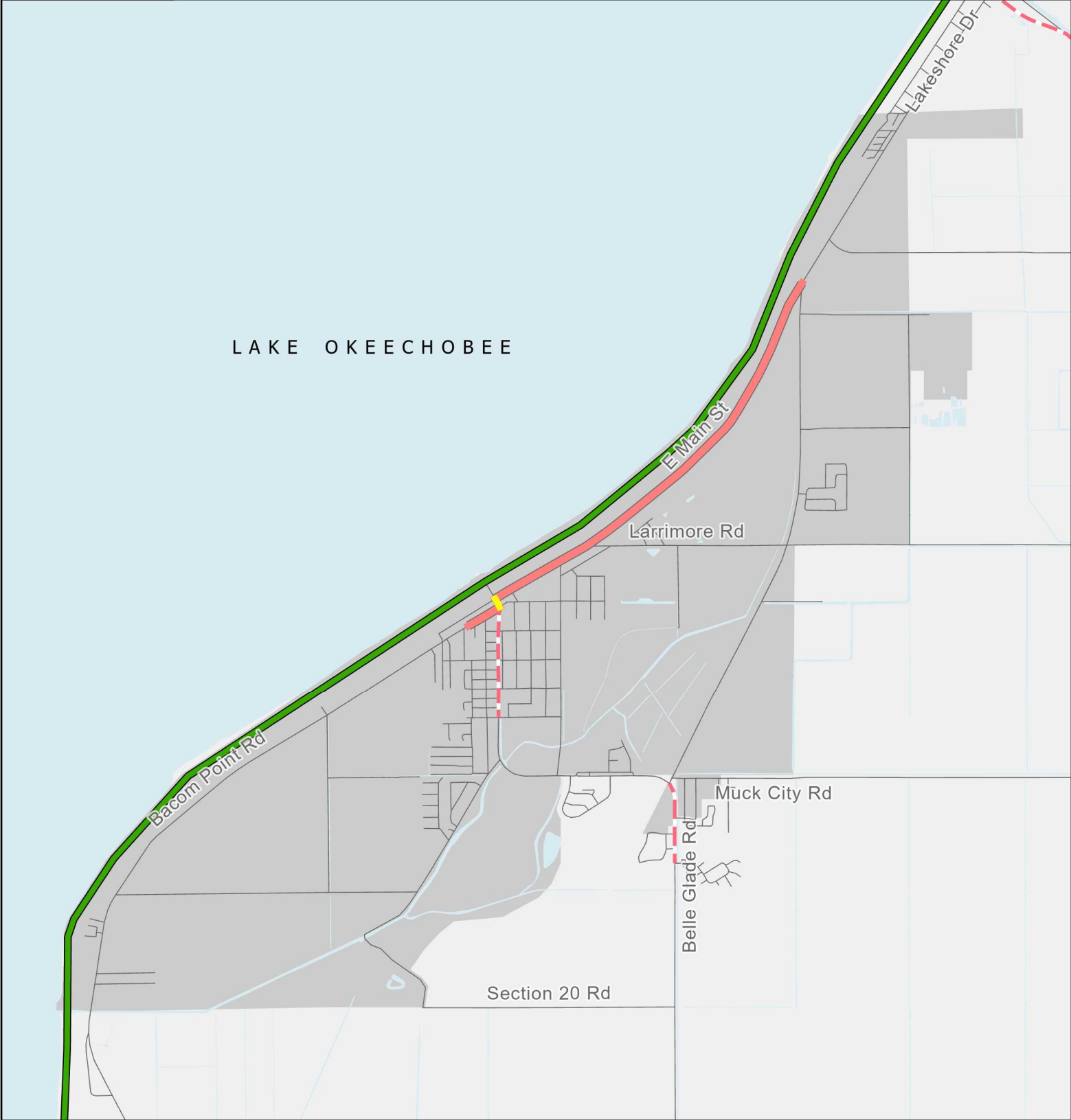
Date: June 2024
Source: 2023 Palm Beach
Transportation
Planning Agency



City of Pahokee

TRN-3 Map - Bicycle Facilities and Multiuse Trail

Section H, Item C.



LAKE OKEECHOBEE

Bacom Point Rd

E Main St

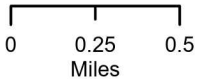
Larrimore Rd

Muck City Rd

Belle Glade Rd

Section 20 Rd

Lakeshore Dr

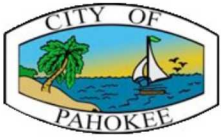


- City Boundary
- Water
- Roads
- Lake Okeechobee Scenic Trail Corridor

- Bicycle Facilities**
- Designated
 - Paved Shoulder
 - Sharrow

Date: June 2024
Source: 2024 Bicycle: FL Dept. of Transportation;
2023 Trail: US Forest Service



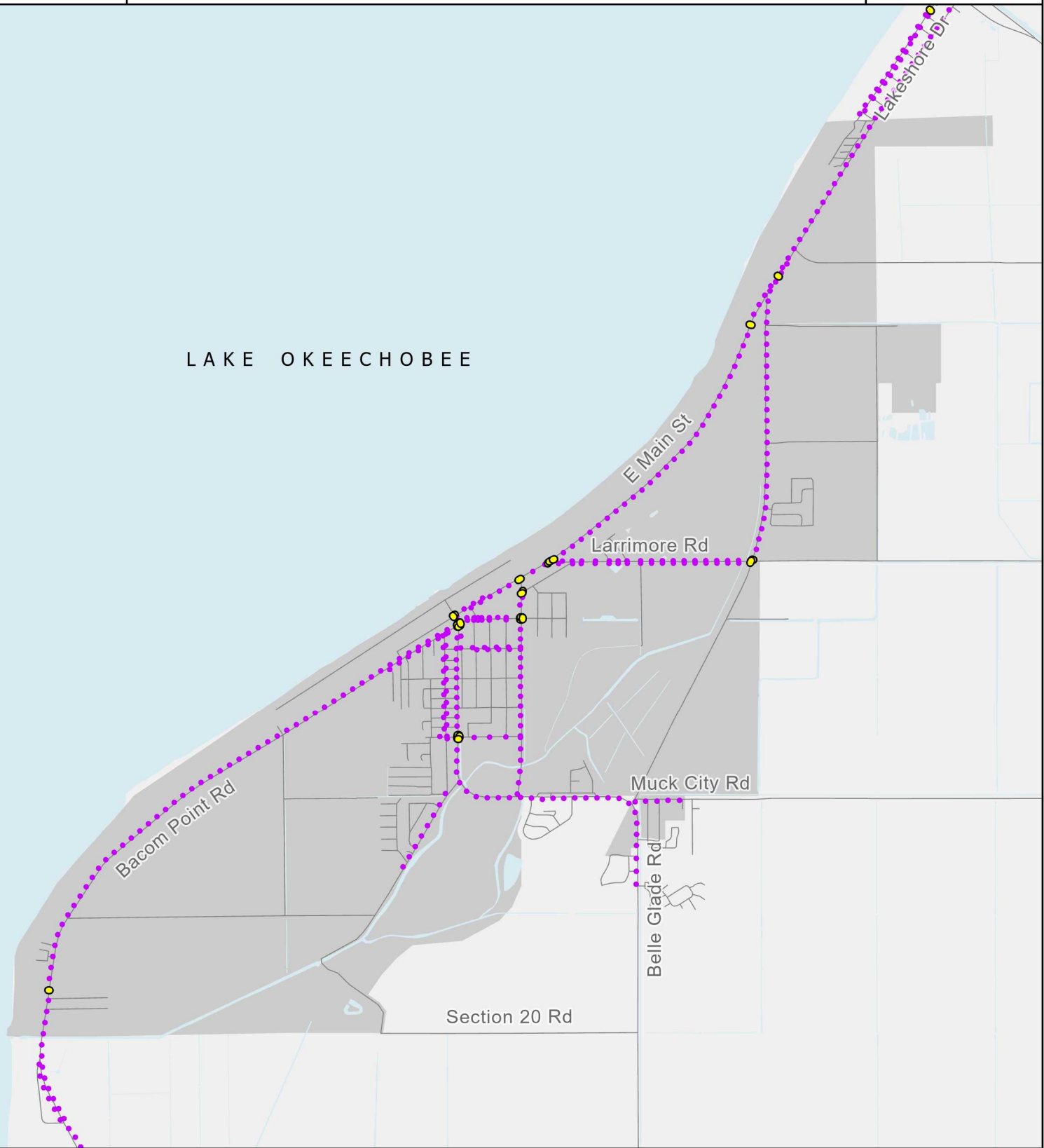


City of Pahokee

TRN-4 Map - Pedestrian Facilities

Section H, Item C.

LAKE OKEECHOBEE



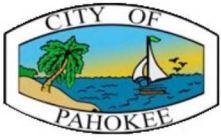
0 0.25 0.5
Miles

- City Boundary
- Water
- Roads
- Pedestrian Facilities
- Crosswalks

Date: June 2024
Source: 2022 Crosswalks &
2024 Pedestrian Facilities by
Palm Beach Transportation
Planning Agency



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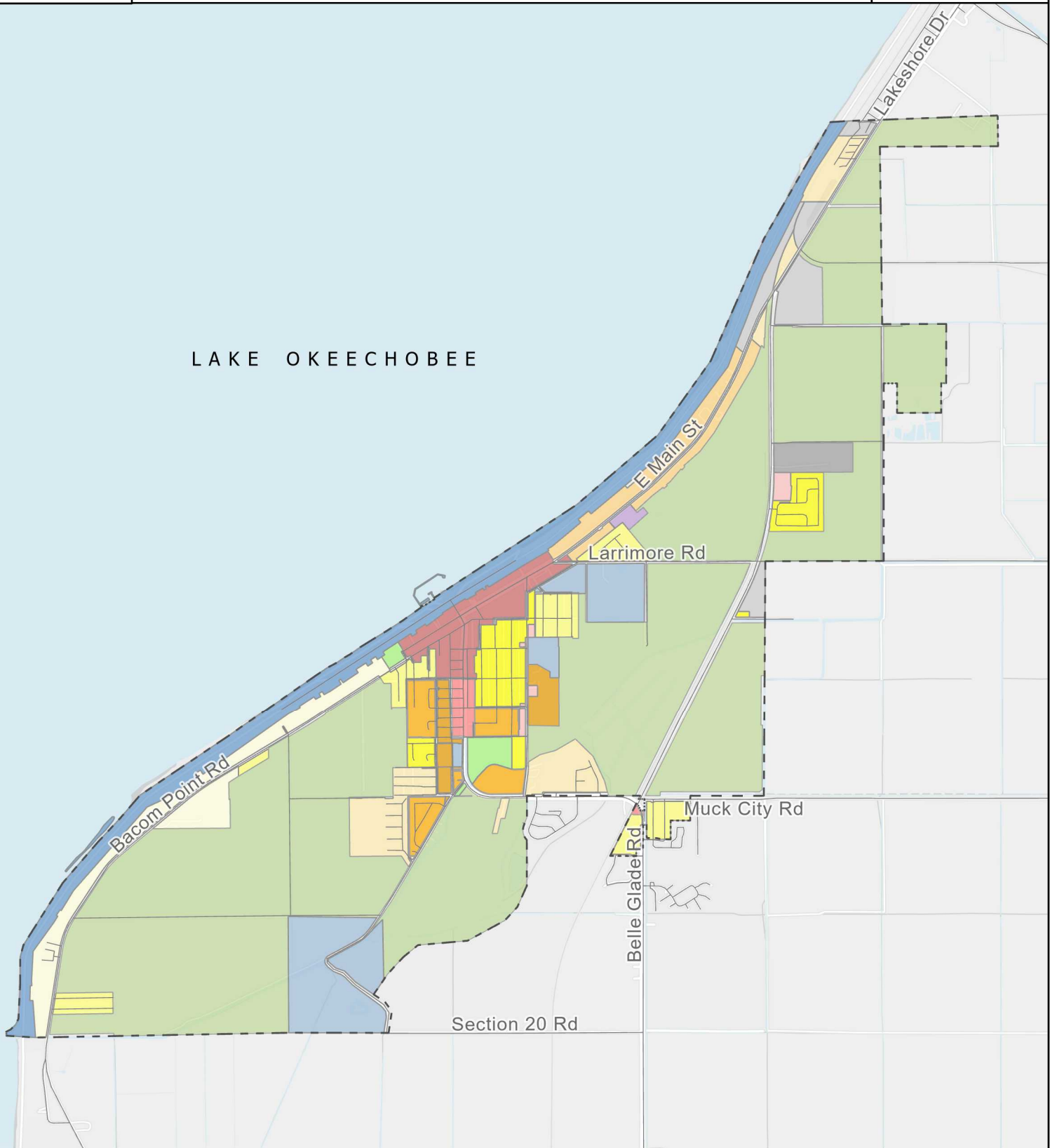
City of Pahokee

ZON-1 Map - Zoning Designation

Section H, Item C.

Plan wrap

LAKE OKEECHOBEE



0 0.25 0.5
Miles

City Boundary

Water

Roads

Zoning

Single Family Res, Very Low

Single Family Res, Low

Single Family Res, Medium

Single Family Res, Moderate

Single Family Res, Mixed Use

Multifamily Res, Low

Multifamily Res, Medium

Planned Development

Neighborhood Commercial

General Commercial

Commercial Office Res Entertainment

Light Industrial

Heavy Industrial

Agriculture

Recreation/Open Space

Public Facilities

Water Oriented Recreation

Date: June 2024
Source: City of Pahokee



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Appendix 1A: Historic Structures in Pahokee (Source: Florida Master Site File, 2009)

SITE NAME	ADDRESS	YEAR BUILT	STYLE	USE
JONES HOUSE	501 PALMETTO AVE	1935	Frame Vernacular	Private residence
BRUMMEL, M HOUSE	153 ROYAL POINCIANA WA	c1910	Frame Vernacular	Other
MURPHY HOUSE #1	340 S BARFIELD RD	1935	Frame Vernacular	Private residence
MURPHY HOUSE #2	360 S BARFIELD RD	1936	Frame Vernacular	Private residence
COWART'S DRY CLEANERS	330 S BARFIELD RD	1933	Frame Vernacular	Mill
THOMPSON HOUSE #1	190 S BARFIELD RD	1933	Frame Vernacular	Private residence
SAPP HOUSE	176 BARFIELD RD	1939	Frame Vernacular	Commercial and residence
ALVAREZ HOUSE	166 BARFIELD RD	1934	Frame Vernacular	Private residence
HARVEY HOUSE	541 E MAIN ST	1938	Frame Vernacular	Private residence
RUBIO HOUSE	563 E MAIN ST	1940	Frame Vernacular	Private residence
THOMPSON HOUSE	585 1/2 E MAIN ST	1933	Frame Vernacular	Private residence
BIG LAKE FURNITURE AND APPLIANCE	585 E MAIN ST	1933	Frame Vernacular	Service station
WILLIAMS ARMS WELDING AND MACHINE SHG	617 E MAIN ST	1933	Frame Vernacular	Other
VERTOMMEN HOUSE A	997 1/2 E SEVENTH ST	1933	Frame Vernacular	Other
PITTS, E. S., HOUSE	140 CYPRESS AVE	1941	Frame Vernacular	Private residence
COOK, N. J., HOUSE	148 CYPRESS AVE	1941	Frame Vernacular	Private residence
BROWN, W. S., HOUSE	156 CYPRESS AVE	1941	Frame Vernacular	Private residence
CHANEY, G., HOUSE #1	172 CYPRESS AVE	1940	Frame Vernacular	Private residence
CHANEY, G., HOUSE #2	180 CYPRESS AVE	1940	Frame Vernacular	Private residence
HOBSON, D., HOUSE	390 E SECOND ST	1934	Frame Vernacular	Private residence
ADAMS, L., HOUSE	245 CYPRESS AVE	1938	Frame Vernacular	Private residence
STERLING, L., HOUSE	298 BANYAN AVE	1938	Frame Vernacular	Private residence
SOLIS, J., HOUSE	228 BANYAN AVE	1940	Frame Vernacular	Private residence
FONSECA HOUSE	334 BANYAN AVE	1935	Frame Vernacular	Private residence
TILLIS HOUSE #1	195 BANYAN AVE	1935	Frame Vernacular	Private residence
ADAMS, W. J., HOUSE	167 BANYAN AVE	1940	Frame Vernacular	Private residence
FOUR-MALITY INC. HOUSE	177 BANYAN AVE	1935	Frame Vernacular	Private residence
PEARSON HOUSE	155 BANYAN AVE	1935	Frame Vernacular	Private residence
SPELL HOUSE	147 BANYAN AVE	1932	Frame Vernacular	Private residence
MILLS HOUSE #1	286 E FIRST ST	1930	Frame Vernacular	Private residence
MILLS HOUSE #2	110 ANNONA AVE	1938	Frame Vernacular	Private residence
MULLIS HOUSE	128 ANNONA AVE	1938	Frame Vernacular	Private residence
TILLIS, W. F., HOUSE #2	135 ANNONA AVE	1938	Mission	Private residence
USHER HOUSE	162 ANNONA AVE	1935	Frame Vernacular	Private residence
GRAYDON HOUSE	170 ANNONA AVE	1940	Frame Vernacular	Private residence
CORONA HOUSE	197 ANNONA AVE	1938	Frame Vernacular	Private residence
RODRIGUEZ HOUSE	104 ANNONA AVE	1938	Frame Vernacular	Private residence
ALVAREZ HOUSE	123 BARFIELD HWY	1936	Frame Vernacular	Private residence
VERTOMMEN HOUSE #3	163 BARFIELD HWY	1941	Frame Vernacular	Private residence
SIMMONS HOUSE	215 E SECOND ST	1940	Masonry vernacular	Private residence
UNWIN HOUSE	235 E SECOND ST	1936	Frame Vernacular	Private residence
ADAMS, W. J., HOUSE #1	263 CARISSA DR	1932	Frame Vernacular	Private residence

SITE NAME	ADDRESS	YEAR BUILT	STYLE	USE
ADAMS, W. J., HOUSE #2	271 CARISSA DR	1930	Frame Vernacular	Private residence
WEEKS HOUSE	295 CARISSA DR	1934	Masonry vernacular	Private residence
ANGEL HOUSE	494 BACOM POINT RD	1932	Masonry vernacular	Private residence
HUGHES HOUSE	1897 BACOM POINT RD	1928	Mediterranean Revival ca. 1880-1940	Private residence
LOPEZ HOUSE #1	2063 BACOM POINT RD	1930	Frame Vernacular	Private residence
NORRIS HOUSE	2079 BACOM POINT RD	1930	Frame Vernacular	Private residence
ROMERO HOUSE	2097 BACOM POINT RD	1930	Frame Vernacular	Private residence
LOPEZ, NELSON HOUSE #2	2115 BACOM POINT RD	1939	Mission	Private residence
VENEZIE HOUSE	2179 BACOM POINT RD	1928	Frame Vernacular	Private residence
POPE HOUSE	2217 BACOM POINT RD	1935	Frame Vernacular	Private residence
MURRAY HOUSE	2243 BACOM POINT RD	1935	Frame Vernacular	Private residence
McKINSTRY, V., HOUSE	227 BANYAN AVE	1936	Frame Vernacular	Private residence
MILLS, J. B., HOUSE	156 BANYAN AVE	1935	Frame Vernacular	Private residence
MILLS, P., HOUSE	106 BANYAN AVE	1938	Frame Vernacular	Private residence
HORTA, R., HOUSE	231-B ANNONA AVE	1938	Frame Vernacular	Private residence
HORTA, R., HOUSE #2	231-A ANNONA AVE	1938	Frame Vernacular	Private residence
DAVIDSON, C. C., HOUSE	239 ANNONA AVE	1932	Frame Vernacular	Private residence
SPOONER, L., HOUSE	251 ANNONA AVE	1932	Frame Vernacular	Private residence
VANN, S., HOUSE	256 ANNONA AVE	1932	Frame Vernacular	Private residence
DALEY, N., HOUSE	263 ANNONA AVE	1932	Frame Vernacular	Private residence
JONES, E., HOUSE	134 ANNONA AVE	1935	Frame Vernacular	Private residence
PEREZ, J., HOUSE	224 ANNONA AVE	1937	Frame Vernacular	Private residence
GRIMES, G., HOUSE	264 ANNONA AVE	1934	Frame Vernacular	Private residence
CRAWFORD, H., HOUSE	287 ANNONA AVE	1938	Frame Vernacular	Private residence
FRASIER, D., HOUSE	297 ANNONA AVE	1932	Frame Vernacular	Private residence
RODRIGUEZ, E., HOUSE	171 CYPRESS AVE	1935	Frame Vernacular	Private residence
CRUZ, N., HOUSE	232 CYPRESS AVE	1938	Frame Vernacular	Private residence
LOTT, C., HOUSE	280 CYPRESS AVE	1938	Frame Vernacular	Private residence
HATFIELD, M., HOUSE	290 CYPRESS AVE	1940	Frame Vernacular	Private residence
ALEJANDRO, S., HOUSE	239 S BARFIELD HWY	1940	Frame Vernacular	Private residence
LEWIS, K., HOUSE	223 S BARFIELD HWY	1936	Frame Vernacular	Private residence
BLACKMAN, A., HOUSE	247 S BARFIELD HWY	1936	Frame Vernacular	Private residence
LASHLEY, J., HOUSE	264 E SECOND ST	1935	Frame Vernacular	Private residence
GRAYDON, D., HOUSE #2	214 SECOND ST	1938	Frame Vernacular	Private residence
GRAYDON, D., HOUSE #3	234 1/2 SECOND ST	1938	Frame Vernacular	Private residence
TODD, K., HOUSE	192 E SECOND ST	1940	Frame Vernacular	Private residence
TILLMAN, E. A., HOUSE	430 E SECOND ST	1938	Frame Vernacular	Private residence
WALLACE, A., HOUSE	462 E SECOND ST	1938	Bungalow ca. 1905-1930	Private residence
FOUNTAIN, K., HOUSE	477 BACOM POINT RD	1939	Frame Vernacular	Private residence
MILLS, J. L., HOUSE	737 BACOM POINT RD	1939	Frame Vernacular	Private residence
GREEN, J. O., HOUSE	755 BACOM POINT RD	1933	Mission	Private residence
RASHLEY, G., HOUSE	647 BACOM POINT RD	1940	Frame Vernacular	Private residence

SITE NAME	ADDRESS	YEAR BUILT	STYLE	USE
LOPEZ, N., HOUSE	2157 BACOM POINT RD	1932	Frame Vernacular	Private residence
HERRING, C. W., HOUSE	197 ALAMANDA DR	1930	Frame Vernacular	Private residence
MAZON, R., HOUSE	195 ALAMANDA DR	1930	Frame Vernacular	Private residence
PAHOKEE CITY HALL	171 S LAKE AVE	1935	Art Deco ca. 1920-1940	City hall
CITY OF PAHOKEE RECREATION DEPARTMENT	181 S LAKE AVE	1935	Frame Vernacular	Community center (e.g., recreation hall)
ALLEN HOUSE	949 E MAIN ST	1935	Frame Vernacular	Private residence
COOK HOUSE	152 ANNONA AVE	1935	Frame Vernacular	Private residence
REPPER HOUSE	354 ANNONA AVE	1940	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #1	115 BANYAN AVE	1935	Frame Vernacular	Private residence
CROSBY INC. HOUSE #1	119 BANYAN AVE	1935	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #2	124 BANYAN AVE	1935	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #3	132 BANYAN AVE	1935	Frame Vernacular	Private residence
CROSBY INC. HOUSE #2	137 BANYAN AVE	1935	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #4	140 BANYAN AVE	1935	Frame Vernacular	Private residence
GEORGE, L., HOUSE	256 BANYAN AVE	1940	Frame Vernacular	Private residence
ANGEL, E., HOUSE	279 BANYAN AVE	1936	Frame Vernacular	Private residence
SHIRLEY, T., HOUSE	371 BANYAN AVE	1940	Frame Vernacular	Private residence
FOUR-MALITY INC. HOUSE #2	123 CYPRESS AVE	1940	Frame Vernacular	Private residence
JOHNSON, MARIANNE HOUSE	323 SEABREEZE AVE	c1924	Mediterranean Revival ca. 1880-1940	Private residence
SALVATORE, C., HOUSE #2	124 CYPRESS AVE B	1935	Frame Vernacular	Private residence
SALVATORE, C., HOUSE #3	124 CYPRESS AVE C	1935	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #5	164 CYPRESS AVE	1940	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #6	240 CYPRESS AVE	1938	Frame Vernacular	Private residence
BRADY, J., HOUSE	248 CYPRESS AVE	1938	Frame Vernacular	Private residence
ELROD, J., HOUSE	396 BACOM PT RD	1937	Frame Vernacular	Private residence
GUERRA, J., HOUSE	617 BACOM PT RD	1937	Frame Vernacular	Private residence
BUTLER, R., HOUSE	419 BACOM PT RD	1937	Frame Vernacular	Private residence
JOHNSON, M., HOUSE	455 BACOM PT RD	1940	Frame Vernacular	Private residence
GOLD, P. L., HOUSE	997 BACOM PT RD	1936	Frame Vernacular	Private residence
BLEECH, M., HOUSE	1047 BACOM PT RD	1930	Frame Vernacular	Private residence
LOVELL, A., HOUSE	1197 BACOM PT RD	1939	Frame Vernacular	Private residence
BURROUGHS, W., HOUSE	1497 BACOM PT RD	1939	Frame Vernacular	Private residence
McINTOSH, M., HOUSE	1630 BACOM PT RD	1938	Frame Vernacular	Private residence
CUNNINGHAM, K., HOUSE #1	1931 BACOM PT RD	1941	Frame Vernacular	Private residence
CUNNINGHAM, K., HOUSE #2	1947 BACOM PT RD	1940	Frame Vernacular	Private residence
CUNNINGHAM, K., HOUSE #2	2158 BACOM PT RD	1930	Frame Vernacular	Private residence
WEEKS, R. E., HOUSE #2	2168 BACOM PT RD	1930	Frame Vernacular	Private residence
WEEKS, R. E., HOUSE #3	2198 BACOM PT RD	1930	Frame Vernacular	Private residence
POPE, M., HOUSE	2497 BACOM PT RD	1935	Other	Private residence
MOCK, J., HOUSE	2559 1/2 BACOM PT RD	1930	Frame Vernacular	Private residence
VANN, W., HOUSE	2759 BACOM PT RD	1930	Frame Vernacular	Private residence
RODRIGUEZ, P., HOUSE	2707 BACOM PT RD	1930	Frame Vernacular	Private residence

SITE NAME	ADDRESS	YEAR BUILT	STYLE	USE
RODRIGUEZ, G., HOUSE	475 W MAIN ST	1931	Frame Vernacular	Private residence
APOSTOLIC ASSEMBLY BUILDING	155 E MAIN ST	1931	Masonry vernacular	Commercial
RODRIGUEZ, F., BUILDING	185 E MAIN ST	1935	Masonry vernacular	Commercial
BROWN, W., HOUSE #1	228 E MAIN ST	1927	Frame Vernacular	Private residence
BROWN, W., HOUSE #2	228 E MAIN ST (B)	1927	Frame Vernacular	Private residence
RUIZ, S., BUILDING	279 E MAIN ST	1928	Other	Commercial
CRUZ, M., HOUSE	314 E MAIN ST	1928	Frame Vernacular	Private residence
WILLIAMS, K., HOUSE	315 E MAIN ST	1928	Masonry vernacular	Private residence
VANDERGRIFT BUILDING	197 S LAKE AVE	1931	Frame Vernacular	Commercial
BAGGETT, Y., HOUSE	815 E MAIN ST	1935	Frame Vernacular	Private residence
ALVAREZ, T., HOUSE #1	825 E MAIN ST (A)	1935	Frame Vernacular	Private residence
ALVAREZ, T., HOUSE #2	825 E MAIN ST (B)	1935	Frame Vernacular	Private residence
CHAPLIN, Y., HOUSE	871 E MAIN ST	1936	Frame Vernacular	Private residence
MOCK, R., HOUSE	971 E MAIN ST	1937	Frame Vernacular	Private residence
SOLER, M., HOUSE	166 W MAIN ST	1931	Mission	Private residence
USHER, J., HOUSE	379 W MAIN ST	1941	Frame Vernacular	Private residence
STUCKEY, A., HOUSE	197 W MAIN ST	1927	Frame Vernacular	Private residence
ALDERMAN DEVELOPMENT INC. HOUSE #1	1690 E MAIN ST (A)	1930	Frame Vernacular	Private residence
ALDERMAN DEVELOPMENT INC. HOUSE #2	1690 E MAIN ST (B)	1930	Frame Vernacular	Private residence
ALDERMAN DEVELOPMENT INC. HOUSE #3	1690 E MAIN ST (C)	1930	Frame Vernacular	Private residence
ALDERMAN DEVELOPMENT INC. HOUSE #4	1690 E MAIN ST (D)	1930	Frame Vernacular	Private residence
AYALA, P., HOUSE #1	1697 E MAIN ST	1930	Frame Vernacular	Private residence
AYALA, P., HOUSE #2	1699 E MAIN ST	1930	Frame Vernacular	Private residence
BOE, O., HOUSE	1838 E MAIN ST	1930	Mission	Private residence
THOMAS, J., HOUSE	2190 E MAIN ST	1930	Mission	Private residence
ST. MARY'S. CATHOLIC CHURCH	1200 E MAIN ST	1939	Frame Vernacular	House of worship
CHURCH OF THE HOLY NATIVITY	1020 E MAIN ST	1940	Frame Vernacular	House of worship
CROSBY, R. O., HOUSE	131 BARFIELD HWY	1936	Frame Vernacular	Private residence
GRAYDON, D., HOUSE #4	155 BARFIELD HWY	1935	Frame Vernacular	Private residence
BROWN, W., HOUSE	205 BARFIELD HWY	1930	Frame Vernacular	Private residence
ROBERTS, R., HOUSE	765 E 7th ST	1940	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #8	451 E THIRD ST	1940	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #9	471 E THIRD ST	1940	Frame Vernacular	Private residence
CROSBY, R. O., HOUSE #10	471 E THIRD ST (ALLEY)	1938	Frame Vernacular	Private residence
RUSSOM, O., HOUSE	491 E THIRD ST	1940	Frame Vernacular	Private residence
MORRIS, P., HOUSE	265 BANYAN	1940	Frame Vernacular	Private residence
WILLIAMS, L., HOUSE	271 W FOURTH ST	1932	Mission	Private residence
PAHOKEE WOMAN'S CLUB	200 S Lake AVE	1926	Frame Vernacular	Community center (e.g., recreation hall)
SMITH, J., HOUSE	298 BEGONIA DR	1928	Frame Vernacular	Private residence
EDWARDS, O., HOUSE	276 BEGONIA DR	1932	Frame Vernacular	Private residence
PRINCE THEATRE	231 E Main ST	1940	Art Deco ca. 1920-1940	Warehouse
GREEN, W., HOUSE	242 ADAMS PLACE	1931	Frame Vernacular	Private residence

SITE NAME	ADDRESS	YEAR BUILT	STYLE	USE
PAHOKEE HIGH SCHOOL	360 E MAIN ST	1928	Mediterranean Revival ca. 1880-1940	Education related
PAHOKEE HIGH SCHOOL CAMPUS (BLDG B)	360 MAIN ST	1959	Other	School, University, College
PAHOKEE HIGH SCHOOL CAMPUS (BLDG C)	SE FIRST ST	1937	Art Deco ca. 1920-1940	School, University, College
PAHOKEE HIGH SCHOOL CAMPUS (BLDG D)	360 MAIN ST	1955	Other	School, University, College
PAHOKEE HIGH SCHOOL CAMPUS (BLDG E)	360 MAIN ST	1958	Other	School, University, College
PAHOKEE HIGH SCHOOL CAMPUS (BLDG F)	360 E MAIN ST	1958	Other	Fitness center or spa
PAHOKEE HIGH SCHOOL CAMPUS (BLDG G)	360 E MAIN ST	1928	Mediterranean Revival ca. 1880-1940	Other
PAHOKEE HIGH SCHOOL CAMPUS (BLDG H)	360 E MAIN ST	1959	Other	Dining hall
FRIGIDAIRE BLDG #1	2030 E MAIN ST	1930	Masonry vernacular	Retail establishment
FRIGIDAIRE BLDG #2	2030 E MAIN ST	1930	Masonry vernacular	Commercial
BOE'S FARM #1	NO ADDRESS GIVEN	1930	Frame Vernacular	Other
BOE'S FARM #2	NO ADDRESS GIVEN	1930	Frame Vernacular	Other
BOE'S FARM #3	NO ADDRESS GIVEN	1930	Frame Vernacular	Private residence
BOE'S FARM RESIDENCE	2024 MAIN ST	1930	Frame Vernacular	Private residence
BOE PROPERTY	2046 MAIN ST	1930	Frame Vernacular	Private residence
EVERETT, J., HOUSE	331 E SECOND ST	1942	Bungalow ca. 1905-1930	Private residence
198 East 7th Street	198 E 7th ST	1946	Frame Vernacular	Private residence
632 Rardin Avenue	632 Rardin AVE	1960	Masonry vernacular	Apartment
262 East 7th Street	262 E 7th ST	1940	Masonry vernacular	Pharmacy
Patterson Grocery Store	346 E 7th ST	1931	Masonry vernacular	Commercial
358 East 7th Street	358 E 7th ST	1932	Frame Vernacular	Private residence
(Unknown Address) East 7th Street	unknown E 7th ST	1930	Frame Vernacular	Abandoned or vacant
1028 State Road 15	1028 State 15 RD	1930	Masonry vernacular	Icehouse
West Area School of Choice	541 Rardin AVE	1941	Masonry vernacular	School, University, College
12074 Lakeshore Drive	12074 Lakeshore DR	c1934	Frame Vernacular	Private residence
164 E 2nd St	164 E 2nd ST	1945	Frame Vernacular	Other

BD	Name	Item Description	Item	Work Mix Description	Phase	Phase Description	BE	Category	Category Description	Funding Source	2024	2025	2026	2027	2028	Grand Total
04	PALM BEACH	SR-7/US-441 FR S OF SR-804/BOYNTON BCH BLVD TO S SR-802/LAKE WORTH RD	448438-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal						7,563
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						13,913
					52	CONST CONTRACT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						17,681
					52	CONST CONTRACT	55150200	088797	RESURFACING	Federal		5,328,990				8,990
		SR-7/US-441 FROM NORTH OF GLADES ROAD TO NORTH OF BRIDGE BROOK DRIVE	447670-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%		2,730,577				2,730,577
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						137,013
					62	CONST SUP CONSULTANT	55100100	088849	CONSTRUCT INSPECT CONSULT	State 100%						1,249,234
		SR-700/CONNORS HWY FROM NORTH OF 1ST ST TO WEST OF SR-80	446374-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	17,365,090					17,365,090
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						260,477
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal						1,097,986
		SR-704/OKEECHOBEE BLVD FR RIVERWALK BLVD TO N JOG ROAD	449279-1	LIGHTING	56	CONST UTILITY	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	Federal			216,920			216,920
		SR-704/OKEECHOBEE BLVD FROM EAST OF MILITARY TRAIL TO I-95	447545-1	LIGHTING	52	CONST CONTRACT	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	Federal			279,357			279,357
					56	CONST UTILITY	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	Federal		298,791				298,791
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				21,859		21,859
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal				53,078		53,078
		SR-704/OKEECHOBEE BLVD FROM RED TRAIL TO WEST OF AUSTRALIAN AVE	447671-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%						1,580,363
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						63,214
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						221,251
		SR-704/OKEECHOBEE BLVD FROM SR-7 TO SR-5/US-1/SOUTH DIXIE HWY	441758-2	ITS COMMUNICATION SYSTEM	94	CAPITAL GRANT	55100100	NSB	NOT STATE BUDGET	Federal Earmark	1,000,000					1,000,000
		SR-704/OKEECHOBEE BLVD&LAKEVIEW AVE FR E.TAMARIND AV TO W.S.FLAGLER DR	441758-3	PUBLIC TRANSPORTATION SHELTER	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%		833,979				833,979
			446179-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	3,589,324					3,589,324
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						586,635
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						67,073
		SR-704/ROYAL PALM WAY FROM 4 ARTS PLAZA TO S COUNTY ROAD	449814-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						331,199
					52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%						319,877
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						2,155,283
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						86,212
		SR-706/E. INDIANTOWN RD. BRIDGES # 930453 & 930454	450587-3	BRIDGE REHABILITATION	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						301,740
					52	CONST CONTRACT	55150200	088799	BRIDGE CONSTRUCTION	State 100%						959,518
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						128,318
					62	CONST SUP CONSULTANT	55100100	088849	CONSTRUCT INSPECT CONSULT	State 100%						8,554,469
		SR-710/BEELINE HWY FR N CONGRESS AVE TO PS BARACK OBAMA HWY-CAV & TSM&O	446551-1	ATMS - ARTERIAL TRAFFIC MGMT	52	CONST CONTRACT	55150200	088718	INTRASTATE HIGHWAY CONSTR	State 100%	1,745,538					1,197,626
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						1,745,538
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						43,639
		SR-710/BEELINE HWY FROM E OF PRATT & WHITNEY TO E OF RAILROAD TRACKS	446097-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%						192,009
		SR-710/BEELINE HWY FROM NORTHLAKE BLVD TO SR-708/BULLE HERON BLVD	419251-1	ADD LANES & RECONSTRUCT	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Local						61,076
					5A	CONST CONTRACT BONUS	55150200	088716	INTRASTATE HIGHWAY CONSTR	Local						2,110
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal		1,000,000				1,000,000
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						2,002,489
		SR-710/BEELINE HWY FROM W OF PARK COMMERCE BLVD TO E OF AVIATION BLVD	448439-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	5,288,684					51,608,345
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						774,125
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal						5,605,692
		SR-715 FROM SR-80 TO W. OF CANAL STREET SOUTH	439845-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Local						355
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						67,569
		SR-715/HATCHER RD TO PAUL RARDIN PARK & FROM AIRPORT RD TO SW 14TH ST	447945-1	SIDEWALK	52	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				211,790		211,790
		SR-717/E CANAL STREET FROM SR-80 TO SE AVE E	449834-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						517,382
					52	CONST CONTRACT	55150200	088797	RESURFACING	Federal						3,492,643
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						87,317
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						384,191
		SR-729/STATE MARKET RD FROM SR-15 TO US-441/E MAIN ST	446105-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Local	19,936					19,936
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	7,469,330					7,469,330
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						104,488
		SR-786/PGA BLVD FROM EAST OF SR-91/95 TO E OF FAIRCHILD GARDENS AVE	446174-1	RESURFACING	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%						905,562
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						228,515
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Local						180,525
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						4,016,596
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						79,868
		SR-786/PGA BLVD OVER INTERACOASTAL WATER(ICWW)	441470-1	BRIDGE-REPAIR/REHABILITATION	C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						347,019
		SR-794/YAMATO RD FROM EAST OF SR-91/95 TO S R-5/US-1/FEDERAL HWY	447657-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%						2,773
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%			2,728,069			2,728,069
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						60,546
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%						266,404
		SR-80 BYPASS BETWEEN US-27 AND US-441	441757-1	FEASIBILITY STUDY	22	PD&E CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						500,000
		SR-80 FROM SR-15 TO CR-800 - PHASE 2	441756-2	LIGHTING	56	CONST UTILITY	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal				7,731,674		7,731,674
		SR-80 FROM SR-25/US-27 TO EAST OF GLADES GLEN DRIVE	446100-1	RESURFACING	62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						98,051
		SR-80 FROM W OF LION COUNTRY SAFARI RD TO FOREST HILL/CRESTWOOD BLVD.	419345-2	ADD LANES & REHABILITATE PVMNT	56	CONST UTILITY	55150200	088716	INTRASTATE HIGHWAY CONSTR	Local						63,991
		SR-80/JOG ROAD IMPROVEMENTS	451224-1	ADD LEFT TURN LANE(S)	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						252,770
					52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal						1,135,443
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				10,000		10,000
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal						45,417
					62	CONST SUP CONSULTANT	55100100	088849	CONSTRUCT INSPECT CONSULT	Federal						147,607
		SR-80/SOUTHERN BLVD AT FOREST HILL BLVD	436307-1	ADD TURN LANE(S)	62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Local						3,016
		SR-80/SOUTHERN BLVD FROM WASHINGTON RD TO A1A	419013-2	LANDSCAPING	62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						73,091
		SR-80/SOUTHERN BLVD. RAMPS AND SR-7/US-441	437868-1	ADD TURN LANE(S)	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal						5,479,455
					56	CONST UTILITY	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal						199,000
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			199,000			93,150
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	Federal						895,892
					C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						45,377
					C8	ENVIRO OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						900
		SR-80/US-27 ELECTRIC VEHICLE (EV) CHARGING PROGRAM - PHASE II	444259-3	ELECTRIC VEHICLE CHARGING	84	OPERATIONS GRANT	55150200	089051	G/A-EV GRANT PROGRAM - WP	Federal			1,500,000			

BD	Name	Item Description	Item	Work Mix Description	Phase	Phase Description	BE	Category	Category Description	Funding Source	2025	2026	2027	2028	2029	Grand Total
04	PALM BEACH	PORT OF PALM BEACH PORT-WIDE SLIP REDEVELOPMENT PORT OF PALM BEACH UPLAND CARGO IMPROVEMENTS	422827-1 440705-1	SEAPORT CAPACITY PROJECT SEAPORT CAPACITY PROJECT	94 94	CAPITAL GRANT CAPITAL GRANT	55100100 55100100	NSB NSB	NOT STATE BUDGET SEAPORT RAMP	Local State 100%	3,250,000 2,077,136					3,250,000 2,077,136
		PROSPERITY FARMS FR 800 FT N OF LAKE BLVD TO DONALD ROSS RD	449847-1	BIKE LANE/SIDEWALK	58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR NOT STATE BUDGET	Federal Local		1,308,187	3			4,836,167
		PSL EXPRESS COACH OPERATING SERVICE DEVELOPMENT PALM TRAN MOBILITY ON DEMAND PILOT	453185-1 454042-1	OPERATING FOR FIXED ROUTE TRANSIT SERVICE DEMONSTRATION	62 94	CONST SUP CONSULTANT OPERATIONS GRANT	55100200 55100100	088718 088774	CONSTRUCT INSPECT CONSULT PUBLIC TRANSIT DEV/GRANTS	Federal State 100%		173,890 500,000				1,000,000
		SERVICE DEVELOPMENT, SFRTA LCD MONITORS FOR PALM BEACH STATIONS	454041-1	TRANSIT IMPROVEMENT	94	CAPITAL GRANT	55100100	088774	PUBLIC TRANSIT DEV/GRANTS	Local	420,450					420,450
		SFRTA ROLLING STOCK SEFTC TRIP	448103-1	PURCHASE VEHICLES/EQUIPMENT	94	CAPITAL GRANT	55100100	088774	PUBLIC TRANSIT DEV/GRANTS	State 100%	420,450					420,000
		SIGNAL IMPROVEMENTS - VARIOUS LOCATIONS	448107-1	TRAFFIC SIGNALS	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	2,500,000	2,500,000	2,500,000			7,500,000
		SIGNAL UPGRADES @ VARIOUS LOCATIONS	447944-1	TRAFFIC SIGNALS	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	1,813,425	3,586,575	2,100,000			5,517,228
		SIGNAL UPGRADES AT VARIOUS LOCATIONS IN BOCA RATON	448064-1 449553-1	TRAFFIC SIGNALS TRAFFIC SIGNAL UPDATE	32 32	PE CONSULTANT ENVIRO CONSULTANT	55100100 55100100	088849 088849	PRELIMINARY ENGR CONSULT PRELIMINARY ENGR CONSULT	Federal State 100%			472,970			472,970
		SIGNAL UPGRADES-VARIOUS LOCATIONS IN NORTHERN PALM BEACH	448073-1	TRAFFIC SIGNALS	C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						30,000
		SPRUCE AVENUE FROM 36TH STREET TO 40TH STREET	452999-1	SIDEWALK	58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR NOT STATE BUDGET	Federal Local		265,561	1,051,205			1,051,205
		SR A1A AT BOYNTON INLET	449256-1	BRIDGE - PAINTING	62 52	CONST SUP CONSULTANT CONST SUP CONSULTANT	55150200 55100100	088718 088799	CONSTRUCT INSPECT CONSULT BRIDGE CONSTRUCTION	Federal State 100%		714,871				714,871
		SR A1A FROM SE 31ST TO SOUTH OF GRAND CT	447661-1	RESURFACING	52	CONST CONTRACT	55150200	088797	PRELIMINARY ENGR CONSULT CONSTRUCT INSPECT CONSULT RESURFACING	State 100% State 100% Federal		23,991 85,005				85,005
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%				586,720		586,720
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%				173,600		173,600
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%				6,710,511		6,710,511
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%				99,726		99,726
					62	CONST SUP CONSULTANT	55100100	088718	CONSTRUCT INSPECT CONSULT	State 100%				909,268		909,268
		SR-15/E MAIN ST FROM S LAKE AVE TO SR-700/CONNERS HWY	447664-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	5,225,215					5,225,215
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%				72,408		72,408
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%	660,186					660,186
		SR-25/US-27 ASSET MANAGEMENT CONTRACT US-27 & BELLE GLADE AREA	415003-6	ROUTINE MAINTENANCE	72	MAINT CONSULTANT	55150200	088712	HIGHWAY MAINTENANCE CONTR	Federal	3,204,666	4,204,666	3,704,666	3,704,666	3,704,666	18,523,300
		SR-25/US-27 FROM MP 12.9 TO MP 16	449835-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal		1,003,560				1,003,560
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%				155,213		155,213
					52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	2,165,516			1,345,175		2,165,516
		SR-5/FEDERAL HWY FROM 6TH AVE N TO ARLINGTON ROAD	447660-1	RESURFACING	62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						54,808
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						191,986
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						716,824
		SR-5/N FEDERAL HWY FROM YAMATO ROAD TO N OF BAILEY STREET	449830-1	RESURFACING	32	PE CONSULTANT	55150200	088797	RESURFACING	State 100%						5,775,555
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						86,634
					52	CONST CONTRACT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						808,577
		SR-5/S FEDERAL HWY FROM SR-5/US-1/N DIXIE HWY TO 10TH AVENUE S	449832-1	RESURFACING	62	CONST CONTRACT	55150200	088797	RESURFACING	Federal			880,723			880,723
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%				705,270		705,270
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%				44,414		44,414
		SR-5/SOUTH QUADRILLE BLVD FROM LAKEVIEW AVE TO BANYAN BLVD	453147-1	LIGHTING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	479,662			155,451		155,451
					52	CONST CONTRACT	55150200	088797	HWAY SAFETY CONSTR/GRANTS	Federal						479,662
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						2,164,233
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal						86,569
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						302,992
		SR-5/US-1 AT SPANISH RIVER BLVD	448264-1	TRAFFIC SIGNAL UPDATE	32	PE CONSULTANT	55100100	088849	CONSTRUCT INSPECT CONSULT	State 100%						258,516
		SR-5/US-1 FEDERAL HIGHWAY FROM CR-A1A TO BEACH ROAD	428400-2	BRIDGE REPLACEMENT	5A	CONST CONTRACT BONUS	55150200	088799	BRIDGE CONSTRUCTION	Federal		1,000,000				1,000,000
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	5,000,000					5,000,000
		SR-5/US-1 FROM 25TH STREET TO 45TH STREET	438386-6	TRAFFIC OPS IMPROVEMENT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						300,000
		SR-5/US-1 FROM 59TH ST TO SR-850/NORTHLAKE BLVD	438386-2	BIKE LANE/SIDEWALK	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal		2,700,366				2,700,366
					57	CONST RAILROAD	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	5,760,018					5,760,018
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						20,000
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						90,481
					62	CONST CONTRACT	55150200	088797	RESURFACING	Local						932,899
		SR-5/US-1 FROM BAILEY ST TO SOUTH OF EVE ST	447658-1	RESURFACING	62	CONST CONTRACT	55150200	088797	RESURFACING	Local						27,278
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						3,407,384
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						59,113
		SR-5/US-1 FROM BELVEDERE ROAD TO SR-704/LAKEVIEW AVE	448415-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%						260,099
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						2,860,469
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						30,000
		SR-5/US-1 FROM CAMINO REAL TO NE 8TH STREET/MIZNER BLVD	438386-5	BIKE LANE/SIDEWALK	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal						275,758
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						6,304,439
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal						76,189
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						694,658
		SR5/US1 FROM N OF SILVER BEACH ROAD TO S OF PALMETTO DRIVE	450677-1	LANDSCAPING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	168,450					168,450
					52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%				409,875		409,875
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						16,395
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						49,185
		SR-5/US-1 FROM PALMETTO PARK RD TO SR-850/NORTHLAKE BLVD	438386-4	PUBLIC TRANSPORTATION SHELTER	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal			2,462,702			2,462,702
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						2,511,942
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal						83,412
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						760,521
		SR-5/US-1 FROM SR-850/NORTHLAKE BLVD TO PARKER BRIDGE	438386-7	FEASIBILITY STUDY	32	PE CONSULTANT	55100100	088849	CONSTRUCT INSPECT CONSULT	Federal						900,000
		SR-5/US-1 OVER EARMAN RIVER (C-17) BRIDGE 930003	442891-1	BRIDGE REPLACEMENT	43 5A	PE CONSULTANT CONST CONTRACT BONUS	55100100 55150200	088774 088799	RIGHT-OF-WAY LAND ACQ BRIDGE CONSTRUCTION	Federal	1,838,062					1,838,062
		SR-5/US-1 VARIOUS LOCATIONS	448135-1	TRAFFIC SIGNALS	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						300,000
		SR-7 FROM 60TH STREET TO NORTH LAKE BLVD	229664-6	NEW ROAD CONSTRUCTION	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal						304,883
					56	CONST UTILITY	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%						24,455,946
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%						58,010,557
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%						24,420
					C3	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						864,569
		SR-7 FROM 60TH STREET TO NORTH LAKE BLVD.	229664-3	NEW ROAD CONSTRUCTION	42	ROW PURCHASE	55100100	088777	RIGHT-OF-WAY LAND ACQ	State 100%		100,000				1,398,000
		SR-7 FROM NORTH OF THE M-CANAL TO THE EAST ENTRANCE OF IBIS	229664-5	LANDSCAPING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal						472,549
		SR-7 FROM SR-704/OKEECHOBEE BLVD TO 60TH STREET	229664-7	ADD LANES & RECONSTRUCT	52											

Appendix 2B: PBC FY 2024 Roadway Work Plan – Glades Projects

3 of 5

PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A (\$'s IN 1,000's)

Annual Update - FISCAL YEAR 2024

PROJECT	LIMITS	DESCRIPTION	FY 2024		FY 2025		FY 2026		FY 2027		FY 2028	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
45th St.	E. of Haverrill Rd. to E. of Military Trail	0.6 mi., 6 L	100 R/C									
60th St. N.	Seminole Pratt Whitney Rd. to 140th Ave. N.	2.7 mi., 4L			500 R		500 D					
80th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L			2,000 R/C		3,000 C					
90th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi., 3L			370 P		370 P			370 P		370 P
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program			20 P		20 P			20 P		20 P
Annual Contract Advertising	Countywide	Advertising			30,200 R/C							
Australian Ave. Drainage Improvements	Banyan Blvd. to 45th St.	Drainage Improvements & Multipurpose Path			7,800 C							
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi., 4/5 L			400 R							
E. Camino Real	Spanish River Rd. to S. Ocean Blvd.	Pavement/Shoulder widening					900 D					
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L								2,500 C		
Central Blvd.	Indiantown Rd. to Church St.	0.5 mi., 3 L			300 R							
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi., 2 L (Add 3rd NBL & SBL TLs)			2,000 C							
Clint Moore Rd.	Military Tr.	Intersection Improvements			2,500 C							
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi., 5 L					1,000 C					
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance			1,000 C		1,000 C			1,000 C		1,000 C
CR 880	Sam Senter Rd. over SEFWMD Ocean Canal	Intersection Improvements & Bridge Replacement			9,500 C							
CR 880	over C-51 Canal	Bridge Replacement			4,500 C							
Cresthaven Blvd.	Jog Rd. to Military Tr.	2.0 mi., Buffered Bike Lanes								5,300 C		
Donald Ross Rd.	Elison Wilson Rd.	Intersection Improvements (add 2nd NBL)					700 C					
Donald Ross Rd.	U.S. 1	Intersection Improvements (add 3rd EBL & SBRTL)								500 R/M		
Flavor Pkt Rd.	Lyons Rd. to Hagan Ranch Rd.	1.7 mi., 4 L			4,780 S/D/R							
Florida Mango Rd.	10th Ave. North to Edgewater Drive	0.9 mi., 3 L (L.W.D.D. L-8 & L-10 Canals Bridge Replacements)			5,100 C							
George Bush Bascule Bridge	over Intracoastal	Bridge Replacement Study & Design			100 S/D							
Glades Area	R&R Throughout the Glades	Repair/Reconstruction			700 C		700 C			700 C		700 C
Gun Club Rd.	Forest Estates Drive to LWDD E-3 Canal	0.5 mi., 3 L								4,200 C		
Half Mile Rd.	Brooke Isles Ave. to Atlantic Ave.	Intersection Improvements (Realignment to Smith Sundry Rd.)			100 C							
Haverrill Rd.	Hypoluxo Rd. to Lantana Rd.	1.0 mi., 4 L			2,360 C							
Jog Rd.	Glades Rd. to Yamato Rd.	1.2 mi., 6L								700 D		500 R

*See Footnotes, Phase(s): S=Study, D=Design, M=Mitigation, R=RW Acq., C=Construction, P=Payment



City of
PAHOKEE
FLORIDA

**Appendix 4A: City of Pahokee
10-Year Water Supply
Facilities Work Plan**



Introduction

Purpose of Work Plan

Changes to Florida Statutes now require local governments to prepare and adopt a 10 year Water Supply Facilities Work Plan (WSFWP) that is consistent with the appropriate regional water supply plan, which, for the City of Pahokee, is the South Florida Water Management District's *Lower East Coast Water Supply Plan 2018* (LECWSP). The LECWSP provides details on the current and projected water supply for the area. The plan considers public water supply, domestic and small public supply, commercial/industrial/institutional supply, recreational/landscape irrigation supply, power generation supply, and agricultural supply as components for water use in the region. The plan concludes that future water needs can be met through the 2040 planning horizon with appropriate management, conservation, and implementation of identified projects. The City's WSFWP, developed using data from the Palm Beach County 10-Year WSFWP and County's comprehensive plan, shall be incorporated into the City's comprehensive plan as an attachment, per Policy 4.2.1.5.

The City of Pahokee is located directly along the eastern shores of Lake Okeechobee in Palm Beach County. Its land area is approximately 3,173 acres. The City is an agricultural-oriented community, growing sugar cane and other seasonal vegetables. The 2023 population was determined to be 5,607 persons. The City does not operate a utility nor generate its own water. The City's water services are provided by the Palm Beach County Water Utilities Department (PBCWUD).

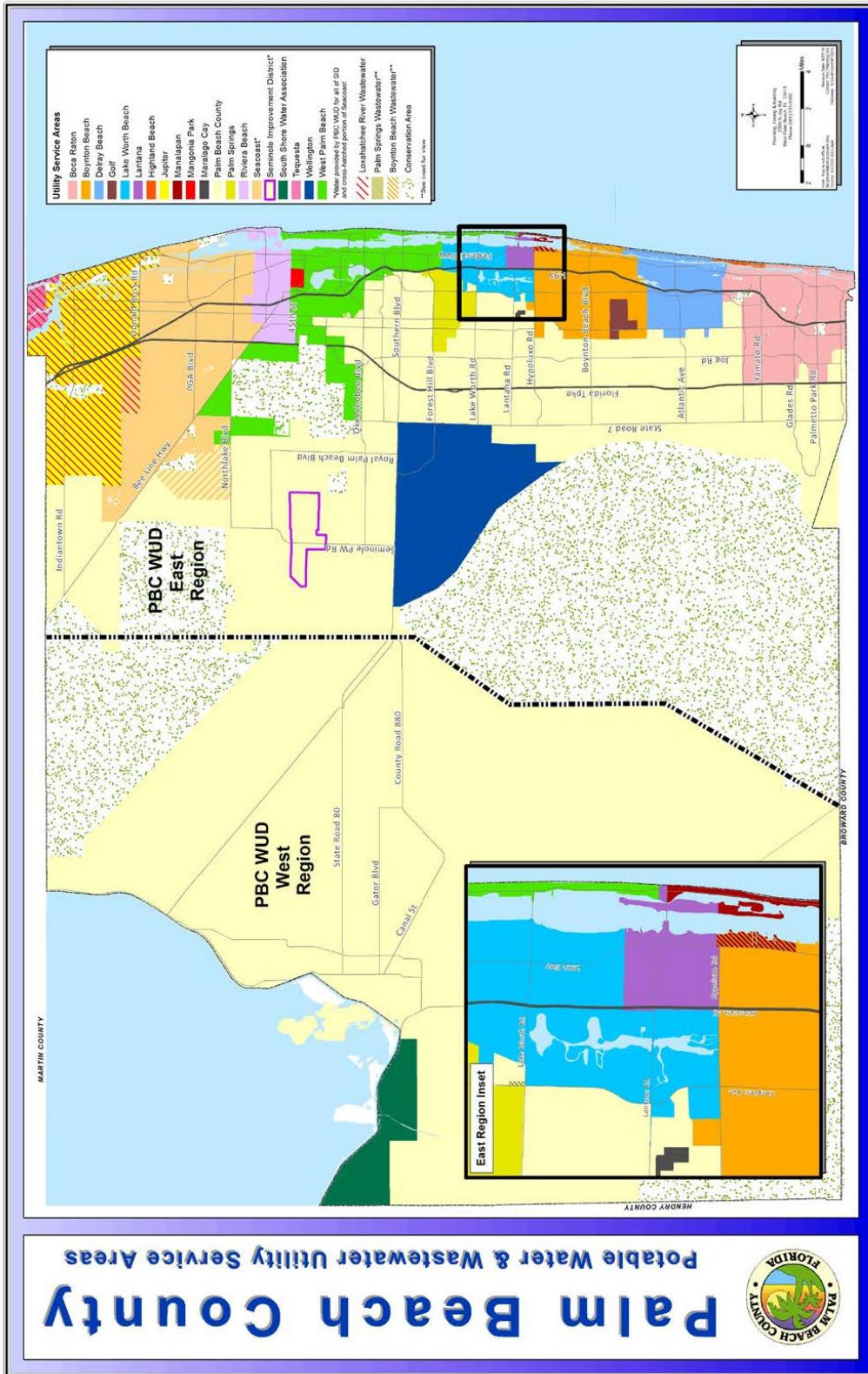
Provision of Water

In 2008, the County finished construction of the new Lake Region Water Treatment Plant (LRWTP) to serve the Cities of Pahokee, Belle Glade and South Bay. The 10 mgd LRWTP, a 100% alternative water source that utilizes reverse osmosis, has adequate capacity to serve the existing populations of the Glades Cities, surrounding unincorporated County, and future additional population increases and projected development in the area.

The County's Western Region Distribution System is served by Wellfield 11, which was constructed in 2019. Raw water is withdrawn from the Upper Floridian aquifer via 11 wells located along State Highway 715 north of Hooker Highway. Figure 1 shows the utility service areas for the PBCWUD.

In May of 2013, Palm Beach County assumed the former Glades Utility Authority service area rights to provide potable water, wastewater, and reclaimed water service to the Cities of Belle Glade, South Bay, and Pahokee. In the County's 10-Year Water Supply Facilities Work Plan, and within the Utility Element of the County's comprehensive plan, projections are included that indicate that level of service standards and capacity needs are available for their service areas.

Figure 1: Utility Service Provider Locations Throughout Palm Beach County



Source: Palm Beach County 2020 Water Supply Facilities Work Plan

Data and Analysis

The PBCWUD Western Region Distribution System per capita rate is 157 gallons per capita per day (gpcd). Information regarding utilities serving unincorporated Palm Beach County, including **water sources, per capita rates, and water supply and infrastructure projects** can be found in Table 1.

Table 1: Utilities Serving Unincorporated Palm Beach County

Utility Name	Consumptive Use Permit No.	Per Capita Finished Water (2012-2016)	Water Source	Projects & Infrastructure
Boca Raton	50-00367-W	299	SAS	No projects
Boynton Beach	50-00499-W	119	FAS; SAS	No projects
Delray Beach	50-00177-W	229	FAS; SAS	No projects
Golf	50-00612-W	151	SAS	No projects
Jupiter	50-00010-W	215	FAS; SAS	Surface water recharge system - The final phase of the project includes connecting the regional system to recharge wetlands and recharging the local aquifer.
Lake Worth Beach	50-00234-W	107	FAS; SAS	No projects
Maralago Cay	50-01283-W	225	SAS	No projects
PBCWUD Eastern Region	50-00135-W	111	FAS; SAS	South County Reclaimed Phase I - Construction of a 24-inch diameter reclaimed water transmission pipeline from BCWWS to serve the southern portion of the PBCWUD service area
PBCWUD Western Region	50-06857-W	157	FAS	No projects
Palm Springs	50-00036-W	81	SAS	R.L. Pratt Washwater Recovery Basin - Construct a washwater recovery basin to recycle; Purchase up to 0.30 mgd of bulk water from PBCWUD
Riviera Beach	50-00460-W	184	SAS	Purchase bulk water from PBCWUD or West Palm Beach
Seacoast	50-00365-W	191	FAS; SAS	Construct FAS wells F-6 and F-9 water supply well and connecting raw water transmission main
Tequesta	50-00046-W	309	FAS; SAS	No projects
Wellington	50-00464-W	107	SAS	Phased Reclaim System Expansions - Install additional reuse filter equipment as influent flow increases. It will be a phased project: 1.30 mgd by 2020, 2.90 mgd by 2030 and 6.50 mgd by 2040
West Palm Beach	50-00615-W	243	SAS	C-17 Pump Station - Withdraw from the Congress Avenue Canal and pumping it into the City's adjacent M-Canal (Lake Mangonia); ASR Well Expansion Program - Install up to 3 ASR wells injecting surface water into the FAS (classified as Class V injection wells) and associated monitor wells; Grassy Waters Preserve Water Quality, Diversion, and Storage Improvements

Source: 2018 Lower East Coast Water Supply Plan Update, Chapter 8 and Appendix E

Acronyms

SAS = surficial aquifer system
 FAS = Floridan aquifer system
 BCWWS = Broward County Water and Wastewater Services

ASR = aquifer storage and recovery
 PBCWUD = Palm Beach County Water Utilities Department
 WTP = water treatment plant

Tables 2 and 3, taken from the County’s WSWFP and comprehensive plan, show **capacity and demand** information for services provided to the City.

Table 2: Western Region Facility Capacity Analysis

Facility Capacity Analyses	2018	2020	2025	2030
Western Region Population Served ¹	34,018	34,856	36,500	38,020
Demand per Capita (gpd) ²	157	157	157	157
Total Finished Water Average Daily Demand (mgd)	5	5	6	6
Total Raw Water Average Daily Demand (mgd)³ = Finished Water x 1.31	7	7	8	8
Available Raw Water Facility Capacity (mgd) ⁴	8	8	8	8
Raw Water Facility Capacity Surplus ⁵	1	1	0	0
Permitted Raw Water Allocation (mgd annual average) ⁶	10	10	10	10
Total Raw Water Average Daily Demand	7	7	8	8
Permitted Water Available	3	3	2	2

¹ Population Served represents projected retail customers and self-served conversions, Table 5-4.
² Demand per Capita based upon population served.
³ ADF raw water = 1.31* ADF FW (per historical and capacity-based analyses)
⁴ Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.
⁵ Calculated by subtracting average daily demand from available facility capacity.
⁶ Permitted allocation from Permit #50-06857-W.

Source: Palm Beach County Comprehensive Plan, Utility Element, Table 6.2

Table 3: PBCWUD Western Region Water Supply Demand

Population and Finished Water Demand						
	Existing		Projected			
	2016	2020	2030	2040		
Population	34,886	36,137	38,446	39,888		
Average 2012-2016 Per Capita (gallons per day finished water)	157					
Potable Water Demands (daily average annual finished water in mgd)	5.48	5.67	6.04	6.26		
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source	Permit Number 50-06857-W (expires 2025)					
SAS	0.00					
FAS	9.43					
Total Allocation	9.43					
FDEP Potable Water Treatment Capacity (PWS ID # 4505005)						
Permitted Capacity by Source	Cumulative Facility & Project Capacity (mgd)					
	Existing	Projected				
	2016	2020	2030	2040		
SAS	0.00	0.00	0.00	0.00		
FAS	10.00	10.00	10.00	10.00		
Total Potable Capacity	10.00	10.00	10.00	10.00		
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity	0.00	0.00	0.00	0.00		
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

Note: (Service Area Cities of Belle Glade, Pahokee, and South Bay)
 Source: Palm Beach County 2020 10-Year Water Supply Facilities Work Plan

Table 4, taken from the Palm Beach County 2020 WSFWP, provides the **population projections** for each of the service providers in the County. The City of Pahokee falls under the PBCWUD Western Region.

Table 4: Population Forecast Throughout Palm Beach County

Utility	2018		2020		2025		2030	
	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served
Boca Raton	116,873	23,519	120,249	23,606	127,315	23,950	132,145	24,171
Boynton Beach	111,908	32,355	115,252	32,969	122,642	36,064	127,632	37,407
<i>Boynton Beach Self-Served (On Wells)</i>	<i>1,324</i>	<i>1,324</i>	<i>1,298</i>	<i>1,298</i>	<i>1,064</i>	<i>1,064</i>	<i>811</i>	<i>811</i>
Delray Beach	69,338	2,265	72,180	2,325	77,538	2,678	81,613	2,796
Golf	2,726	2,477	2,740	2,488	2,774	2,495	2,809	2,527
Highland Beach	3,698	0	3,728	0	3,811	0	3,874	0
Jupiter	75,829	14,030	78,455	14,352	84,362	16,973	89,156	18,839
<i>Jupiter Self-Served (On Wells)</i>	<i>12,249</i>	<i>12,249</i>	<i>12,170</i>	<i>12,170</i>	<i>11,956</i>	<i>11,956</i>	<i>11,557</i>	<i>11,557</i>
Lake Worth Beach	50,272	13,351	51,768	13,845	54,037	14,223	56,051	14,582
Lantana	11,121	0	11,920	0	12,898	0	13,583	0
Manalapan	2,584	0	2,630	0	2,669	0	2,786	0
Mangonia Park	1,976	0	2,030	0	2,212	0	2,505	0
Maralago Cay	1,159	1,159	1,165	1,165	1,178	1,178	1,190	1,190
Palm Springs	50,210	23,826	52,114	24,392	55,820	25,578	57,954	27,109
Riviera Beach	41,139	3,041	42,392	3,146	45,582	3,554	47,652	3,646
Seacoast	91,533	16,638	94,987	17,164	100,727	18,053	105,200	18,681
<i>Seacoast Self Served (On Wells)</i>	<i>636</i>	<i>636</i>	<i>626</i>	<i>626</i>	<i>566</i>	<i>566</i>	<i>516</i>	<i>516</i>
Tequesta	8,449	2,232	8,681	2,264	9,006	2,276	9,286	2,354
Wellington	56,849	2,789	59,442	2,897	63,851	3,234	67,255	3,412
<i>Wellington Self-Served (On Wells)</i>	<i>2,906</i>	<i>621</i>	<i>2,891</i>	<i>616</i>	<i>2,843</i>	<i>585</i>	<i>2,796</i>	<i>556</i>
West Palm Beach	120,589	110	124,452	8	132,900	24	141,506	33
PBC WUD East Region	519,505	427,988	530,964	436,495	561,670	462,165	595,462	487,675
<i>Seminole Improvement District</i>	<i>372</i>	<i>0</i>	<i>1,906</i>	<i>0</i>	<i>5,476</i>	<i>0</i>	<i>9,678</i>	<i>0</i>
PBC WUD West Region	34,018	5,403	34,856	5,476	36,500	5,639	38,020	6,783
PBC WUD Total	553,523	433,391	565,820	441,971	598,170	467,804	633,482	494,458
<i>Self-Served (On Wells)</i>	<i>46,526</i>	<i>43,324</i>	<i>46,010</i>	<i>42,830</i>	<i>45,678</i>	<i>42,698</i>	<i>45,041</i>	<i>42,261</i>
PBC WUD East Vacant Potential	33,814		34,448		35,973		37,758	
PBC WUD West Vacant Potential	2,641		2,691		2,810		2,949	
PBC WUD Total Potential	589,978		602,959		636,953		674,189	
Total Projected Population	1,433,417		1,473,000		1,559,600		1,636,400	
BEBR County Population	1,433,417		1,473,000		1,559,600		1,636,400	

Source: PBC WUD, PBC Planning 2015-2018 Population Allocation Model, 2018 Existing Land Use layer, PBC Property Appraiser, PBC Building/Zoning Division, University of Florida Bureau of Economic and Business Research

PBCWUD’s **projected populations through 2030** are shown in Table 6. In 2030, PBCWUD expects to be providing potable water to 633,482 people as well as a portion of the population that is currently self-served.

Table 6: Population Forecast for PBCWUD

PBC WUD Served Population	2018	2020	2025	2030
Unincorporated County	433,391	441,961	464,807	487,675
Atlantis	2,055	2,104	2,138	2,168
Belle Glade	17,654	17,983	18,477	19,172
Boca Raton	170	226	372	530
Cloud Lake	128	133	139	152
Glen Ridge	213	217	228	239
Greenacres	39,550	40,148	41,116	42,306
Haverhill	2,116	2,232	2,394	2,530
Lake Clarke Shores	340	352	355	361
Loxahatchee Groves	91	235	774	1,333
Pahokee	5,805	5,927	6,218	6,433
Palm Beach Gardens	1,356	1,421	3,296	5,283
Palm Springs	1,309	1,364	1,772	2,939
Royal Palm Beach	33,897	34,372	34,784	36,390
South Bay	5,197	5,251	5,415	5,703
Wellington	9,362	9,461	9,575	9,698
Westlake	372	1,906	5,476	9,678
West Palm Beach	517	527	834	892
Total Population Served by PBC WUD	553,523	565,820	598,170	633,482
The following values represent the population throughout unincorporated Palm Beach County that is self-served via wells. All have the potential to request utility service from PBC WUD at any given time. For conservative facility planning purposes, plants are sized to be able to serve all the self-served population in addition to the population projected throughout the utility service area.				
Self-Served Population	2018	2020	2025	2030
Loxahatchee Groves	3,202	3,180	2,980	2,780
Unincorporated PBC/Glades	43,324	42,830	42,698	42,261
Total Self-Served Population	46,526	46,010	45,678	45,041

Source: Palm Beach County 2020 Water Supply Facilities Work Plan

Capital Improvements

According to the County’s WSFWP, the 20-year Consumptive Water Use Permit supporting the Western Region was issued on October 12, 2005 and expires on October 12, 2025. The permit authorizes withdrawals to meet the future reasonable-beneficial demands of 42,115 residents across the Cities of Belle Glade, Pahokee, and South Bay with a per capita use rate of 224 gallons per capita per day from the Floridan aquifer system. The Plan notes that the permit has been modified several times since issuance to update proposed withdrawal facilities and address concerns over upconing of saline water. Additionally, the County notes that the permit is not subject to any of the District’s Restricted Allocation Area or Source of Limited Availability criteria due to a combination of its location and withdrawal source.

The WSFWP indicates that:

- The County has committed to spend \$5 million for 5 years toward the repair and replacement of aged and deteriorated water and wastewater infrastructure in the Glades Region.
- The County and South Florida Water Management District (SFWMD) have developed water supply strategies to ensure infrastructure is expanded to accompany growth and protect the environment; and adequate financing is in place.
- The County continues to investigate innovative and cost-effective alternative water supply projects.
- The County is in the position to meet the demands of growth and achieve maximum efficiency and effectiveness.
- There are no plans to increase plant capacity at the LRWTP; however, system efficiency will increase, allowing for more effective utilization of the facility and flexibility in the operation of the existing wellfield to abate concerns over upconing of saline water.

Alternative Water Resource Program

The County is actively and aggressively implementing alternative water resource projects. The County’s WSFWP states that there are programs that support the SFWMD LEC Plan for reducing reliance on the regional shallow aquifer system including demand reducing, supply management, and augmentation techniques. The County is proactively expanding alternative water resources that address both innovative supply sources and reuse of wastewater. The Goals of the programs are:

- Reducing impact on the “regional system”
- Long-term planning for water availability
- Mitigating localized wellfield impacts
- Maximizing funding opportunities

The anticipated benefits of the County's alternative water resources program include:

- Minimizing dependence upon the surficial aquifer system and the regional water supply system;

- Implementing a robust water conservation plan;
- Maintaining a steady raw water supply for water treatment plants;
- Reducing the amount of fresh water drained from the land and discharged to the ocean;
- Minimizing stressing of wellfields;
- Minimizing the "net" quantity of water withdrawn from the surficial aquifer system;
- Providing landscaping water supply during drought conditions;
- Reducing reliance upon a deep injection well system;
- Providing habitat for migratory birds and waterfowl and endangered species;
- Providing passive recreation opportunities for the public; and
- Increasing suburban green space.

Goals, Objectives, and Policies in the City’s Comprehensive Plan

As part of the 2024 Evaluation and Appraisal Review process, goals, objectives, and policies (GOPs) that address water supply sources and facilities, as well as conservation and reuse programs, were reviewed and modified to reflect current conditions within the City. The following are the policies, by element, adopted during the EAR process:

Future Land Use Element

Policy 1.1.2.5 – Prior to the issuance of development permits, the City shall review the State of Florida Master Site File to evaluate impacts upon structures which may have potential historical significance, and if deemed appropriate by the City Commission, take action to protect such structures. The City shall create and annually update its inventory of historic sites within the State of Florida Master Site file.

Policy ~~1.1.2.5~~ 1.1.2.6 - The City shall coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects with Palm Beach County.

Policy ~~1.1.2.6~~ 1.1.2.7 - The City shall continue ongoing and meaningful coordination ~~through~~ with the ~~Glades Utility Authority~~ Palm Beach County Water Utilities Department to ensure adequate provision of potable water and conservation techniques.

Policy 1.1.4.5 - The ~~Future Land Use Infrastructure~~ Element shall include data and analysis demonstrating coordination with current and future water supply demands.

Policy 1.1.4.6 - The City’s 10-Year Water Supply Facilities Work Plan shall contain projects and an implementation schedule as needed to meet the future population demand.

Policy 1.1.4.7 - Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the ~~e~~City shall ~~consult with the Lake Region Water Treatment Plant to determine whether~~ receive confirmation from the Palm Beach County Water Utilities Department that adequate water supplies and sanitary sewer treatment capacity to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 1.1.4.8 - Proposed Future Land Use Map amendments shall be supported with data and analysis

demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 1.1.4.9 – To the maximum extent feasible, all new development shall be connected to central public sanitary sewer service. Development activity shall be directed towards areas of the City which already have sanitary sewer infrastructure in place.

Infrastructure Element (Potable Water Sub-element)

Policy 4.2.1.5 – The City shall prepare a Water Supply Facilities Work Plan, for a minimum 10- year period, ~~for building water supply facilities identified in the Potable Water Sub Element to serve existing and new development.~~ The Work Plan shall be adopted as an attachment to the Infrastructure Potable Water Sub-Element and its goals, objectives and policies incorporated into the Comprehensive Plan within eighteen months after the South Florida Water Management District Regional-Lower East Coast Water Supply Plan has been approved or updated.

Policy 4.2.3.1 – The City shall not support the extension of ~~extend~~ potable water service to developments which would exceed either the adopted levels of service or capacity standards of the ~~City's~~ water treatment facilities.

Policy 4.2.3.2 – In order to promote compact urban growth and retain potable water treatment plant capacity and storage for the incorporated area of Pahokee, the City shall not support the extension of potable water services to unincorporated areas ~~shall be approved only by a majority vote of the City Commission.~~

Policy 4.2.3.3 – Extensions of the potable water system to private developments shall be made only at the developer’s expense. The City Commission may ask PBCWUD to reduce or waive such expenses upon finding that such an extension would be in the best interest of the public health, safety, or welfare.

Policy 4.2.3.4 – The 10-Year Water Supply Facilities Work Plan shall guide coordination with PBCWUD to provide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands.

Objective 4.2.4 – The City shall encourage ~~continue to implement a~~ water conservation programs.

Policy 4.2.4.1 – ~~The City shall assist the PBCWUD with the distribution of w~~ Water conservation information ~~shall be included with monthly billings and distributed to new customers at the time of hook-up.~~

Conservation Element

Policy 5.1.3.3 – The City shall work towards the further education of the public regarding various methods of water conservation at the household and small business level.

Policy 5.1.3.4 – The City shall continue its efforts to publicize and promote water conservation techniques and programs, including reuse programs and potable water conservation strategies.

Policy: 5.1.3.5 – The City shall assess projected water needs and sources for the long-range planning period by creating and maintaining a minimum 10-Year Water Supply Facilities Work Plan. Future water supply planning shall emphasize the efficient use of water resources and where possible and financially feasible, utilize alternative water sources.

Policy 5.1.3.6 – The City shall investigate the long-range feasibility of utilizing reclaimed water for

irrigation purposes.

Policy 5.1.3.7 – The City shall support the South Florida Water Management District’s water restrictions and conservation efforts during times of water shortages as well as year-round conservation rules.

Intergovernmental Coordination Element

Policy 7.1.1.6. - The City shall coordinate implementation of the goals, objectives and policies in its Water Supply Facilities Work Plan with the South Florida Water Management District’s Lower East Coast Water Supply Plan and Palm Beach County Water Supply Facilities Work Plan.

Policy 7.1.1.7 - The City shall increase its coordination efforts with the South Florida Water Management District (SFWMD), and Palm Beach County and the Glades Utility Authority regarding the sharing and updating of information to meet ongoing water supply needs.

Policy 7.1.1.8 - The City shall participate in on-going collaborative efforts with other local governments and agencies for long-term alternative water supply sources. The city shall participate in, at a minimum, annual meetings with Palm Beach County, SFWMD, and the cities of Belle Glade and South Bay and the Glades Utility Authority to discuss population projections, land use changes and implementation of conservation reuse programs and alternative water supplies.

Policy 7.1.2.4 - The City shall coordinate with SFWMD, and Palm Beach County and the Glades Utility Authority in the implementation of alternative water supply projects, the establishment of its level-of-service standards and resource allocations.

Capital Improvement Element

Policy 8.1.2.89: The City shall require that all development be timed and staged in conjunction with the provision of public facilities for which level of service standards have been adopted by this comprehensive plan and that the adopted levels are maintained.

Policy 8.1.2.940: The City of Pahokee will continue to enforce the City’s adopted concurrency management system System for the Management of Concurrency (SYMCON) in the land development code coordinated with the Concurrency Management Element to ensure that adequate facility capacity is available or will be available to serve development at the time a development permit is issued.

Policy 8.1.2.104: The City shall coordinate planning for the City’s infrastructure improvements related to water supply with the plans of state agencies, the South Florida Water Management District (SFWMD), Palm Beach County, and the cities of Belle Glade and South Bay and the Glades Utility Authority to ensure a regional approach to water supply planning.

Policy 8.1.2.112: The Schedule of Capital Improvements shall include funding for major capital projects needed for water supply facilities and infrastructure. The potable water projects for the FY10-14 period included in the Palm Beach County 2-10-Year Water Supply Work Plan adopted August 21, 2008 shall be incorporated by reference.

~~Policy 8.1.2.13: The City shall assess its priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, provision for future water supply and facility as needed.~~

Policy 8.1.2.124: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no

later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the City shall consult with the Palm Beach County Water Utilities Department Lake Region Water Treatment Plant 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.

Policy 8.1.2.135: The City shall participate in the development of conservation programs contained in the Lower East Coast Water Supply Plan in conjunction with the South Florida Water Management District and shall adopt the plan into the Infrastructure Element of this Plan as required by Florida Statute.

Appendix 4B:

Palm Beach County
10-Year Water Supply Facilities Work Plan



Palm Beach County, Florida
Water Utilities Department

February 25, 2020

WATER SUPPLY FACILITIES WORK PLAN

1.0 INTRODUCTION

The purpose of water supply planning is to develop strategies to meet the future water demands of urban and agricultural uses, while also meeting the needs of the environment. The water supply planning process identifies current and future water supply demands, and evaluates several water source options to meet those demands. As mandated by Florida law, regional water supply plans are developed by the five Water Management Districts and associated Water Supply Facilities Work Plans are developed based on the regional plans with a minimum 10-year future planning horizon. A complete update of each regional water supply plan is required every five years. Local governments subject to a regional water supply plan are required by Florida law to identify water supply projects necessary to meet identified existing and future development needs for inclusion in the plan or plan update. By working with the South Florida Water Management District (SFWMD or District) during updates of the Lower East Coast (LEC) Regional Water Supply Plan (LEC Plan), Palm Beach County provides input on those water supply projects that are included in the LEC Plan.

2.0 BACKGROUND

The 2018 Lower East Coast Water Supply Plan Update is one of five long-term comprehensive regional water supply plan updates the SFWMD undertakes approximately every five years. For the 2018 Lower East Coast Water Supply Plan Update, the third update of the 2000 Lower East Coast Plan, the planning horizon is 2040.

The plan update consists of a single-volume planning document, a secondary volume of appendices, and an additional support document. These documents provide a common set of data, such as current and future water demands, assumptions and potential water source options.

Local governments, water users, and utilities use water supply plan updates to modify and update their local comprehensive plans, ordinances, and individual or utility plans. SFWMD will consider updating portions of this plan update more frequently, including the update of water supply project lists, population projections, etc., as circumstances require.

3.0 COUNTY'S WATER SUPPLY FACILITIES WORK PLAN

This 10-year Water Supply Facilities Work Plan (Plan) includes cartographic documents that fully describe the water and wastewater service providers within Palm Beach County. Because of the complexity of the water supply situation in Palm Beach County, the Plan includes an extensive description of the service area and existing facilities and programs, a map depicting all the municipal service providers, water utility authorities including special districts, the County's service area, and unincorporated areas served by other providers.

The information contained in the Plan is presented in accordance with the State-mandated "Water Supply Facilities Work Plan," as required by Section 163.3177(6)(c)3, Florida Statutes (F.S.):

- "The element must identify such alternative water supply projects and traditional water supply projects conservation and reuse necessary to meet water needs identified in s.

373.709(2)(a) within the local government’s jurisdiction and include a work plan, covering at least a 10-year planning period, For building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan.”

Regional issues with potential impacts to water supply planning in Palm Beach County are as follows:

- 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.
 - Palm Beach County Water Utilities Department (PBCWUD) has a valid consumptive use permit (50-00135-W) through March 2023. The County has already embarked on a schedule to renew and modify this permit to meet future water supply demands over the planning period. Palm Beach County has an extensive reclaimed water system and will continue to aggressively expand its reclaimed water program. Reclaimed water may be used to replace existing consumptive use permits or act as an offset to increased consumptive use withdrawals. Additional identified sources include the Floridan aquifer system for either direct withdrawals, blending, or aquifer storage and recovery (ASR) and the C-51 Reservoir (Chapter 9).
- Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.
 - PBCWUD is not located within the Lake Okeechobee Service Area. It does not currently withdraw water from Lake Okeechobee or the Water Conservation Areas and is not planning on seeking an allocation from these sources in the future.
- 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.
 - The County is an active participant in Everglades restoration efforts as well the U.S. Army Corps of Engineers’ Lake Okeechobee System Operating Manual (LOSOM) update. As discussed in Chapter 9, ASR is a potential option for future water supply.
- Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.
 - As discussed in Chapter 8, PBCWUD has an extensive reclaimed water program and has aggressively sought to expand it. A planned Regional Reclaimed Water System Project with Broward County will help Broward

eliminate ocean outfalls and provide reclaimed water to users in South Palm Beach County. PBCWUD has no ocean outfalls.

- Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.
 - PBCWUD has modified its current Eastern Region consumptive use permit (50-00135-W) to utilize the Floridan aquifer system for blending with its surficial withdrawals and supplement its allocation. The Western Region wellfield (50-06857-W) is managed to rotate wells in order to maintain water quality.

4.0 SERVICE AREA DESCRIPTION

Historically, Palm Beach County Water Utility Department (PBCWUD) service areas were identified by the original areas served by acquired utilities. Each of the acquired utilities, known then as systems, was numbered. As the County grew, the system designation was dropped in favor of a more descriptive identification by Water Treatment Plant (WTP). The County now consists of a regional operation. PBCWUD'S Eastern Region (50-00135-W) is served by an interconnected distribution system among the existing Wellfields (2, 3, 8, and 9), thereby creating a unified service area. The County's Western Region Distribution System (50-06857-W) is served by Wellfield 11 and provides potable water to the Cities of Belle Glade, Pahokee, and South Bay.

The County's utility service area encompasses approximately 1,800 square miles (832,000 acres) of unincorporated land in Palm Beach County and is shown in **Figure 4.1**. This map also identifies the service area boundaries of all the water providers in the County. Including the County Water Utilities Department, a total of 14 service providers serve the residents of unincorporated County, as shown in **Figure 4.2**. Further information regarding utilities serving unincorporated Palm Beach County including water sources, per capita rates and water supply and infrastructure projects can be found in **Table 4.1**. Palm Beach County has made a concerted effort to coordinate the data used to prepare this Plan with the other utility service providers throughout the County, including those serving in incorporated areas. **Figure 4.3** shows the location of domestic self-supply, areas where customers are served by wells.

Table 4.1 - Utilities Serving Unincorporated Palm Beach County

Utility Name	Consumptive Use Permit No.	Per Capita Finished Water (2012-2016)	Water Source	Projects & Infrastructure
Boca Raton	50-00367-W	299	SAS	No projects
Boynton Beach	50-00499-W	119	FAS; SAS	No projects
Delray Beach	50-00177-W	229	FAS; SAS	No projects
Golf	50-00612-W	151	SAS	No projects
Jupiter	50-00010-W	215	FAS; SAS	Surface water recharge system - The final phase of the project includes connecting the regional system to recharge wetlands and recharging the local aquifer.
Lake Worth Beach	50-00234-W	107	FAS; SAS	No projects
Maralago Cay	50-01283-W	225	SAS	No projects
PBCWUD Eastern Region	50-00135-W	111	FAS; SAS	South County Reclaimed Phase I - Construction of a 24-inch diameter reclaimed water transmission pipeline from BCWWS to serve the southern portion of the PBCWUD service area
PBCWUD Western Region	50-06857-W	157	FAS	No projects
Palm Springs	50-00036-W	81	SAS	R.L. Pratt Washwater Recovery Basin - Construct a washwater recovery basin to recycle; Purchase up to 0.30 mgd of bulk water from PBCWUD
Riviera Beach	50-00460-W	184	SAS	Purchase bulk water from PBCWUD or West Palm Beach
Seacoast	50-00365-W	191	FAS; SAS	Construct FAS wells F-6 and F-9 water supply well and connecting raw water transmission main
Tequesta	50-00046-W	309	FAS; SAS	No projects
Wellington	50-00464-W	107	SAS	Phased Reclaim System Expansions - Install additional reuse filter equipment as influent flow increases. It will be a phased project: 1.30 mgd by 2020, 2.90 mgd by 2030 and 6.50 mgd by 2040
West Palm Beach	50-00615-W	243	SAS	C-17 Pump Station - Withdraw from the Congress Avenue Canal and pumping it into the City's adjacent M-Canal (Lake Mangonia); ASR Well Expansion Program - Install up to 3 ASR wells injecting surface water into the FAS (classified as Class V injection wells) and associated monitor wells; Grassy Waters Preserve Water Quality, Diversion, and Storage Improvements

Source: 2018 Lower East Coast Water Supply Plan Update, Chapter 8 and Appendix E

Acronyms

SAS = surficial aquifer system
 FAS = Floridan aquifer system
 BCWWS = Broward County Water and Wastewater Services

ASR = aquifer storage and recovery
 PBCWUD = Palm Beach County Water Utilities Department
 WTP = water treatment plant

Figure 4.1 – Utility Service Providers Located Throughout Palm Beach County

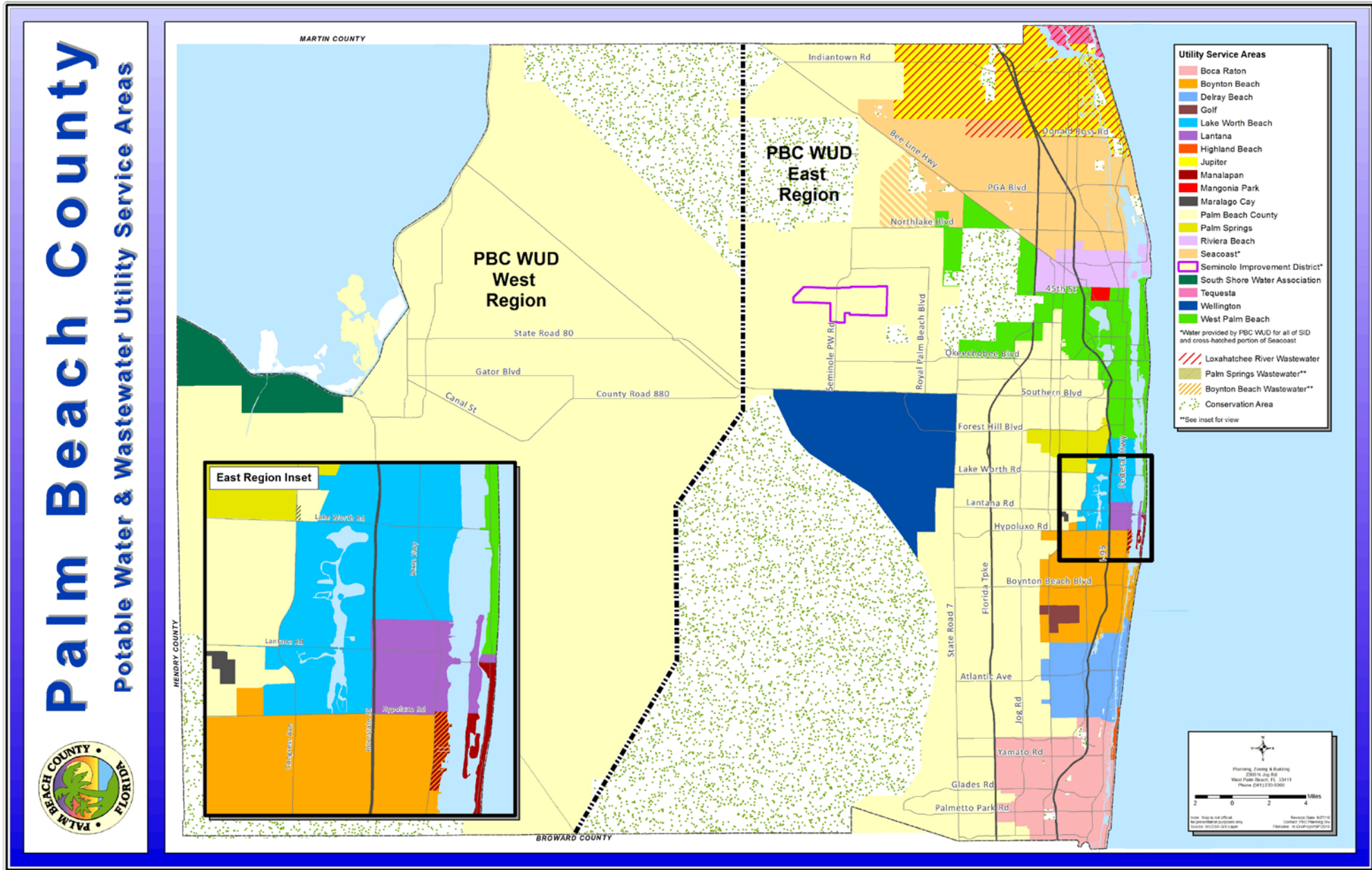
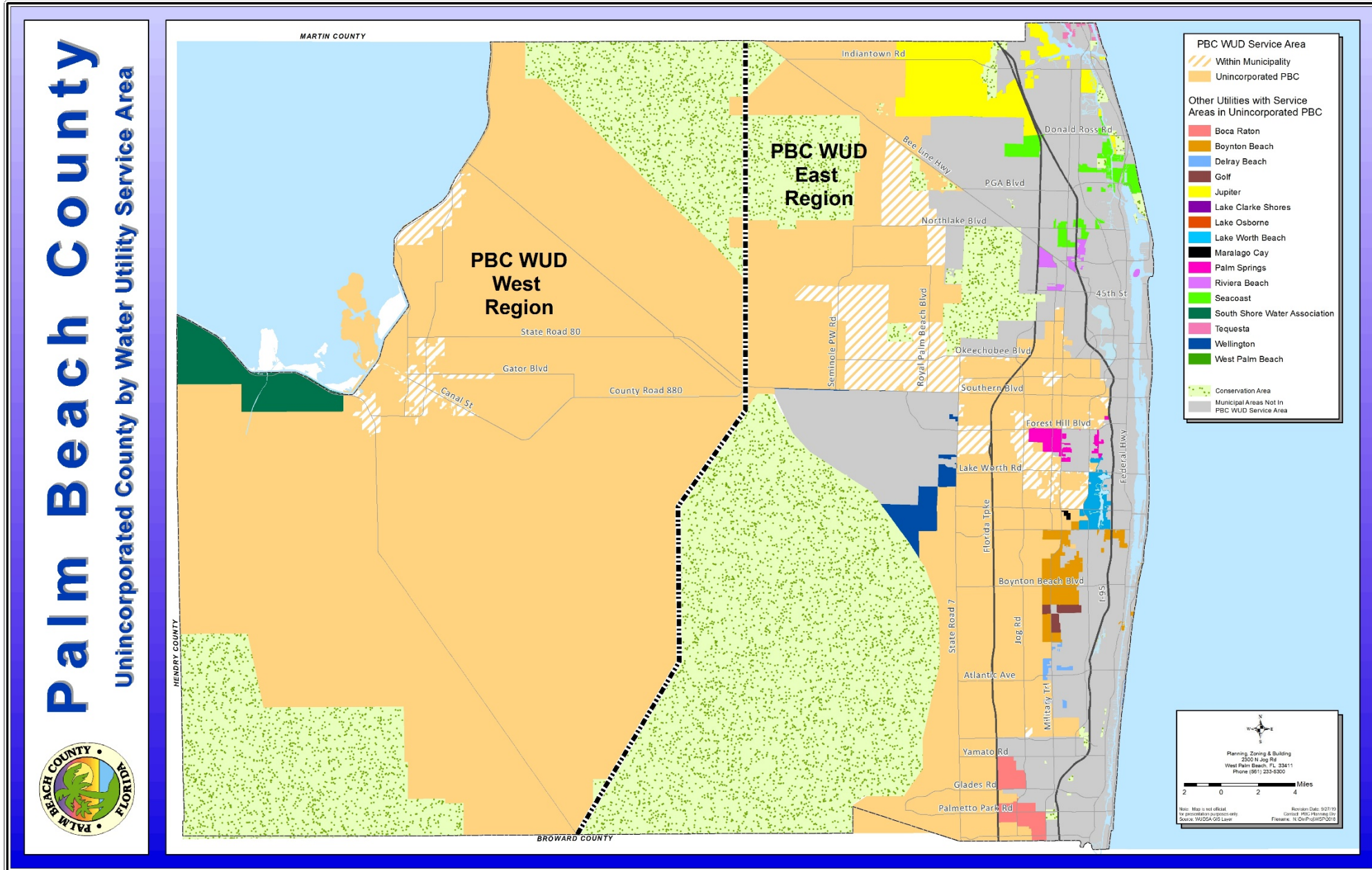


Figure 4.2 – Utility Service Providers Serving Unincorporated Palm Beach County

Section H, Item C.



4.1 History of Service Area Expansions

Comprehensive Plan Amendments:

On August 24, 2004, the County adopted the previous Water Supply Facilities Work Plan to direct the provision of water, reclaimed water, and sewer service to unincorporated areas of Palm Beach County. To address inconsistencies in the county Comprehensive Plan and promote intergovernmental coordination among utility service providers in unincorporated Palm Beach County, the Comprehensive Plan Amendments named the County as the default service provider such that,

- “The Palm Beach County Water Utilities Department shall provide potable water, reclaimed water and wastewater service to all unincorporated areas of the County except those unincorporated areas where the Palm Beach County Board of County Commissioners has entered or enters into a written agreement that provides utility service area rights to a public or privately owned potable water, reclaimed water, and/or wastewater utility, or in areas where the Palm Beach County Water Utilities Department is specifically excluded from providing utility service by Florida law. Palm Beach County Water Utilities Department shall continue to provide utility services to incorporated areas where service is already being provided by the County, or as provided for under utility service area agreements or as allowed for by law.”*

Village of Royal Palm Beach: The County encourages the use of cooperative agreements with other public utilities to ensure the most efficient delivery of public potable water, reclaimed water and wastewater services. In August 2004, the County and the Village of Royal Palm Beach entered into a Utility Franchise and Service Area Agreement (R2004-1802 and R2006-0411). The Utility Franchise Agreement returned portions of the Village’s utility service area back to the County in exchange for a 10% franchise fee on future revenues generated in the returned area. The Utility Franchise Agreement required the County to install backbone potable water and wastewater pipelines within the returned area to provide utility service to a new public park, library, and fire rescue station in the vicinity of Seminole Pratt Whitney Road, and also to provide utility service to additional public and private developments in the returned area to the extent that they have been or will be approved by the Palm Beach County Board of County Commissioners in the future. In April 2006, the County purchased the Village’s water and wastewater utility (R2006-0410). With this acquisition, the service area retained by the Village under the 2004 Franchise Agreement was purchased and became part of the County’s exclusive service area.

Beeline Community Development District: In 2004 the Beeline Community Development District (Beeline) expressed a desire to divest its Utility to the County. An Acquisition Agreement was executed between Beeline and the County in February 2005 (R2005-0366). The County acquired the Beeline’s exclusive utility service area, utility water and wastewater system assets, customer base, and assumed the exclusive authority, duty, and obligation to provide retail and wholesale potable water, wastewater, and reclaimed water service within the Beeline’s utility service area.

Seacoast Utility Authority: In September 2005, the County entered into a Service Area Agreement (R2005-1769) with Seacoast Utility Authority (Seacoast) defining the service area

boundary between Seacoast and the County. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. The Agreement benefited existing and future Seacoast and County utility customers by ensuring the most efficient delivery of public utility services. In June 2006, the County entered into a Utility Bulk Service Agreement (R2006-0687) to provide Seacoast with up to five (5) million gallons per day (mgd) of bulk potable water and bulk wastewater service during an initial term of five (5) years. Seacoast has the option to extend the Bulk Agreement for a long-term period of twenty-five (25) years at the same capacity levels. The Bulk Agreement requires that the County install the necessary potable water pipeline improvements. By entering into the Agreement, the Seacoast customers will benefit from the competitively priced bulk water, and existing County utility customers will benefit from the increased revenue.

City of West Palm Beach: The County and City of West Palm Beach are parties to a 1989 Agreement (R-89-1657D), along with the Seacoast Utility Authority, which had become contentious due to disagreements among the parties on how the utility service area boundaries should be interpreted. In December 2005, the County and the City of West Palm Beach entered into a Service Area Agreement (R2005-2445) resolving the dispute by defining respective retail utility service areas between the City and the County. The Agreement also defined bulk utility service areas as related to portions of western Palm Beach County. In the Agreement, the City of West Palm Beach is named as sole provider of bulk (not retail) water and wastewater service to a portion of the Acreage. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. The City further agreed not to provide utility service, retail, bulk or otherwise, within the Everglades Agricultural Area and Loxahatchee Groves Water Control District.

Seminole Improvement District (City of Westlake): In June 2006 an Interlocal Agreement was executed between the County and Seminole Improvement District (R2006-0732) (SID). The Agreement resolved the service area disputes by defining clear utility service area boundaries between SID and the County. Pursuant to Chapter 298, Laws of Florida, SID has the exclusive right to provide utility services within SID's legislative boundaries. Under the Agreement, SID will continue serving all of its existing customers but will be precluded from connecting any new customers outside of its legislative boundaries. Existing pipelines and customers located outside SID's boundaries will be transferred to the County over time. In addition to delineating service area territories, the Agreement named the County as SID's exclusive bulk utility service provider. The Agreement allows SID to reserve and purchase up to five (5) million gallons per day of bulk water and wastewater capacity over thirty (30) years. Other considerations afforded the County with this Agreement include: 1) the right of first refusal to acquire SID's retail Utility System, based upon a pre-determined valuation formula; and 2) the right to utilize existing road right-of-way along Seminole Pratt-Whitney Road for construction, operation, maintenance, and replacement of potable water, waste water, and reclaimed water pipelines. In May 2016, Seminole Improvement District abandoned their water treatment facilities and have continued to purchase bulk water from Palm Beach County Water Utilities Department.

Developer Agreements: In July and August 2005, the County entered into Development Agreements for three properties located in central Palm Beach County. The Development Agreements defined oversizing fees to be paid to the County related to its Northern Region Pipeline Improvement Project (WUD Nos. 04-125, 04-227, 05-018, 05-061, and 06-050). Palm Beach Aggregates (R2005-1392), Inc., Indian Trail Groves, L.P. (R2005-1391), and Delray Linton Associates, LLC & Exodus 613 LLC (R2005-1608) desire to develop properties in central Palm

Beach County and had a need to utilize the County’s transmission pipelines for potable water and wastewater service. These portions of the County’s utility service area were acquired through the Palm Beach County/Village of Royal Palm Beach Amended Potable Water, Reclaimed Water and Wastewater Utilities Franchise and Service Area Agreement (R-2004-1802). These Agreements did not grant development approvals nor increase densities for the Property Owners. Potable water and wastewater service will only be provided to the Properties in the future in a manner consistent with any development approvals that may be granted by the Board of County Commissioners.

Glades Utility Authority: On May 1, 2013, Palm Beach County formally absorbed the assets of the Glades Utility Authority (GUA) into those of the County. The County acquired the GUAs exclusive utility service area, utility water and wastewater system assets, customer base, and assumed the exclusive authority, duty, and obligation to provide retail and wholesale potable water, wastewater, and reclaimed water service within the GUA’s utility service area. The County additionally committed to spend a minimum of \$5 million a year for five years towards the repair and replacement of aged and deteriorated water and wastewater infrastructure in the Glades Region.

The Lake Region Water Treatment Plant in the Glades Region is a 100-percent alternative water source that utilizes reverse osmosis to produce high quality potable water from the Floridan aquifer and does not impact surficial water supplies. The 10 mgd facility retains adequate capacity to serve the existing populations of the Cities of Belle Glade, Pahokee and South Bay, the surrounding unincorporated County, as well as the future additional population increases and development projected to occur in the area, including the anticipated development of an inland logistics center and associated infrastructure.

5.0 FINISHED WATER DEMAND PROJECTIONS

As required by the statute, the County has based its population projections on the mid-range population projections prepared by the University of Florida, Bureau of Economic and Business Research (BEBR). However, the LEC Plan Update utilized the population projections issued by BEBR in 2016; this document utilizes the BEBR projections issued in 2018, as these projections represent the ‘best available data’.

During the preparation of this Plan, the County Planning Division developed population forecasts for the each utility’s service area based on the 2015 Palm Beach County Allocation Model. Since BEBR issues only a single countywide figure for each county, the County’s Allocation model then allocates these figures to smaller geographies for localized planning efforts (Traffic Analysis Zones, or TAZs) utilizing existing land use data and potential future growth based on each local governments’ adopted future land use maps.

The projected population by utility service area in the County was generated utilizing GIS technology. Using GIS, a layer of the service areas was compared against a layer containing population segregated into the TAZs. Each utility service region was assigned those TAZs that lie within its boundaries, and projections for each service area were obtained. The results of this effort are presented in **Table 5.1**. This exercise ensured the TAZ population data was allocated to the appropriate utility. The information in **Table 5.1** represents the methodology used to balance water supply plans throughout the Lower East Coast Region and is not binding for any entity. The base GIS map layers utilized to generate this table are graphically depicted in **Figure 4.2**. Through coordination with the utility providers during the preparation of this Water Supply Plan, the County Planning and Water Utilities Department staff worked with utility providers to

verify their service area boundaries with each entity, and incorporated information and feedback received into **Table 5.1**.

The self-served population or population served by private potable wells for PBCWUD was estimated using connection data and GIS potable water line data. Population on wells for other service areas was estimated using a GIS layer from SWFMD regarding the utility areas (where there is water line infrastructure in place).

5.1 Data and Analysis Requirement

This Water Supply Plan provides an inventory of potable water and wastewater service providers and their associated service areas throughout Palm Beach County. As previously indicated, utility service areas do not follow municipal boundaries. Fourteen municipal and other providers serve the unincorporated areas of the County, as shown in **Figure 4.2**. The utility service areas are developed with the prevailing goal of eliminating duplication of pipelines and infrastructure.

Table 5.1 provides the population projections for each of the service providers in the County. PBCWUD includes Seminole Improvement District, Atlantis, and part of Seacoast service areas. Lake Worth Beach includes Lake Osborne service area. Palm Springs includes the Lake Clarke Shores service area. Delray Beach includes Gulfstream service area. West Palm Beach includes Palm Beach and South Palm Beach service areas.

As encouraged by s. 163.3177(6)(c), F.S., the County coordinates with the SFWMD and local municipalities to cooperatively address future population and water supply planning during the preparation of updates to the Work Plan.

Table 5.1 Population Forecast Throughout Palm Beach County

Utility	2018		2020		2025		2030	
	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served	Total Pop Served	Unincorp. Pop Served
Boca Raton	116,873	23,519	120,249	23,606	127,315	23,950	132,145	24,171
Boynton Beach	111,908	32,355	115,252	32,969	122,642	36,064	127,632	37,407
<i>Boynton Beach Self-Served (On Wells)</i>	1,324	1,324	1,298	1,298	1,064	1,064	811	811
Delray Beach	69,338	2,265	72,180	2,325	77,538	2,678	81,613	2,796
Golf	2,726	2,477	2,740	2,488	2,774	2,495	2,809	2,527
Highland Beach	3,698	0	3,728	0	3,811	0	3,874	0
Jupiter	75,829	14,030	78,455	14,352	84,362	16,973	89,156	18,839
<i>Jupiter Self-Served (On Wells)</i>	12,249	12,249	12,170	12,170	11,956	11,956	11,557	11,557
Lake Worth Beach	50,272	13,351	51,768	13,845	54,037	14,223	56,051	14,582
Lantana	11,121	0	11,920	0	12,898	0	13,583	0
Manalapan	2,584	0	2,630	0	2,669	0	2,786	0
Mangonia Park	1,976	0	2,030	0	2,212	0	2,505	0
Maralago Cay	1,159	1,159	1,165	1,165	1,178	1,178	1,190	1,190
Palm Springs	50,210	23,826	52,114	24,392	55,820	25,578	57,954	27,109
Riviera Beach	41,139	3,041	42,392	3,146	45,582	3,554	47,652	3,646
Seacoast	91,533	16,638	94,987	17,164	100,727	18,053	105,200	18,681
<i>Seacoast Self Served (On Wells)</i>	636	636	626	626	566	566	516	516
Tequesta	8,449	2,232	8,681	2,264	9,006	2,276	9,286	2,354
Wellington	56,849	2,789	59,442	2,897	63,851	3,234	67,255	3,412
<i>Wellington Self-Served (On Wells)</i>	2,906	621	2,891	616	2,843	585	2,796	556
West Palm Beach	120,589	110	124,452	8	132,900	24	141,506	33
PBC WUD East Region	519,505	427,988	530,964	436,495	561,670	462,165	595,462	487,675
<i>Seminole Improvement District</i>	372	0	1,906	0	5,476	0	9,678	0
PBC WUD West Region	34,018	5,403	34,856	5,476	36,500	5,639	38,020	6,783
PBC WUD Total	553,523	433,391	565,820	441,971	598,170	467,804	633,482	494,458
<i>Self-Served (On Wells)</i>	46,526	43,324	46,010	42,830	45,678	42,698	45,041	42,261
PBC WUD East Vacant Potential	33,814		34,448		35,973		37,758	
PBC WUD West Vacant Potential	2,641		2,691		2,810		2,949	
PBC WUD Total Potential	589,978		602,959		636,953		674,189	
Total Projected Population	1,433,417		1,473,000		1,559,600		1,636,400	
BEBR County Population	1,433,417		1,473,000		1,559,600		1,636,400	

Source: PBC WUD, PBC Planning 2015-2018 Population Allocation Model, 2018 Existing Land Use layer, PBC Property Appraiser, PBC Building/Zoning Division, University of Florida Bureau of Economic and Business Research

The non-PBCWUD water service providers within unincorporated Palm Beach County are identified in **Table 5.1.A**. Pursuant to Policy 3.1-c, the County has entered into written agreements with other entities as shown below in **Table 5.1.A** confirming their rights and responsibilities to provide utility services to the unincorporated areas of the County. The population of unincorporated County served by non-PBCWUD water service providers is shown in **Table 5.1.B**.

TABLE 5.1.A - PBCWUD Interlocal Agreements

Unincorporated County Concurrently Service Provider	Effective Date of ILA	ILA Reference	Term of ILA
BOCA RATON	9/3/1996	R-96-1200D	In Perpetuity
BOYNTON BEACH	9/26/2000	R2000-1534	In Perpetuity
DELRAY BEACH	2/25/2003	R2003-0284	In Perpetuity
GOLF	No ILA Executed		
JUPITER	10/04/2011	R-2011-1509	In Perpetuity
LAKE WORTH BEACH	6/12/1990	R-90-926D	In Perpetuity
LAKE CLARKE SHORES	7/27/2009	R2009-1123	7/07/2059
PALM SPRINGS	9/2/1997	R-97-1130D	In Perpetuity
RIVIERA BEACH	No ILA Executed		
SEACOAST	9/12/1989 9/13/2005	R-89-1657D R2005-1769	In Perpetuity 9/13/2055
TEQUESTA	No ILA Executed		
WELLINGTON (ACME)	4/28/1992	R-92-616D	In Perpetuity
WEST PALM BEACH	9/12/1989 12/20/2006 12/07/2010	R-89-1657D R2005-2445 R2010-2045	In Perpetuity 2/20/2030

At present, the County does not have a written service area agreement with the Village of Golf, City of Riviera Beach or the Village of Tequesta. However, Article 6 of the County’s September 13, 2005, agreement with the Seacoast Utility Authority (R2005-1769) addressed the provision of future water utility services for the unincorporated area of Jupiter Farms. Article 6 obligates the County to have sufficient bulk water capacity available to serve the specific unincorporated area adjacent to the Town of Jupiter. The County’s Water Supply Work Plan therefore includes future service to the Jupiter Farms area.

The 2030 unincorporated population projected to be served by the three service providers that currently do not have agreements with the County (Golf, Riviera Beach and Tequesta) is 7,750 people. Each of the providers holds existing water use permits issued by SFWMD with specified water allocations. The County anticipates a sufficient surplus surficial aquifer system water allocation within its current water use permit to meet projected demand for the three service providers through the ten year planning horizon if for some reason the providers are unable to adequately provide for the projected population growth expected in these areas.

TABLE 5.1.B - Unincorporated PBC Served by Non PBC WUD Providers

Non-PBC WUD Service Provider	Unincorporated Population Served			
	2018	2020	2025	2030
Boca Raton	23,519	23,606	23,950	24,171
Boynton Beach	32,355	32,969	36,064	37,407
Delray Beach	2,265	2,325	2,678	2,796
Golf	2,477	2,488	2,495	2,527
Jupiter	14,030	14,352	16,973	18,839
Lake Worth Beach	13,351	13,845	14,223	14,582
Maralago Cay	1,159	1,165	1,178	1,190
Palm Springs	23,826	24,392	25,578	27,109
Riviera Beach	3,041	3,146	3,554	3,646
Seacoast	16,638	17,199	18,053	18,681
Tequesta	2,232	2,264	2,276	2,354
Wellington	2,789	2,897	3,234	3,412
West Palm Beach	110	8	24	33
Total Non-PBC WUD Served Unincorporated Population¹	137,792	140,656	150,280	156,747
Non-PBC WUD Served Unincorporated Population without ILA²	8,909	9,063	9,503	9,717
Potable Water Demand From Non-PBC WUD without ILA (mgd) ³	1.0	1.0	1.1	1.1
Note 1 - Population values as presented and described in Table 5-1				
Note 2 - Non-PBC WUD Served Unincorporated Population without ILA as presented in Table 5-1A and represents Villages of Golf and Tequesta, the City of Riviera Beach, and Maralago Cay				
Note 3 - Potable Water Demand from Non-PBC WUD without ILA represents Palm Beach County's Level of Potable Water Service of 111 gallons per capita per day multiplied by Non-PBC WUD Served Unincorporated Population without ILA				
Future Non-PBC WUD Served Unincorporated Population ⁴	0	2,864	12,488	18,955
Future Non-PBC WUD Served Unincorporated Population without ILA ⁵	0	154	594	808
Potable Water Demand from future Non-PBC WUD without ILA (mpg) ⁶	0	0.02	0.07	0.09
Note 4 - Represents Projected Population minus 2018 population already being served				
Note 5 - Includes Villages of Golf and Tequesta and the City of Riviera Beach				
Note 6 - Refer to Note 3 for calculation formula				

A more detailed breakdown of the population served by PBCWUD is presented in **Table 5-2** in the following section.

5.2 Coordination with LEC Plan

The 2018 population projections resulting from the application of the Palm Beach County Allocation Model utilized in the development of this Work Plan are different than the 2016 BEBR projections utilized by the SFWMD during the preparation of the most recent LEC Update. However, SFWMD staff indicated that the County's allocation methodology and projections utilized by the County are acceptable, and that the District would facilitate a coordinated planning approach with other local governments within the County.

PBCWUD's projected populations through 2030 are shown in **Table 5.2**. In 2030, PBCWUD expects to be providing potable water to 633,482 people as well as a portion of the population that is currently self-served. The projections presented in **Table 5.2** below correspond with the SFWMD's population projections in the LEC Plan.

The population values shown for "Palm Beach County Planning" represent the information presented in **Table 5.1**. The LEC Plan recognizes that the population projections are expected to change over time. The LEC Plan states:

"The projections used in this plan update are believed to represent a reasonable balance of long- and short-term factors affecting the development of the LEC Planning Area. However, many recent development proposals throughout the LEC Planning Area, which could significantly change growth patterns within the area, emphasize the uncertainties of 20-year population projections."

The SFWMD received vast amounts of information from utilities within the planning area throughout the LEC planning process. A determination of future needs for each service area was developed with the finalization of the LEC Plan. Palm Beach County is confident that the population projections and the methodology used in the determination are consistent with the values used by SFWMD in development of the LEC Plan and the goal of providing for the future needs of the unincorporated population.

Table 5.2 - Population Forecast for PBCWUD

PBC WUD Served Population	2018	2020	2025	2030
Unincorporated County	433,391	441,961	464,807	487,675
Atlantis	2,055	2,104	2,138	2,168
Belle Glade	17,654	17,983	18,477	19,172
Boca Raton	170	226	372	530
Cloud Lake	128	133	139	152
Glen Ridge	213	217	228	239
Greenacres	39,550	40,148	41,116	42,306
Haverhill	2,116	2,232	2,394	2,530
Lake Clarke Shores	340	352	355	361
Loxahatchee Groves	91	235	774	1,333
Pahokee	5,805	5,927	6,218	6,433
Palm Beach Gardens	1,356	1,421	3,296	5,283
Palm Springs	1,309	1,364	1,772	2,939
Royal Palm Beach	33,897	34,372	34,784	36,390
South Bay	5,197	5,251	5,415	5,703
Wellington	9,362	9,461	9,575	9,698
Westlake	372	1,906	5,476	9,678
West Palm Beach	517	527	834	892
Total Population Served by PBC WUD	553,523	565,820	598,170	633,482
<p>The following values represent the population throughout unincorporated Palm Beach County that is self-served via wells. All have the potential to request utility service from PBC WUD at any given time. For conservative facility planning purposes, plants are sized to be able to serve all the self-served population in addition to the population projected throughout the utility service area.</p>				
Self-Served Population	2018	2020	2025	2030
Loxahatchee Groves	3,202	3,180	2,980	2,780
Unincorporated PBC/Glades	43,324	42,830	42,698	42,261
Total Self-Served Population	46,526	46,010	45,678	45,041

5.3 Contracted Bulk Water Customers/Demands

Utilities continue to recognize the advantages offered through the regionalization of treatment facilities. Sharp increases in operational costs are causing many utilities to find alternative strategies for providing redundancy, ensuring system reliability, and serving peak demands. Frequently, contracting with a larger utility, such as Palm Beach County, to purchase bulk utility capacity is less expensive than constructing, operating, and maintaining new infrastructure. Additionally, determining where to construct new infrastructure and wellfields is becoming problematic for some utilities due to regulatory constraints and other pressures. Other utilities simply require a cushion of time to raise the capital required to expand and construct new treatment plants and water supplies. The impact of bulk water sales to the PBCWUD system is presented in **Table 5.3**.

NOTE: The bulk utility service demands presented in **Table 5.3** are not overlapped or “double-counted” with the population forecast demands presented in the **Tables 5.1, 5.2, and 5.5** because the bulk water will be utilized to serve customers not located within PBCWUD’s utility service area.

Table 5.3 – PBCWUD Contracted Bulk Water Customers

Year	Finished Water Demand from Bulk Agreements (mgd)		Atlantis Bulk Agreement 1992 (mgd)		Boynton Beach Bulk Agreement 2013 (mgd)		FPL Bulk Agreement 2007 (mgd)		Lake Clarke Shores 2009 Agreement (mgd)		North Springs Improvement District 2018 Agreement (mgd)		Parkland Bulk Agreement 2007 (mgd)		Seacoast Bulk Agreement 2005 (mgd)		Seminole Improvement District (City of Westlake) Bulk Agreement 2007 (mgd)	
	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF
2015	4.54	18.64	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.00	0.00	0.80	1.00	0.11	5.11	0.10	5.00
2016	4.54	18.64	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.00	0.00	0.80	1.00	0.11	5.11	0.10	5.00
2017	4.94	19.04	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.00	0.00	0.80	1.00	0.51	5.51	0.10	5.00
2018	4.94	19.04	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.00	0.00	0.80	1.00	0.51	5.51	0.10	5.00
2019	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2020	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2021	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2022	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2023	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2024	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2025	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2026	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2027	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2028	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2029	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00
2030	5.25	19.20	0.73	0.73	1.00	5.00	1.00	1.00	0.80	0.80	0.02	0.02	0.80	1.00	0.66	5.66	0.25	5.00

Source of information is agreements held by Palm Beach County Water Utilities Department
 ADF = Average Daily Flow; MDF = Maximum Daily Flow

5.4 Formerly Self-Served Population

WUD instituted a Special Assessment Program that provides a means by which neighborhoods using private wells for water supply can request public water service. Since 1988, WUD has converted approximately 9,500 properties from wells to potable water (approximately 20,000 customers) via its Special Assessment Program. Palm Beach County will continue to include areas where people utilize private wells for water supply. However, property owners continue to contact PBCWUD to request potable water service. The County anticipates that the following issues will continue to drive people to public utilities verses maintaining private wells.

- **Drought:** Significant recent severe drought periods experienced in South Florida resulted in a negative impact on shallow aquifer wells. Some wells previously constructed by homeowners are drying up or producing less water. Public utility service removes the burden of managing a private well to sustain extreme drought conditions.
- **Water Restrictions:** The imposition of water restrictions by SFWMD results in a number of homeowners seeking public utility service. This is particularly true in areas where reclaimed water is available or scheduled to be available.
- **Hurricanes & Power Outages:** Private wells do not operate effectively following hurricanes and/or power outages unless a homeowner possesses a generator. PBCWUD's Special Assessment Program received a large number of requests from communities on private wells that were impacted by hurricanes or other severe storm events.
- **Marketability:** New immigrants to the County have historically desired public utilities. Having public water and/or sewer service greatly enhances the value of a property. Many people are responding favorably to assessment projects so that the value of their estate will be increased through the provision of public water service.
- **Fire Protection:** Property owners desire the added protection of having fire hydrants near their home to be able to quickly put out fires that may erupt. Also, the escalated cost of homeowner's insurance is somewhat reduced by the presence of fire hydrants near a property.
- **Fuel and Chemical Costs:** Since the LEC Plan update was published, the cost of chemicals and power associated with home-based wells and water treatment equipment continues to increase.

The LEC Plan recognizes the number of self-served people within the County. These people are not assigned to any utility for potable water service. PBCWUD projects that 60-percent of the self-served population will eventually convert to public utility service for the reasons listed above. Since this population is included in the LEC Plan, it is not a new source of water use and instead qualifies as an existing source. A portion of this existing, recognized water use source needs to be reassigned to utilities as more people abandon their wells for public utilities. PBCWUD anticipates that the Special Assessment Program will continue to ramp up and facilitate a portion of the self-served population to become utility customers using public water supplies. This "conversion" is presented in **Table 5.4**. For planning purposes, we have incorporated these "converted" self-served population values into WUD's customer base. This conservative approach provides the added benefit of ensuring an adequate water supply will be available to serve people

desiring to rid themselves of the burden of private well systems. This approach does not affect LEC Plan projections because this population base is clearly represented in the SFWMD model.

Table 5.4 – Formerly Self-Served Population Consideration

Year	LEC Plan Identified Self-Supplied Population ¹	PBC Self-Supplied Population ²	Cumulative Number of Customers added from Special Assessment Program ³	Served Population by TAZ ⁴	Served Population ⁵
2015*	70,116	65,900	20,242	537,368	557,610
2016*			20,711	542,753	563,464
2017*			21,180	548,138	569,318
2018			21,649	553,523	575,172
2019			22,007	559,993	582,000
2020	69,865	62,995	22,165	565,820	587,985
2021			22,214	572,290	594,504
2022			22,321	578,760	601,081
2023			22,427	585,230	607,657
2024			22,534	591,700	614,234
2025	70,962	62,107	22,497	598,170	620,667
2026			22,746	605,232	627,978
2027			22,852	612,295	635,147
2028			22,958	619,357	642,315
2029			23,064	626,420	649,484
2030	71,304	60,721	23,134	633,482	656,616

*Revised from previous Water Supply Plan to reflect more recent data

¹Represents population throughout the County using private wells for water supply as identified in the LEC plan

²PBC "Self-Supplied Population" represents values presented in table 5.1 and differ from LEC due to methodology/data used

³Represents the amount of people previously using wells ("self-served") that have connected or may connect to public water supply

⁴"Served Population by TAZ" represents PBCWUD values presented in table 5.1

⁵"Served Population" represents population served by TAZ PLUS population requesting public water in lieu of their wells

5.5 Finished Water Demand

PBCWUD’s finished water demand was calculated by multiplying the population served per capita rates outlined in the 2018 Lower East Coast Supply Plan. For the Eastern Region Distribution System the per capita rate was 111 gallons per capita per day (gpcd). The Western Region Distribution System per capita rate was 157 gpcd. To accurately reflect the total amount of finished water demand, the forecasted demand from contracted bulk water customers was added to the projected population demand. The demand for the bulk water agreements are served solely by the Eastern Region permit (50-00135-W). PBCWUD expects the current combined finished water demand of 67.97 mgd, for both the Eastern and Western Regions, will increase to 79.88 mgd in 2030 as shown in **Table 5.5**. An equivalent population for 79.88 mgd of finished water would be 703,913 people.

Not all of PBCWUD’s finished water demand will be satisfied using the surficial aquifer system as a source water; serving to potentially further lower the demands on the regional water system. The County’s robust alternative water resources program will more than likely result with more water being returned to the regional system as is further detailed in Section 8 of this Water Supply Plan

Table 5.5 PBCWUD Finished Water Demand

Year	Served Population	Eastern Distribution Served Population	Western Distribution Served Population	Finished Water Demand from Served Population (mgd)		Eastern Distribution System Finished Water Demand from Served Population (mgd)		Western Distribution System Finished Water Demand from Served Population (mgd)		Finished Water Demand from Bulk Agreements (mgd)		Total Finished Water Demand (mgd)		Equivalent Population Potentially Served by PBCWUD
				ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	ADF	MDF	
2015	557,610	524,172	33,438	63.43	79.29	58.18	72.73	5.25	6.56	4.54	18.64	67.97	97.93	598,466
2016	563,464	529,833	33,631	64.09	80.11	58.81	73.51	5.28	6.60	4.54	18.64	68.63	98.75	604,320
2017	569,318	535,493	33,825	64.75	80.94	59.44	74.30	5.31	6.64	4.94	19.04	69.69	99.97	613,777
2018	575,172	541,154	34,018	65.41	81.76	60.07	75.09	5.34	6.68	4.94	19.04	70.34	100.80	619,631
2019	582,000	547,563	34,437	66.19	82.73	60.78	75.97	5.41	6.76	5.25	19.20	71.44	101.93	629,297
2020	587,985	553,129	34,856	66.87	83.59	61.40	76.75	5.47	6.84	5.25	19.20	72.12	102.79	635,282
2021	594,504	559,319	35,185	67.61	84.51	62.08	77.61	5.52	6.91	5.25	19.20	72.86	103.71	641,802
2022	601,081	565,567	35,514	68.35	85.44	62.78	78.47	5.58	6.97	5.25	19.20	73.60	104.64	648,378
2023	607,657	571,815	35,842	69.10	86.37	63.47	79.34	5.63	7.03	5.25	19.20	74.35	105.57	654,954
2024	614,234	578,063	36,171	69.84	87.30	64.16	80.21	5.68	7.10	5.25	19.20	75.09	106.50	661,531
2025	620,667	584,167	36,500	70.57	88.22	64.84	81.05	5.73	7.16	5.25	19.20	75.82	107.42	667,964
2026	627,978	591,174	36,804	71.40	89.25	65.62	82.03	5.78	7.22	5.25	19.20	76.65	108.45	675,276
2027	635,147	598,039	37,108	72.21	90.26	66.38	82.98	5.83	7.28	5.25	19.20	77.46	109.46	682,444
2028	642,315	604,903	37,412	73.02	91.27	67.14	83.93	5.87	7.34	5.25	19.20	78.27	110.47	689,612
2029	649,484	611,768	37,716	73.83	92.28	67.91	84.88	5.92	7.40	5.25	19.20	79.08	111.48	696,781
2030	656,616	618,596	38,020	74.63	93.29	68.66	85.83	5.97	7.46	5.25	19.20	79.88	112.49	703,913

Finished Water Demand based upon PBCWUD per capita rates found in the SFWMD 2018 Lower East Coast Supply Plan

Per Capita Rates: Eastern Distribution 111 gpcd; Western Distribution 157 gpcd

Finished Water Demand from Bulk Agreements is representative of values presented in Table 5.3

*2015 Forward the PBCWUD Population includes the former GUA (Cities of Pahokee, South Bay, and Belle Glade) which is now the PBCWUD Western Region service area.

5.6 Water Treatment Plants

Palm Beach County Water Utilities Department has five existing water treatment plants (WTP 2, 3, 8, 9 and 11) that are permitted to provide approximately 113.4 million gallons per day (mgd) of finished water capacity for consumer demand. **Table 5.6** provides general information for each of the active WTPs. **The County's water distribution system is interconnected throughout its service area, excluding the Glades Region.**

The interconnected Eastern Region Distribution System (50-00135-W) is represented by WTP 2, 3, 8 and 9, where finished water can be pumped from any plant to meet customer demands. The permitted capacity of this system is 87 MGD. Both the Floridan and surficial aquifer systems are sources of water in for the Eastern Region. Raw water capacity for the wellfields in this system is 122 MGD.

The Western Region Distribution System (Glades Region; CUP 50-06857-W) is separate and served only by WTP 11. This system has a permitted capacity of 10 MGD. All wells in this system pull water from the Floridan aquifer system. Raw water capacity for the wellfields in this system is 8 MGD.

5.6.1 Eastern Region Distribution System

Water Treatment Plant 2 is a lime softening plant and ion exchange plant with a total treatment capacity of 16.4 MGD. Lime softening and ion exchange (IXOM resin) treatment capacities are 16.4 mgd and 10.0 mgd respectively. Ion exchange is a treatment process in addition to lime softening and does not add additional treatment capacity.

Water Treatment Plant 3 is a membrane softening plant with a total treatment capacity of 30.0 mgd with a 15 percent raw water bypass blend. Membrane softening accounts for 25.5 mgd while the remaining 4.5 mgd is for raw water blending.

Water Treatment Plant 8 is a lime softening and ion exchange plant with a total treatment capacity of 30.0 mgd. Lime softening and ion exchange (Tonka resin) treatment capacities are 30.0 mgd and 30.0 mgd respectively. Ion exchange is a treatment process in addition to lime softening and does not add additional treatment capacity.

Water Treatment Plant 9 is a membrane softening plant with a total treatment capacity of 26.88 mgd with a 15 percent raw water bypass blend. Membrane softening accounts for 23.88 mgd while the remaining 3.0 mgd is for raw water blending.

5.6.2 Western Region Distribution System

Water Treatment Plant 11 is a reverse osmosis plant with a total treatment capacity of 10.0 mgd.

6.0 RAW WATER DEMAND PROJECTIONS

Based upon the results of extensive comprehensive planning, master planning, and expected population growth, Palm Beach County has developed a capital improvements program to ensure adequate water supply and water treatment facilities will be available to satisfy projected demand through the year 2030.

Over the last five years Palm Beach County Water Utilities Department's Eastern Region has operated with an average finished water per capita usage of 111 gpcd. When the current consumptive use permit was issued in 2003, the finished water per capita usage was approximately 126 gpcd. A significant factor in the reduction of per capita demand has been the implementation of the Water Utility Department's Water Conservation Program. The Program includes an aggressive inclining block rate structure that was updated in 2007 to achieve further conservation benefits, customer outreach efforts, and the enforcement of the County's irrigation ordinance adopting the South Florida Water Management District's Year-Round Landscape Irrigation Conservation Rule (Chapter 40E-24, F.A.C.). Palm Beach County staff will review the County's existing landscape irrigation ordinance, determine the actions necessary to update the ordinance to align with SFWMD's year-round landscape irrigation rule and develop an action plan to update the County's landscape irrigation ordinance. The finished water per capita rate for the Western Region reflects a usage of 157 gpcd. Per capita rates are based on the 2018 Lower East Coast Supply Plan are averaged from 2012 to 2016 values.

Additionally, at those Eastern Region County facilities utilizing membrane treatment technology (WTP 3 and 9), the raw water per capita rate is increased by 11.8% to 146.5 gpcd. The increased raw water per capita is attributed to the membrane process that produces higher quality water by generating a concentrated waste stream. The waste stream is equivalent to 15 percent of the incoming raw water flow. Palm Beach County has instituted a program to optimize recycling of the membrane waste into its reclaimed water program.

A summary of Palm Beach County's facility capacity analysis is presented in **Table 6.1 (Eastern Region)** and **Table 6.2 (Western Region)** for each of the 5-year planning increments. Palm Beach County's facility expansion strategy has been designed to have a surplus condition for both raw water and finished water facilities throughout the 10-year planning period. The County's operating strategy is to divide the system-wide demand as equally as possible among the treatment plants in the Eastern Region Distribution System. This strategy optimizes facility operations and provides a level of equilibrium for operations.

Table 6.1 - Eastern Region Facility Capacity Analysis

Facility Capacity Analyses	2018	2020	2025	2030
PBCWUD East Region Population	519,505	530,964	561,670	595,462
Cumulative Self-Served Conversions (Wells)	21,649	22,165	22,497	23,134
Total Eastern Region Population Served ¹	541,154	553,129	584,167	618,596
Demand per Capita (gpd) ²	111	111	111	111
Contracted Finished Water Bulk Demand (mgd)	4.94	5.25	5.25	5.25
Total Finished Water Average Daily Demand (mgd)	65	67	70	74
Total Raw Water Average Daily Demand (mgd)³ = Finished Water x 1.11	72	74	78	82
Available Raw Water Facility Capacity (mgd) ⁴	122	122	122	122
Raw Water Facility Capacity Surplus ⁵	50	48	44	40
Permitted Raw Water Allocation (mgd annual average) ⁶	87	87	87	87
Total Raw Water Average Daily Demand (mgd)	72	74	78	82
Permitted Water Available⁷	15	13	9	5

¹ Population Served represents projected retail customers and self-served conversions, Table 5-4.

² Demand per Capita based upon population served.

³ ADF raw water = 1.11 * ADF FW (per historical and capacity-based analyses)

⁴ Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.

⁵ Calculated by subtracting average daily demand from available facility capacity.

⁶ Permitted allocation from Permit #50-00135-W..

⁷ PBCWUD is projecting to meet and exceed the AWS requirements contained in Permit #50-00135 as presented in Tables 8.2 and 8.4.

Table 6.2 - Western Region Facility Capacity Analysis

Facility Capacity Analyses	2018	2020	2025	2030
Western Region Population Served ¹	34,018	34,856	36,500	38,020
Demand per Capita (gpd) ²	157	157	157	157
Total Finished Water Average Daily Demand (mgd)	5	5	6	6
Total Raw Water Average Daily Demand (mgd)³ = Finished Water x 1.31	7	7	8	8
Available Raw Water Facility Capacity (mgd) ⁴	8	8	8	8
Raw Water Facility Capacity Surplus ⁵	1	1	0	0
Permitted Raw Water Allocation (mgd annual average) ⁶	10	10	10	10
Total Raw Water Average Daily Demand	7	7	8	8
Permitted Water Available	3	3	2	2

¹ Population Served represents projected retail customers and self-served conversions, Table 5-4.

² Demand per Capita based upon population served.

³ ADF raw water = 1.31 * ADF FW (per historical and capacity-based analyses)

⁴ Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.

⁵ Calculated by subtracting average daily demand from available facility capacity.

⁶ Permitted allocation from Permit #50-06857-W.

7.0 RAW WATER SOURCE IDENTIFICATION

Eastern Region

Palm Beach County WUD's 20-year Consumptive Water Use Permit (50-00135-W) supporting the Eastern Region was issued on March 13, 2003 and expires on March 13, 2023. The permit authorizes withdrawals to meet the future reasonable-beneficial demands of 569,000 residents with a per capita use rate of 153 gallons per capita per day. The full allocation is available from the surficial aquifer system with supplementary water supplied by the Floridan aquifer system as described in this Section.

The County acknowledges the District's Regional Water Availability Rule adopted in 2007 (RWA Rule) [Ref. Applicant's Handbook Subsection 3.2.1.E.]. The County will address the RWA Rule and permitting requirements during renewal of the County's Water Use Permit 50-00135-W which expires in 2023.

PBCWUD committed to the development of approximately 33 MGD of alternative water supply under maximum month pumping conditions (Exhibit 16), including ASR and reclaimed water. Due to PBCWUD's commitment to AWS, this volume has been far exceeded. As of 2019, a maximum of 62.9 MGD of AWS available (Table 8.3).

The County is planning to implement alternative sources above and beyond the mandated quantities. The exact use of each component is dependent upon actual customer demands. For example, if finished water demands are significantly reduced, PBCWUD will not have as much raw wastewater to utilize for reclaimed water as desired. Additionally, PBCWUD is not moving forward with the ASR program as this system is proving to be inefficient. PBCWUD will continue to aggressively expand its reclaimed water program. The County will satisfy its Water Use Permit requirements and intends to remain a leader in the field of alternative water supplies as long as it is technically feasible and viable.

PBCWUD provided SFWMD reasonable assurances that the Utility's proposed use is consistent with the prevention plan for the Biscayne aquifer as described in Rule 40E-8.421(4) of the Florida Administrative Code (FAC). Specifically, the modeling results indicate the area of influence of the four wellfields (excluding Royal Palm Beach and Lake Region wellfields) does not extend to the coastal saline water interface and will not result in saline water intrusion, consistent with the Biscayne aquifer minimum flows and levels (MFL) prevention plan. Additionally, the proposed use will not lower coastal canal stages.

Western Region

Palm Beach County WUD's 20-year Consumptive Water Use Permit (50-06857-W) supporting the Western Region was issued on October 12, 2005 and expires on October 12, 2025. The permit authorizes withdrawals to meet the future reasonable-beneficial demands of 42,115 residents across the Cities of Belle Glade, Pahokee, and South Bay with a per capita use rate of 224 gallons per capita per day. The full allocation is available from the Floridan aquifer system.

The permit has been modified several times since issuance to update proposed withdrawal facilities and address concerns over upconing of saline water. The permit is not subject to any of the District's Restricted Allocation Area or Source of Limited Availability criteria due to a combination of its location and withdrawal source.

7.1 SURFICIAL WELLFIELDS

A description of each active wellfield is given below and is consistent with current operations and those forthcoming in a consumptive use permit modification. The wellfields previously associated with PBCWUD Wellfields 1 and 7, (decommissioned in 2002), were assigned to Wellfield 8 and the wells are numbered accordingly. However, due to the location of these wells and the absence of raw water piping to physically connect the wells with Wellfield 8, they were plugged and abandoned in 2002 (WUD 00-136). Well 10 and the associated wellfields have been decommissioned and water provision to the service area is being supplied by Wellfield 8.

The surficial aquifer system (Fish, 1988; Fish and Stewart, 1991) comprises a sequence of highly permeable limestone, quartz sand, shell, and terrigenous mudstone of Pliocene to Holocene age. It is unconfined and generally extends from land surface to 200 below land surface. Rainfall and seepage from canals, lakes, the Everglades, and other wetlands recharge the surficial aquifer system (SAS). The surficial aquifer system has been divided into separate aquifers and semi-confining (leaky) units of quartz sand, terrigenous mudstone, and limestone (Fish, 1988; Fish and Stewart, 1991). The Fort Thompson Formation, Anastasia Formation, and Key Largo Limestone yield the most water and constitute the prolific Biscayne aquifer. The Biscayne aquifer generally is considered to extend northward from southeastern Monroe County and southernmost Miami-Dade County into southern Palm Beach County. In southern Palm Beach County, the Anastasia and Fort Thompson Formations compose the Biscayne aquifer and does not extend into central and northern Palm Beach County. However, a moderately to highly transmissive limestone sequence forms its lateral hydrogeologic equivalent and has been defined as the non-Biscayne production zone (Shine and others, 1989).

7.1.1 Wellfield 2

Wellfield 2 is located to the east of Pinehurst Drive just north of 10th Avenue North in West Palm Beach. PBCWUD has 16 existing surficial aquifer system wells with a withdrawal capacity of 22.6 MGD and has proposed 21 other surficial aquifer system wells. Seven of the existing wells are being relocated/replaced. The proposed wells have a design capacity of 39.3 MGD. New wells are scheduled in preparation for the future WTP 2 expansion to 10 MGD of membrane treatment. WTP 2 will be expanded from 16.4 MGD to an ultimate capacity of 25 MGD and 30 MGD buildout capacity. Well design is scheduled for FY 2023 and construction in FY 2024.

PBCWUD and PBC Parks and Recreation have worked closely in the area of Wellfield 2 to design the Cholee Park lake system. This lake system will provide recharge to the groundwater in the vicinity of the wellfield and promote wetland preservation within the park. PBCWUD's and Lake Worth Drainage District's 20-year water use permits required both groups to work together for design and construction of a new pump station along the SFWMD's C-51 Canal to maintain water elevations at 13.0 feet NGVD. This pump station became fully operational in 2005.

7.1.2 Wellfield 3

Wellfield 3 is currently located between Florida's Turnpike and just east of Jog Road between the LWDDs L-29 and L-31 canals. The eastern portion of the wellfield was constructed during the 1970's and consists of wells 3W-1 through 3W-7. Since 1988, the County has added nineteen wells, 3W-8 through 3W-10 at the Wellfield 3 site; 3W-20 and 3W-21 along Jog Road; 3W-11 and 3W-12 along the L-30 canal; 3W-13 through 3W-18 near the SRWRF site; and 3W-23 through 3W-29 along Hagen Ranch Road. In 2001 wells 3W-1 through 3W-7 were up-rated to 1,000 gallons per minute and ten new production wells were constructed in 2003 (WUD 00-136). The production wells provide raw water adequate for the planned expansion of WTP 3. PBCWUD

constructed four new production wells in 2008 to ensure the wellfield serving WTP 3 has adequate capacity at all times.

PBCWUD currently has 32 existing surficial aquifer system wells with a withdrawal capacity of 48.5 MGD and has proposed one (1) other surficial aquifer system well. Six of the existing wells are being relocated/replaced. Two of the existing wells have pending screen replacements. The proposed well has a design capacity of 1.44 MGD.

7.1.3 Wellfield 8

Wellfield 8 is located along Florida's Turnpike between Belvedere Road and Okeechobee Boulevard. Wells have been installed in increments since 1982. Wells formerly associated with the County's WTPs 1 and 7 but could not be efficiently used to supply WTP 8 with raw water. Wells 8W-19 and 8W-20 located directly east of the WTP 8 site were also abandoned.

PBCWUD currently has 25 existing surficial aquifer system wells with a withdrawal capacity of 36.0 MGD. Four of the existing wells are being relocated/replaced and another four of have pending screen replacements.

7.1.4 Wellfield 9

Wellfield 9 is located south of W Palmetto Park Road in the vicinity of the Boca Dunes Golf course and along the north side of the Hillsboro Canal, west of State Road 7 N. PBCWUD currently has 30 existing surficial aquifer system wells with a withdrawal capacity of 48.4 MGD. Two of the existing wells are being relocated/replaced while five of the existing wells are pending screen replacements.

7.2 FLORIDAN WELLFIELDS

The Floridan aquifer system is one of the most productive aquifers in the United States and underlies all of Florida and parts of Georgia and South Carolina for a total area of about 100,000 square miles. The Floridan aquifer system consists of an extensive sequence of thickly bedded Tertiary-aged limestone, and less abundant dolomites, that are connected by varying degrees. The system in western Palm Beach County consists of Ocala Limestone, Avon Park Formation, Oldsmar Formation, and locally the Suwannee Limestone. The base of the Floridan aquifer system is generally placed at the top of the uppermost evaporate (anhydrite) bed in the Cedar Keys Formation, which occurs approximately 3,500 feet below ground surface in the Lake Region Plant area (Miller, 1986). Regionally, the Floridan aquifer system contains the upper, middle and lower producing zones. The Upper Floridan aquifer (UFA) is the production zone of choice for PBCWUD withdrawals as it is the most accessible, productive, and freshest source. Based on data compiled at the near WTP 11, the UFA is present from approximately -940 to -1,440 ft NGVD.

7.2.1 Wellfield 2

An ASR well is currently proposed for Wellfield 2 and will not be constructed in the current planning period. The proposed design capacity is 2.2 MGD.

7.2.2 Wellfield 3

As part of the Wellfield 3, PBCWUD constructed an ASR well in 1999. Known as Southern Region Operations Center (SROC) ASR well, the design capacity is 2.2 MGD. The purpose of this well has since changed to future use as an Upper Floridan aquifer blending well due the uncertainty of environmental, technical, or economic or feasibility of ASR.

7.2.3 Wellfield 8

An ASR well is currently proposed for Wellfield 8 and will not be constructed in the current planning period. The proposed design capacity is 5.0 MGD.

7.2.4 Wellfield 9

The East Hillsboro Canal ASR well (WUD 98-66, Florida Department of Environmental Protection WACS Facility ID 97730) was constructed to store 5 MGD of raw water to mitigate peak water supply demands at WTP 9. The ASR Well has been modified to be used as a blending well.

7.2.5 Wellfield 11

Raw water is withdrawn from the Upper Floridian aquifer (UFA) via 11 wells located along State Highway 715 north of Hooker Highway. Plant capacity will not be increased; however, system efficiency will increase, allowing for more effective utilization of the facility and flexibility in the operation of the existing wellfield to abate concerns over upconing of saline water. Well 11 construction was completed in 2019.

8.0 ALTERNATIVE WATER RESOURCES PROGRAM

The County is actively and aggressively implementing alternative water resource projects. This program supports the SFWMD LEC Plan for reducing reliance on the regional shallow aquifer system including demand reducing, supply management, and augmentation techniques. The County is proactively expanding alternative water resources that address both innovative supply sources and reuse of wastewater.

The County's alternative water resources program is multifaceted in that many benefits are realized:

- Minimizing dependence upon the surficial aquifer system and the regional water supply system;
- Implementing a robust water conservation plan;
- Maintaining a steady raw water supply for water treatment plants;
- Reducing the amount of fresh water drained from the land and discharged to the ocean;
- Minimizing stressing of wellfields;
- Minimizing the "net" quantity of water withdrawn from the surficial aquifer system;
- Providing landscaping water supply during drought conditions;
- Reducing reliance upon deep injection well system;
- Providing habitat for migratory birds and waterfowl and endangered species;
- Providing passive recreation opportunities for the public;
- Increasing suburban green space.

Water supply in South Florida requires a complex and difficult balancing of a multitude of considerations. As the number of customers served by PBCWUD increases, the associated increase in demand must be balanced with permitted aquifer allocations. When the County received its 20-year water use permit in 2003, the future bulk customer market and the regionalization of utility service were not front-line topics. Therefore, PBCWUD is attempting to serve more people with the same baseline allocations. This situation expedites the County's need to cultivate and implement new innovative water supply projects.

The purpose of the County's Alternative Water Resources Program encompasses a myriad of issues. The Department's top goals for the program are as follows:

Reduce impact on the "regional system". All urban and environmental users are ultimately reliant upon the "regional system" as defined as Lake Okeechobee and the downstream Water Conservation Areas. Whether a direct user, such as LWDD, or an indirect user, such as PBCWUD, the more water supply sources made, the longer our existing resources will remain viable.

Implement real water conservation. Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan aquifer systems. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. PBCWUD promotes conservation through a variety of means including an inverted rate structure, conservation ordinance, public education, and offering low-cost kits to its customers to reduce water use in their homes.

Recently, Ordinance 2018-002 adopted in February 2018, updated existing authority governing landscaping and irrigation including the installation of native and drought-tolerant plant materials in appropriate areas; the use of water conserving irrigation practices; and, the adherence to

landscape installation standards and maintenance procedures that promote water conservation following SFWMD's Waterwise Florida Landscapes publication.

The inclining block rate structures are intended to promote water conservation and encourage the efficient use of water, both potable and alternative. Since October 2007, a commodity fee for reclaimed water was implemented by PBCWUD to encourage conservation and to adsorb some of the effluent disposal costs previously borne by wastewater customers. These rate structures show the County is committed to conservation efforts of not only our traditional water source but also our alternative water supply.

PBCWUD Conservation Plan

1. **Limitation of lawn and ornamental irrigation hours:** Palm Beach County passed an Irrigation Ordinance (93-A) that restricts landscape irrigation to between the hours of 5:00 pm and 9 am seven days per week.
2. **Use of Xeriscape Principles:** The Palm Beach County Land Development Code, Article 7 Landscaping, references the District's most recent Waterwise Florida Landscapes guide in the selection of new plantings.
3. **Ultra-Low Volume Plumbing Fixture Requirements:** The County Building Code requires ultra-low volume plumbing fixtures in all new construction.
4. **Water Conservation Based Rate Structures:** PBCWUD has had a conservation-based rate structure for over a decade that includes increasing block rates as a means of reducing demands. The rate structure also includes a commodity fee for reclaimed water to encourage conservation.
5. **Leak Detection Programs:** PBCWUD completes an unaccounted-for water and leak detection program on an annual basis. The program results have indicated that system leakage is well below industry standards for the Eastern Region permit (50-00135-W). For the Western Region (50-06857-W) which has water loss above industry standards, PBCWUD has an ongoing and aggressive infrastructure improvement program to reduce water loss.
6. **Requirements of Rain Sensor Override for New Lawn Sprinkler Systems:** The County Building Code requires any person who purchases and installs an automatic lawn sprinkler system to operate and maintain a rain sensor device or automatic switch that will override the irrigation system with the occurrence of adequate rainfall.
7. **Water Conservation Public Education Programs:** PBCWUD distributes brochures, educational videos, staff display booths at local fairs, provides water conservation information on an internet site, and hosts tours of Wakodahatchee Wetlands to promote conservation within the community. PBCWUD also posts information in the form of signs, press releases, and messages about water conservation and water quality. Messages are often placed on a flyer or directly on utility bills.
8. **Analysis of Economic, Environmental, and Technical Feasibility of Reusing Reclaimed and/or Recycled Water:** PBCWUD's commitment to reclamation of water is shown by our use of wetland treatment facilities, a mandatory reclaimed water use service area (Reclaimed Water Ordinance 97-12), expansion of treatment facilities, and implementation of other methods of water conservation. A more detailed explanation of PBCWUD's commitment to reclaimed water is given in Section 8.1, below.
9. **A Schedule and Processes for Implementing, Assessing, and Periodically Updating the Water Conservation Plan:** PBCWUD revisits our conservation programs on an as needed basis depending on factors such as regulatory updates.
10. **Any Other Appropriate Elements:** PBCWUD has demonstrated a strong willingness to invest the resources necessary to expand our alternative water supplies. This is best demonstrated by the commitments made to the District in our existing consumptive use permit and investments in reclaimed water.

Long-term planning for water availability. PBCWUD is continually planning for the long-term viability of its water supply. We have already begun the process of renewing our consumptive use permit. Having a permit for at least a 20-year duration goes a long way in planning and budgeting capital projects. PBCWUD is keenly aware of the environmental concerns facing our residents and actively participates in the dynamic regulatory and legislative process. Water resources previously earmarked for urban users have already been set aside for environmental purposes. Alternative Water Resources help utilities make decisions and construct new infrastructure required to serve growth while protecting the water resources.

Mitigate localized wellfield impacts. Lake augmentation projects greatly assist with recharging the surficial aquifer system and mitigating localized wellfield impacts. This type of project has the added benefit of reducing the amount of fresh water discharged to tide. Capturing otherwise discharged stormwater, results with more local aquifer recharge, less regional stormwater pumping and energy costs, and an enhanced oceanic ecology. Lake augmentation projects often promote intergovernmental cooperation and provide a mechanism to join community partnerships.

Maximize funding opportunities. By planning alternative water resource projects in advance, opportunities for cost-sharing among agencies and external funding agreements can be fully realized. The County has been working toward a Comprehensive Alternative Water Resources Program since 1990. PBCWUD anticipates increasing its alternative water supplies from 42 mgd in 2015 to 57 mgd in 2030. In 2018, the County's Eastern Region raw water demand was 72 mgd. This demand was easily satisfied with its current surficial aquifer system allocation of 87 mgd. However, by 2030 the County's Eastern Region raw water demand is projected to increase to 82 mgd due to regionalization, County-wide growth, and expansion of the County's utility service area. The 87 mgd of surficial aquifer system supply permitted through March 2023 will be sufficient to satisfy raw water demand. Alternative water resources have become a major component of the Department's Capital Program. By constructing alternative resources in advance of actual water demand, PBCWUD will remain in a positive position with respect to accommodating utility service requests from residents, municipalities, businesses, and bulk customers. PBCWUD and SFWMD have cooperated to develop a 20-year alternative water resources program that was included in the 2006 LEC Plan, 2013 LEC Plan and 2018 LEC Plan. Approximately \$40 Million has been invested into the alternative water supply program. To aid expansion efforts, PBCWUD continues to aggressively seek grants through local, state and federal agencies for the implementation of various alternative water supply projects. As described below, PBCWUD continues to develop alternative supply projects that diversify the water resources of the County and benefit the regional system.

The County's Alternative Water Resources Program is diverse and encompasses many types of projects including: reclaimed water, created wetlands, aquifer storage and recovery wells, brackish source water wells, stormwater diversion and impoundment, lake augmentation, and agricultural water reuse.

8.1 Reclaimed Water Systems

Palm Beach County currently has one of the largest reclaimed water systems in southeast Florida and has an aggressive plan to expand this program. On July 11, 2006, the Palm Beach County Board of County Commissions adopted an Ordinance amending Chapter 27, Article IX of the Palm Beach County Code (codifying Palm Beach County Ordinance 97-12), expanding the mandatory reclaimed water service area to ten square miles around SRWRF. New developments constructed within the mandatory reclaimed water service area are required to install and use

reclaimed water for irrigation. The County is proactively working towards providing a cost effective means for existing developments to convert to reclaimed water. Interest is expected to increase with time as implementation costs are reduced. Additionally, the County continues to work with the South Florida Water Management District to ensure that existing developments convert to reclaimed water as it comes available, pursuant to conditions included in the consumptive use permits issued to those developments.

The County has expanded the reclaimed water system at the Southern Region Water Reclamation Facility (SRWRF) over the last ten years to be the largest in Southeast Florida, with a maximum filtration capacity of 35 MGD. Over the next few years PBCWUD will continue to increase its reclaimed water capacity and expand the distribution network. It will also undertake projects to achieve the interconnection of the reclaimed network, for example, the conversion of a pump station at Morikami Gardens from potable to reclaimed, which will allow for greater distribution within the larger reclaimed network.

West County Energy Center Reclaimed Project

In 2008, Palm Beach County and Florida Power and Light (FPL) entered into an agreement providing for the extension of reclaimed water lines to FPL's West County Energy Center. As a result of the implementation of the project, Palm Beach County supplies 22 mgd (27 mgd peak day) of reclaimed water to FPL from the East Central Regional Reclamation Facility for use in cooling three natural gas combined cycle power units generating 3,800 megawatts of power. The provision of reclaimed water has allowed FPL to avoid the need to construct a reverse osmosis water treatment plant that would have produced water from the Floridan aquifer system at a significant cost.

Palm Beach County / Broward County Reclaimed Water Project

Many wastewater utilities in Southeast Florida currently operate reclaimed water systems, including both Broward County Water and Wastewater Services (BC) and the Palm Beach County Water Utilities Department (PBC). As regulatory entities seek to expand the quantity of water being reclaimed, additional reuse systems are being placed into service, with customers usually located within the immediate areas adjacent to reclaimed water generation facilities.

BC and PBC have embarked on an effort requiring BC to deliver reclaimed water from its North Regional Wastewater Treatment Plant (NRWWTP) to Large Users (generally defined as Golf Courses) in the northern Broward County and southern Palm Beach County area. This regional approach will benefit both agencies as:

- BC is committed to supplying reclaimed water to Large Users in the NRWWTP service area as recommended by the Broward County Effluent Disposal and Reclaimed Water Master Plan dated November 2010 as well as the June 2013 Ocean Outfall Rule Detailed Plan to DEP.
- PBC desires to make reclaimed water available to Large Users in the southern PBC (Boca Raton) area, but lacks a local wastewater facility to service this need

In April of 2016, the Palm Beach County Board of County Commissioners approved an Interlocal Agreement with Broward County for a Regional Reclaimed Water System. A reclaimed water transmission line from Broward County's northern wastewater treatment plant to serve the PBCWUD southern service area. Upon completion, the Regional Reclaim Water System is expected increase the reclaim water capacity in Palm Beach County by a maximum of 10.51 MGD.

BC and PBC anticipate that the potential benefits resulting from more efficient regional implementation via accruing economies of scale will be significant. The reclaimed water will then be provided to several identified golf courses and HOAs for irrigation needs. Accompanying positive impacts to the surficial aquifer system will result from the elimination of approximately 20 mgd in permitted capacity as the project is implemented.

8.2 Created Wetland Systems

Palm Beach County operates the 50-acre Wakodahatchee Wetland and the 75-acre Green Cay Wetland. The wetlands systems are designed to process highly treated secondary effluent with advanced natural biological processes to further reduce nutrient levels. Treated water from the wetlands percolates into the surficial aquifer system, where it recharges the local groundwater. The wetlands are valuable in providing vegetated and open water habitat for migratory birds and waterfowl in this region. The benefit to the Regional System resulting from reduced surface water leakage due to implementation of the created wetland systems was determined based upon cooperative modeling of the system by PBCWUD and SFWMD.

8.3 Stormwater Diversion and Impoundment – Lake Augmentation

The residential Riverbridge community, located near the WTP 2 wellfield, constructed its lake system at a non-optimum control elevation. SFWMD, Palm Beach County and LWDD entered into a Memorandum of Understanding to cooperatively address this situation by designing and constructing a pump station to divert water from the C-51 Canal into the LWDD E-2E Canal system, maintaining area canal elevations at 13' NGVD.

The County, in conjunction with LWDD and the SFWMD, additionally implements a program to recharge the aquifer via lake augmentation. The beneficial recharge maintains surface water elevations in the lakes at a set design elevation. The lakes at Riverbridge are hydraulically connected to the Pines State Park (PSP) Canal by two existing outfalls. Additionally, the PSP Canal and other area water bodies also directly affect the lake levels in Cholee Park. For a 1-in-10-year drought condition, the rate of aquifer recharge occurring under existing pumping conditions (12.64 mgd) is 1.89 mgd at Riverbridge and 1.34 mgd at neighboring Cholee Park, assuming both water bodies are maintained at elevation 13 feet NGVD.

SFWMD, PBCWUD and LWDD additionally have a Memorandum of Understanding to address a similar issue in the southwest Boca Raton area involving the communities of Boca Heights, Boca Springs, Boca County Estates and Meadow Lakes. PBCWUD is authorized to divert and impound less than 1 mgd from the Hillsboro Canal via the E-1W South Canal for storage within the communities existing stormwater systems (lakes).

8.4 Program Summary

The combined use of the alternative water resource projects discussed herein is presented in **Tables 8.1 through 8.4**. For average daily flow conditions, PBCWUD anticipates utilizing approximately 57 mgd of alternative water supplies by 2030. This evaluation conservatively estimates the flow for AWS projects. The quantity of AWS projects planned to be implemented by PBCWUD greatly exceed those required in its 20-year water use permit as shown in **Tables 8.2 and 8.4**. PBCWUD has gone above and beyond the terms and conditions agreed to with SFWMD in 2003. **Given these additional AWS projects and conservative assumptions, PBCWUD is confident that it will not exceed its current surficial aquifer system water allocation of 87 mgd (annual average day).**

Similarly conservative estimates were used to evaluate maximum daily demands and corresponding AWS projects. The information presented in **Table 8.3** clearly demonstrates that **PBCWUD will not exceed its current maximum day surficial aquifer system allocation of 129 mgd**. Alternative water resources play an important role in PBCWUD's master planning process for providing adequate water supply, satisfying projected finished water demands, and minimizing the use of deep well injection.

The PBCWUD Alternative Water Resource Projects included in the LEC Plan are shown in **Table 8.5**. The timing of these projects may vary depending upon the demand of wastewater as well as customer demand.

For the purpose of this water supply plan, alternative water resource projects have been projected to 2025, reflecting the current horizon projections of Exhibits 16 and 17 of the consumptive use permit as well as the PBCWUD Capital Improvement Program. New Exhibit 16 and 17 projections are to be developed upon the renewal of the consumptive use permit.

Table 8.1 - Summary of AWS Program for Average Daily Flow Conditions

Year	Western Region (50-06857-W)		Eastern Region (50-00135-W)							Total ADF AWS Available (mgd)
	ADF FW Demand (mgd)	ADF RW Demand (mgd)	Floridan Aquifer (mgd)	FAS Blended Water (mgd)	FPL Reclaimed Water (mgd)	SRWRF Reclaimed Water (mgd)	CRRWF Reclaimed Water (mgd)	Wetlands Recharge (mgd)	Broward County Reclaimed Water (mgd)	
2015	67.97	71.46	6.88	0.00	15.13	17.17	0.85	1.85	0.00	41.88
2016	68.63	72.20	6.92	0.00	14.71	14.57	0.60	1.73	0.00	38.53
2017	69.69	72.93	6.96	0.00	12.56	14.66	0.61	1.48	0.00	36.27
2018	70.34	73.67	7.00	0.00	14.85	14.34	0.53	2.18	0.00	38.9
2019	71.44	74.55	7.08	0.00	19.00	16.50	2.00	1.50	0.00	46.08
2020	72.12	75.32	7.17	0.00	19.00	16.50	2.00	1.50	0.00	46.17
2021	72.86	76.15	7.24	0.00	19.00	16.50	2.00	1.50	0.00	46.24
2022	73.60	76.99	7.30	0.00	19.00	16.50	2.00	1.50	2.00	48.3
2023	74.35	77.82	7.37	0.00	19.00	16.50	2.00	1.50	2.00	48.37
2024	75.09	78.66	7.44	0.00	19.00	16.50	2.00	1.50	2.00	48.44
2025	75.82	79.48	7.51	0.00	19.00	16.50	2.00	1.50	2.00	48.51
2026	76.65	80.41	7.57	0.00	19.00	16.50	2.00	1.50	2.00	48.57
2027	77.46	81.32	7.63	0.00	19.00	16.50	2.00	1.50	2.00	48.63
2028	78.27	82.22	7.69	0.00	19.00	16.50	2.00	1.50	2.00	48.69
2029	79.08	83.13	7.76	0.00	19.00	16.50	2.00	1.50	10.50	57.26
2030	79.88	84.04	7.82	0.00	19.00	16.50	2.00	1.50	10.50	57.32

ADF FW demand includes retail customer and bulk wholesale account flows per Table 5.5.

PBCWUD Eastern Region: ADF raw water = 1.11 * ADF FW (per historical and capacity-based analyses).

PBCWUD Western Region: ADF raw water = 1.31 * ADF FW (per historical and capacity-based analyses).

Surficial Aquifer Withdrawal = ADF RW demand minus Floridan Aquifer & FAS Blended Water withdrawals.

PBCWUD's Water Use Permit 50-00135-W Allocates an ADF Surficial Aquifer Withdrawal of 87mgd.

PBCWUD's Water Use Permit 50-06857-W Allocates an ADF Floridan Aquifer Withdrawal of 10 mgd.

SRWRF reclaimed water and wetlands recharge values based upon Exhibit 16 of SFWMD 50-00135-W Permit.

Table 8.2 – Additional AWS Projects Projected for Regional System (ADF)

Year	SFWMD WUP 50-00135-W Requirements (ADF mgd)				Floridan Aquifer ¹ (mgd)	FAS Blended Water (mgd)	FPL Reclaimed (mgd)	SRWRF Reclaimed Water (mgd)	CRRWF Reclaimed Water (mgd)	Wetlands Recharge (mgd)	Broward County Reclaimed Water (mgd)	Total ADF AWS Available (mgd)
	Reclaimed	Wetlands	ASR	Total								
2015	12.00	1.50	0.00	13.50	6.88	0.00	19.00	17.17	0.85	1.85	0.00	45.75
2016	12.50	1.50	0.00	14.00	6.92	0.00	19.00	14.57	0.60	1.73	0.00	42.82
2017	13.00	1.50	0.00	14.50	6.96	0.00	19.00	14.66	0.61	1.48	0.00	42.71
2018	13.50	1.50	0.00	15.00	7.00	0.00	19.00	14.34	0.53	2.18	0.00	43.05
2019	14.00	1.50	0.00	15.50	7.08	0.00	19.00	16.50	2.00	1.50	0.00	46.08
2020	14.00	1.50	0.00	15.50	7.17	0.00	19.00	16.50	2.00	1.50	0.00	46.17
2021	14.50	1.50	0.00	16.00	7.24	0.00	19.00	16.50	2.00	1.50	0.00	46.24
2022	15.00	1.50	0.00	16.50	7.30	0.00	19.00	16.50	2.00	1.50	2.00	48.30
2023	15.50	1.50	0.00	17.00	7.37	0.00	19.00	16.50	2.00	1.50	2.00	48.37
2024	16.00	1.50	0.00	17.50	7.44	0.00	19.00	16.50	2.00	1.50	2.00	48.44
2025	16.00	1.50	0.00	17.50	7.51	0.00	19.00	16.50	2.00	1.50	2.00	48.51
2026	16.00	1.50	0.00	17.50	7.57	0.00	19.00	16.50	2.00	1.50	2.00	48.57
2027	16.00	1.50	0.00	17.50	7.63	0.00	19.00	16.50	2.00	1.50	2.00	48.63
2028	16.00	1.50	0.00	17.50	7.69	0.00	19.00	16.50	2.00	1.50	2.00	48.69
2029	16.00	1.50	0.00	17.50	7.76	0.00	19.00	16.50	2.00	1.50	10.50	57.26
2030	16.00	1.50	0.00	17.50	7.82	0.00	19.00	16.50	2.00	1.50	10.50	57.32
Amount Above & Beyond Water Use Permit:					0.00	0.00	19.00	0.50	2.00	0.00	10.50	32.00

Permit did not assume expansion of SRWRF reclaimed.

¹Floridan Aquifer quantities reflect amounts generated at Water Treatment Plant 11 (Not included in calculation above and beyond WUP requirements) for 50-06857-W only

SFWMD = South Florida Water Management District; WUP = Water Use Permit;

ADF = Average Daily Flow; FW = Finished Water; RW = Raw Water; ASR = Aquifer Storage and Recovery; AWS = Alternative Water Supply

SRWRF = Southern Region Water Reclamation Facility; CRRWF = Central Region Reclaimed Water Facility

Note: Total ADF AWS Available is a combination of the totals for Eastern Region (50-00135-W) and Western Region (50-06857-W) AWS Programs.

Table 8.3 - Summary of AWS Program for Maximum Daily Flow Conditions

Year	MDF Demand (mgd)		Western Region (50-06857-W)	Eastern Region (50-00135-W)						Total MDF AWS Available (mgd)
	FW	RW	Floridan Aquifer (mgd)	FAS Blended Water (mgd)	FPL Reclaimed Water (mgd)	SRWRF Reclaimed Water (mgd)	CRRWF Reclaimed Water (mgd)	Wetlands Recharge (mgd)	Broward County Reclaimed Water (mgd)	
2015	98.79	115.59	8.60	0.00	27.00	22.60	2.50	2.20	0.00	62.90
2016	99.63	116.57	8.70	0.00	27.00	23.30	2.50	2.20	0.00	63.70
2017	100.87	118.02	8.80	0.00	27.00	24.00	2.50	2.20	0.00	64.50
2018	101.72	119.01	9.00	0.00	27.00	24.80	3.00	2.20	0.00	66.00
2019	102.73	120.20	9.10	0.00	27.00	25.60	3.00	2.20	0.00	66.90
2020	103.71	121.35	9.30	0.00	27.00	25.60	3.00	2.20	0.00	67.10
2021	104.55	122.32	9.50	0.00	27.00	25.60	5.00	2.20	0.00	69.30
2022	105.39	123.30	9.80	0.00	27.00	25.60	5.00	2.20	3.50	73.10
2023	106.22	124.28	10.00	0.00	27.00	25.60	5.00	2.20	3.50	73.30
2024	107.06	125.26	10.00	0.00	27.00	25.60	5.00	2.20	3.50	73.30
2025	107.89	126.23	10.00	0.00	27.00	25.60	6.00	2.20	3.50	74.30
2026	108.87	127.38	10.00	0.00	27.00	25.60	6.00	2.20	3.50	74.30
2027	109.84	128.52	10.00	0.00	27.00	25.60	6.00	2.20	3.50	74.30
2028	110.82	129.66	10.00	0.00	27.00	25.60	6.00	2.20	3.50	74.30
2029	111.79	130.80	10.00	0.00	27.00	25.60	6.00	2.20	15.00	85.80
2030	112.77	131.94	10.00	0.00	27.00	25.60	6.00	2.20	15.00	85.80

ADF = Average Daily Flow; MDF = Maximum Daily Flow; FW = Finished Water; RW = Raw Water; ASR = Aquifer Storage and Recovery

SFWMD = South Florida Water Management District

MDF FW demand includes retail customer and bulk wholesale account flows per Table 5.5.

MDF FW = 1.25 * ADF FW (per historical flow data).

PBCWUD Eastern Region: MDF raw water = 1.11 * ADF FW (per historical and capacity-based analyses).

PBCWUD Western Region: MDF raw water = 1.31 * ADF FW (per historical and capacity-based analyses).

Surficial Aquifer Withdrawal = ADF RW demand minus Floridan Aquifer & FAS Blended Water withdrawals.

PBCWUD's Water Use Permit 50-00135-W Allocates a MDF Surficial Aquifer Withdrawal of 129 mgd.

SRWRF reclaimed water, wetlands recharge, & ASR values based upon Exhibit 17 of SFWMD 50-00135-W Permit).

Table 8.4 – Additional AWS Projects Projected for Regional System (MDF)

Year	SFWMD WUP 50-00135-W Requirements (MDF mgd)				Floridan Aquifer ¹ (mgd)	FAS Blended Water (mgd)	FPL Reclaimed (mgd)	SRWRF Reclaimed Water (mgd)	CRRWF Reclaimed Water (mgd)	Wetlands Recharge (mgd)	Broward County Reclaimed Water (mgd)	Total MDF AWS Available (mgd)
	Reclaimed	Wetlands	ASR	Total								
2015	16.00	2.20	5.00	23.20	6.60	0.00	19.00	19.40	2.50	2.20	0.00	49.70
2016	16.50	2.20	6.00	24.70	6.70	0.00	19.00	20.00	2.50	2.20	0.00	50.40
2017	17.00	2.20	7.00	26.20	6.80	0.00	19.00	20.60	2.50	2.20	0.00	51.10
2018	17.50	2.20	8.00	27.70	6.90	0.00	19.00	21.30	3.00	2.20	0.00	52.40
2019	18.20	2.20	9.00	29.40	7.00	0.00	19.00	21.90	3.00	2.20	0.00	53.10
2020	18.50	2.20	11.00	31.70	7.20	0.00	19.00	21.90	3.00	2.20	0.00	53.30
2021	19.00	2.20	12.00	33.20	7.40	0.00	19.00	21.90	5.00	3.50	0.00	56.80
2022	19.50	2.20	13.00	34.70	7.50	0.00	19.00	21.90	5.00	3.50	3.50	60.40
2023	20.00	2.20	14.00	36.20	7.70	0.00	19.00	21.90	5.00	3.50	3.50	60.60
2024	20.80	2.20	15.50	38.50	7.70	0.00	19.00	21.90	5.00	3.50	3.50	60.60
2025	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	3.50	61.60
2026	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	3.50	61.60
2027	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	3.50	61.60
2028	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	3.50	61.60
2029	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	15.00	73.10
2030	21.00	2.20	15.50	38.70	7.70	0.00	19.00	21.90	6.00	3.50	15.00	73.10
Amount Above & Beyond Water Use Permit:					0.00	-15.50	19.00	0.90	6.00	1.30	15.00	26.70

Reclaimed water flow limiting factor is raw wastewater generated.

¹Floridan Aquifer quantities reflect amounts generated at Water Treatment Plant 11 (Not included in calculation above and beyond WUP requirements) for 50-06857-W only

SFWMD = South Florida Water Management District; WUP = Water Use Permit;

ADF = Average Daily Flow; FW = Finished Water; RW = Raw Water; ASR = Aquifer Storage and Recovery; AWS = Alternative Water Supply

SRWRF = Southern Region Water Reclamation Facility; CRRWF = Central Region Reclaimed Water Facility

Note: Total MDF AWS Available is a combination of the totals for Eastern Region (50-00135-W) and Western Region (50-06857-W) AWS Programs.

Table 8.5 - Proposed Long-Term Lower East Coast Water Supply Projects (\$millions)

Project	Capacity (MGD)	Estimated Cost (\$ millions) ³	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Central Region Phase II	3	TBD											
Reclaimed Water Piping Program	20	\$6.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$1.00	\$1.00
Southern Region AWT Expansion	15	TBD											
WTP 2 Wellfield/Plant Expansion to Floridan Aquifer	15	TBD											
Northern Plant/Floridan Wellfield Project	10	TBD											
Lake Region WTP	10	TBD											
Broward County Reclaimed	2/10.5¹	\$46²						\$11.00	\$14.00		\$11.00		\$10.00
Lake Region Water Plant Phase II	10	TBD											
TOTAL PROGRAM	93	\$6.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$11.50	\$14.50	\$0.50	\$11.50	\$1.00	\$11.00

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

² Project Cost to be financed by Broward County

³ Projects with estimated costs listed as "TBD" are outside the current 10-year planning horizon.

9.0 POTENTIAL ALTERNATIVE WATER RESOURCES

PBCWUD has developed and continues to investigate additional potential alternative water resource projects and approaches as part of the County's Alternative Water Supply Program. Those opportunities are articulated below but are not currently planned for this Work Plan period.

9.1 Aquifer Storage and Recovery Wells

Palm Beach County has completed construction of two dual-purpose ASR wells as the result of a cooperative effort with SFWMD: the five (5) mgd ASR well located along the Hillsboro Canal serving the WTP 9 wellfield and the two (2) mgd ASR well located at the Water Treatment Plant No. 3 serving the WTP 3 wellfield. PBCWUD does not intend to utilize these ASR wells as a reclaimed water source, given that they have provided insufficient in practice. These wells are currently dual permitted by the SFWMD for blending brackish water and raw water from the Floridan Aquifer.

9.2 Regional Storage – C-51 Reservoir Project

As described in the 2018 Lower East Coast Water Supply Plan, the C-51 Reservoir project is a public-private partnership being developed by PWS utilities and water supply authorities for use as an AWS source in southeastern Florida that captures and stores excess surface water runoff from the C-51 Basin for beneficial uses. The proposed C-51 Reservoir is a rock mine owned by Palm Beach Aggregates in central Palm Beach County, north of the C-51 Canal in Palm Beach County and adjacent to the SFWMD's L-8 flow equalization basin. Water that otherwise would be discharged to Lake Worth Lagoon would be diverted into the C-51 Reservoir during wet periods and released into the C-51 Canal during dry periods to meet demands.

The C-51 Reservoir project has been divided into two phases. The mining operation for Phase 1 is complete and designed to store an estimated 14,000 acre-feet of surface water and provide 35 mgd of canal/SAS recharge near PWS withdrawals. The Florida Department of Environmental Protection has issued a diversion and impoundment consumptive use permit and an environmental resource permit for construction and operation of Phase 1. Phase 2 of the project could provide an additional 46,000 acre-feet of storage, most likely for natural systems [Section 373.4598, F.S.]. PWS utilities have executed agreements with the property owners to purchase capacity as part of total reservoir storage. The utilities have received or are processing modifications to their water use permits to reflect this AWS source as a means for meeting future demands.

10.0 Climate Change and Water Supply

Southeast Florida is widely considered one of the most vulnerable regions to the impacts of climate and sea level rise as a result of several unique geographic characteristics, including low land elevations, flat topography, porous geology and dense coastal development. Climate change and sea level rise are expected to present significant challenges relating to water resource planning, management and infrastructure development throughout the region, including Palm Beach County. Palm Beach County is actively working to address these challenges and is a member of the Southeast Florida Regional Climate Change Compact.

The Palm Beach County Water Utilities Department anticipates a number of climate change impacts and is actively undertaking measures to adapt to and mitigate those impacts. PBCWUD has identified the following impacts as the most likely to affect its operations and service area:

- Sea Level Rise resulting in salt water intrusion and flooding impacting easterly utilities and necessitating PBCWUD having the ability to provide water and/or technical assistance to affected areas.
- Increased tropical storm activity (frequency and intensity) necessitating investment in heightened resiliency for PBCWUD water and wastewater infrastructure.
- Changing precipitation patters resulting in more frequent and extended dry periods and increased inflow and infiltration during extended wet periods.
- Increased water demands resulting from increases in temperature, precipitation, population growth and environmental migration.

PBCWUD is implementing a program that includes several adaptation components to address the anticipated climate change impacts. The components include:

Diversification of Water Resources

PBCWUD is actively diversifying its water resources and undertaking steps to ensure that existing facilities and infrastructure operate more efficiently and effectively. In addition to the expansion of the current reclaimed water system, PBCWUD has also improved the management of existing water supply resources. Improved wellfield management is another facet of the suite of techniques that PBCWUD is utilizing to provide adaptive management in responding to possible future climate change impacts. A smart wellfield program is currently being piloted involving the installation of hardware (such as VFDs, instrumentation and updated communications equipment), smart probes and technology that will improve efficiency and aid in increasing water quality. PBCWUD additionally contributes to discussions with SFWMD and its federal partners regarding the role of Everglades Restoration in combating the impacts of climate change and ensuring that the water supply component of Everglades Restoration is successfully achieved. These approaches secure the ability of PBCWUD to provide water supply within its service area as well as to allow the supply of other communities with potable water as necessary to address the impacts of salt water intrusion on the water resources available to coastal utilities.

Climate Resilience Planning

To adapt to the increased wind and water impacts resulting from increased tropical storm activity, PBCWUD has implemented measures to harden facilities and infrastructure, ensure continued operations during times of emergency, and to achieve rapid post-disaster recovery. PBCWUD has invested in improvements at its Water Treatment Plants, Operations Centers, Southern Region Water Reclamation Facility and 2 pump stations. These improvements plan for resiliency to withstand Category 4-5 storm events. Additionally, PBCWUD has an active design build contract for emergency rebuilding following a storm event and has invested in the construction of a Central Monitoring Facility containing dispatch services, SCADA and monitoring networks to ensure continued operation during a storm event. Future efforts include climate resiliency projects in the PBCWUD Western Region service area and continued upgrades to the existing infrastructure.

Targeted Asset Management and Strategic Planning

PBCWUD instituted an aggressive program of asset management to address possible rapid increases in population, replacement of aging infrastructure, management of inflow and infiltration events, integration of new technologies and pursuit of energy efficiency. The utility is additionally

undertaking an update of its Strategic Plan to provide a planning framework for the direction of the utility over a five-year period.

Through the implementation of the above program, PBCWUD is confident that it will achieve its goal of being a sustainable and climate resilient utility capable of adapting to those climate impacts that may arise within the planning horizon of this Water Supply and Facilities Work Plan.

11.0 CONCLUSIONS

Palm Beach County and the SFWMD have developed a water supply strategy that will 1) ensure infrastructure is expanded properly to accompany growth and protect the environment, 2) ensure adequate capital financing is in place, and 3) minimize application time and expense so that the focus is on implementing the plan. The overall water supply plan combines utility planning with regional water supply planning. This Water Supply Facilities Work Plan provides a clear road map of efforts to be undertaken by PBCWUD over the ten-year planning horizon.

In the Eastern Region, any potential impacts to the regional system will be completely offset with the alternative water supply (AWS) projects identified in the existing PBCWUD consumptive use permit. Those water quantities identified in this plan that are required to serve future projected demands in Palm Beach County's eastern region through the year 2030 are less than those already authorized for consumptive use.

PBCWUD has developed a financially feasible plan to continue to design, permit, construct, and implement its extensive AWS program. The AWS program has been incorporated into the Department's annual capital budget and will continue to be a major component of PBCWUD's ongoing effort to streamline water supply throughout its service area territory and to its wholesale customers. Projects identified as part of the AWS program are an integral component of the County's Comprehensive Plan. The capital costs associated with the continued implementation of the program will be incorporated into the Capital Improvement Element of the County's Comprehensive Plan.

PBCWUD continues to investigate innovative and cost-effective alternative water supply projects with a variety of agencies and to implement asset management, program management, technological innovation and smart utility programs that will ensure that PBCWUD will continue to be a leading "Utility of the Future." PBCWUD is in an optimal position to meet the demands of future growth, ensure the continued viability of its existing infrastructure, meet pressing needs in certain areas of the service area and succeed in achieving maximum efficiency and effectiveness in the current and future operation of the utility.

Appendix

E

Public Water Supply Utility Summaries

This appendix provides summaries of the Public Water Supply (PWS) utilities that provide 0.10 million or greater gallons per day (mgd) of net (finished) potable water for the Lower East Coast (LEC) Planning Area (**Table E-1**). For this *2018 Lower East Coast Water Supply Plan Update* (2018 LEC Plan Update), South Florida Water Management District (SFWMD) staff updated the utility summaries from the 2013 LEC Plan Update with data from the Florida Department of Environmental Protection (FDEP 2017) and the SFWMD’s water use regulatory database. In addition, the proposed water supply projects were updated based on utility reports provided to the SFWMD in November 2017 and through direct communication with utilities between 2016 and 2018. To help explain the information in the utility summaries, a sample profile with descriptions is provided. The utility summaries are ordered alphabetically by county for easy navigation. **Figures E-1 to E-3** show the locations of the PWS wellfields for Palm Beach, Broward, and Miami-Dade counties, respectively, and precede each county’s utility summaries. Potential future water conservation savings are addressed in **Chapter 3** and not included in the utility summaries herein.

INFO ⓘ
<p>Acronyms</p> <p>ASR – aquifer storage and recovery</p> <p>BCWWS – Broward County Water and Wastewater Services</p> <p>BCWWS-SRW – Broward County Water and Wastewater Services South Regional Wellfield</p> <p>FAS – Floridan aquifer system</p> <p>FKAA – Florida Keys Aqueduct Authority</p> <p>FPL – Florida Power & Light</p> <p>MDWASD – Miami-Dade Water and Sewer Department</p> <p>PBCWUD – Palm Beach County Water Utilities Department</p> <p>RO – reverse osmosis</p> <p>SAS – surficial aquifer system</p> <p>WTP – water treatment plant</p>

Table E-1. Summary of the public water supply utilities with a capacity of 0.10 mgd or greater in the LEC Planning Area.

Supply Entity/Facility	SFWMD Permit Number	Gross (Raw) Water (mgd)			FDEP PWS ID	Rated Net (Finished) Capacity (mgd)
		Annual Allocation	SAS	FAS		
Palm Beach County						
Boca Raton, City of	50-00367-W	51.54	51.54	0.00	4500130	70.00
Boynton Beach, City of	50-00499-W	20.86	16.58	6.42	4500145	29.64
Delray Beach Water and Sewer Department, City of	50-00177-W	19.10	19.10	1.50	4500351	26.00
Golf, Village of	50-00612-W	0.69	0.69	0.00	4501528	0.86
Highland Beach, Town of	50-00346-W	3.15	0.00	3.15	4500609	3.00
Jupiter, Town of	50-00010-W	24.41	18.80	11.71	4501491	30.00
Lake Worth Utilities, City of	50-00234-W	11.25	5.25	6.00	4500773	17.40
Lantana, Town of	50-00575-W	2.48	2.48	0.00	4500784	3.84
Manalapan, Town of	50-00506-W	1.92	0.58	1.34	4500840	2.35
Mangonia Park, Town of	50-00030-W	0.58	0.58	0.00	4500841	1.08
Maralago Cay	50-01283-W	0.27	0.27	0.00	4500062	0.42
Palm Beach County Water Utilities Department	50-00135-W	86.99	79.99	7.00	4504393	103.28
Palm Beach County Water Utilities Department Western Region	50-06857-W	9.43	0.00	9.43	4505005	10.00
Palm Springs, Village of	50-00036-W	4.62	4.62	0.00	4501058	10.00
Riviera Beach, City of	50-00460-W	9.08	9.08	0.00	4501229	17.50
Seacoast Utility Authority	50-00365-W	26.92	22.30	8.90	4501124	30.50
Tequesta, Village of	50-00046-W	4.37	1.10	3.43	4501438	6.33
Wellington Public Utilities Department	50-00464-W	8.02	8.02	0.00	4500014	12.80
West Palm Beach Public Utilities, City of ^a	50-00615-W	41.20 ^a	41.20	0.00	4501559	47.00
Palm Beach County Total		326.88	282.18	58.88		422.00
Broward County						
Broward County WWS District 1	06-00146-W	13.90	10.04	3.86	4060167	16.00
Broward County WWS District 2A/North Regional Wellfield	06-01634-W	22.06	17.50	4.60	4060163	40.00
Broward County WWS South Regional Wellfield ^b	06-01474-W	15.64	15.64	0.00	N/A ^b	N/A ^b
Cooper City Utility Department, City of	06-00365-W	4.55	4.55	0.00	4060282	7.00
Coral Springs, City of	06-00102-W	9.44	9.44	0.00	4060290	16.00
Coral Springs Improvement District	06-00100-W	5.42	5.42	0.00	4060291	7.40
Dania Beach, City of	06-00187-W	1.10	1.10	0.00	4060253	5.02
Davie, Town of	06-00134-W	19.85	5.02	14.83	4060344	10.00
Deerfield Beach, City of	06-00082-W	14.74	11.91	4.00	4060254	23.60
Fort Lauderdale, City of	06-00123-W	61.19	52.55	8.64	4060486	90.00
Hallandale Beach, City of	06-00138-W	4.03	4.03	0.00	4060573	16.00
Hillsboro Beach, Town of	06-00101-W	0.88	0.88	0.00	4060615	2.25
Hollywood, City of	06-00038-W	39.38	24.80	8.68	4060642	59.50
Lauderhill, City of	06-00129-W	8.72	7.70	1.02	4060787	16.00
Margate, City of	06-00121-W	9.30	9.30	0.00	4060845	13.50
Miramar, City of	06-00054-W	18.87	15.15	3.15	4060925	17.75
North Lauderdale, City of	06-00004-W	3.65	3.65	0.00	4060976	7.50
North Springs Improvement District	06-00274-W	5.18	5.18	0.00	4064390	6.80
Parkland Utilities, Inc.	06-00242-W	0.35	0.35	0.00	4061957	0.58

Supply Entity/Facility	SFWMD Permit Number	Gross (Raw) Water (mgd)			FDEP PWS ID	Rated Net (Finished) Capacity (mgd)
		Annual Allocation	SAS	FAS		
Pembroke Pines, City of	06-00135-W	15.60	15.60	0.00	4061083	18.00
Plantation, City of	06-00103-W	17.24	17.24	0.00	4061121	24.00
Pompano Beach, City of	06-00070-W	17.75	17.75	0.00	4061129	50.00
Royal Utility Corporation	06-00003-W	0.48	0.48	0.00	4061517	1.00
Seminole Tribe of Florida – Hollywood ^c	N/A ^c	0.53	0.53	0.00	N/A ^c	N/A ^c
Sunrise, City of	06-00120-W	40.07	29.09	10.98	4061408 ^d	51.50
Tamarac, City of	06-00071-W	7.58	7.58	0.00	4061429	16.00
Tindall Hammock Irrigation and Soil Conservation District	06-00170-W	0.74	0.74	0.00	4060419	1.00
Broward County Total		358.24	293.22	60.60		516.40
Miami-Dade County						
Americana Village	13-02004-W	0.26	0.26	0.00	4131403	0.50
Florida City Water and Sewer Department	13-00029-W	2.08	2.08	0.00	4130255	4.00
Homestead, City of	13-00046-W	10.55	10.55	0.00	4130645	19.20
Miami-Dade Water and Sewer Department	13-00017-W	386.07	349.50	36.60	4130871 ^e	461.43
North Miami, City of	13-00059-W	17.27	9.30	7.97	4130977	9.30
North Miami Beach, City of	13-00060-W	38.38	26.31	12.07	4131618	32.00
Miami-Dade County Total		454.61	398.00	56.64		526.43
Monroe County						
Florida Keys Aqueduct Authority ^f	13-00005-W	23.97	17.79	9.70	4134357	29.80
Monroe County Total		23.97	17.79	9.70		29.80
Hendry County						
Seminole Tribe of Florida – Big Cypress ^c	N/A ^c	2.00	2.00	0.00	N/A ^c	N/A ^c
Hendry County Total		2.00	2.00	0.00		
LEC Planning Area Total		1,165.70	993.19	185.82		1,494.63

FAS = Floridan aquifer system; FDEP = Florida Department of Environmental Protection; mgd = million gallons per day; N/A = not applicable; PWS ID = Public Water Supply identification number; SAS = surficial aquifer system; SFWMD = South Florida Water Management District; WWS = Water and Wastewater Services.

- ^a Withdrawal source is surface water from Clear Lake.
- ^b Does not treat water, provides raw water to City of Hollywood for treatment before delivery to Broward County District 3, which serves a population but does not have a wellfield or water treatment plant and thus does not have a permit or FDEP water treatment ID.
- ^c Allocation was established in the Water Rights Compact not through an SFWMD water use permit, and there is no FDEP water treatment ID for the Seminole Tribe of Florida.
- ^d This system has two FDEP PWS IDs: 4061408 and 4061410.
- ^e This system has two permit numbers: 4130871 and 4131202.
- ^f Withdrawals located in Miami-Dade County.

SAMPLE UTILITY COMPANY

Service Area: Sample city and portions of unincorporated county

Description: This description includes water sources, type of WTPs, and other issues of concern to the utility.

Population and Finished Water Demand							
				Existing	Projected		
				2016	2020	2030	2040
Population				100,000	110,000	120,000	130,000
Average 2012-2016 Per Capita (gallons per day finished water)				100			
Potable Water Demands (daily average annual finished water in mgd)				10.00	11.00	12.00	13.00
SFWMD Water Use Permitted Allocation (mgd)							
Potable Water Source				Permit Number 12-34567-W (expires 2040)			
SAS				14.00			
FAS				2.00			
Total Allocation				16.00			
FDEP Potable Water Treatment Capacity (mgd) (PWS ID# 1234567)							
Permitted Capacity by Source				Existing	Projected		
				2016	2020	2030	2040
SAS				18.00	18.00	18.00	18.00
FAS				0.00	2.00	3.00	3.00
Total Potable Capacity				18.00	20.00	21.00	21.00
Nonpotable Alternative Water Source Capacity (mgd)							
Reclaimed Water				1.00	1.00	4.00	4.00
ASR				2.00	2.00	3.00	3.00
Total Nonpotable Capacity				3.00	3.00	7.00	7.00
Projects Summary							
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)			
				2020	2030	2040	
Potable Water							
2.00-mgd expansion of FAS RO treatment plant	FAS	2019	\$14.00	2.00	2.00	2.00	
FAS wells and expansion of RO treatment plant	FAS	2029	\$4.00	0.00	1.00	1.00	
Total Potable Water			\$18.00	2.00	3.00	3.00	
Nonpotable Water							
3.00-mgd reclaimed water facility	Reclaimed Water	2021	\$5.00	0.00	3.00	3.00	
ASR and irrigation supply	ASR	2022	\$2.00	0.00	1.00	1.00	
Total Nonpotable Water			\$7.00	0.00	4.00	4.00	
Total New Water			\$25.00	2.00	7.00	7.00	

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1 Population – The 2016 populations were determined by assigning 2010 United States Census block data and permanent resident population data published in 2017 by the Bureau of Economic and Business Research to 2016 PWS utility service areas. The 2020 and 2030 population projections were linear interpolations from the 2016 data. To project 2040 populations, the relative growth rates for PWS utility service areas were developed using county population projections (see **Appendix B** for more information).

2 Average 2012-2016 Per Capita (gallons per day finished water) – A PWS utility’s per capita was calculated by dividing total net (finished) water produced each year (from monthly operating reports submitted by utilities to FDEP) by the utility’s permanent population for that year. Each utility’s per capita was calculated for 2012 to 2016, then averaged for the 5 years.

3 Potable Water Demands (daily average annual finished water in mgd) – The current (2016) and projected (2020 to 2040) demands were calculated by multiplying the PWS utility’s average 2012-2016 per capita by the estimated service area populations for the respective years.

4 Allocation from the Water Use Permit – The gross (raw) surface water and groundwater (from the SAS and FAS) allocations as described in the permit. The 2016 allocation is assumed to continue through 2040 unless noted otherwise. If a utility sells bulk net (finished) water to another utility, the amount of raw water needed to provide the finished water is listed in parenthesis but does not count toward the allocation; it is for reference only.

5 Total Allocation – The total gross (raw) water allocation in the water use permit. For utilities withdrawing from multiple sources, the total allocation may be less than the sum of the individual source allocations due to limits on the sources; this is indicated in the appropriate profiles.

6 FDEP Permitted Capacity – The existing net (finished) water capacity of the WTPs owned/operated by the utility, as provided by the FDEP (2016), split into the capacity available to process water from the SAS and the FAS. The projected net (finished) water capacity includes the capacity created by future planned projects (Item 9). Project capacity to be completed by 2020 is shown in the 2020 column, capacity to be completed between 2021 and 2030 is in the 2030 column, and capacity to be completed between 2031 and 2040 is in the 2040 column.

7 Nonpotable Alternative Water Source Capacity – The capacity of the nonpotable alternative water sources, including reclaimed water, ASR, and surface water/stormwater. Reclaimed water is the wastewater treatment facility capacity to produce reclaimed water as provided by the FDEP (2017). ASR and surface water/stormwater capacity is the storage capacity of the project as listed in the water use permit or provided by the PWS utility. Additional capacity is from projects planned by the utility (Item 10). Project capacity to be completed by 2020 is shown in the 2020 column, capacity to be completed between 2021 and 2030 is in the 2030 column, and capacity to be completed between 2031 and 2040 is in the 2040 column.

8 Projects Summary – The potable and nonpotable water supply projects the utility is proposing to construct. All proposed projects have been screened by SFWMD water supply planning and water use permitting staff to determine if a project could be permitted.

9 Potable Projects Summary – A description of the potable water supply projects the utility is proposing to construct, including the project water source, completion date, total capital cost, and design capacity. Only projects that produce additional potable water (e.g., wells, WTPs) are included; maintenance or replacement projects are not included. Projects to be completed by 2020 have the projected design capacity shown in the 2020 column, projects to be completed between 2021 and 2030 have the projected design capacity in the 2030 column, and projects to be completed between 2031 and 2040 have the projected design capacity in the 2040 column. The projected capacity totals are added to the appropriate columns in Item 6.

10 Nonpotable Projects Summary – A description of the nonpotable water supply projects the utility is proposing to construct, including the project water source, completion date, total capital cost, and design capacity. Only projects that produce additional nonpotable water or water storage are included; maintenance or replacement projects are not included. Projects to be completed by 2020 have the projected design capacity shown in the 2020 column, projects to be completed between 2021 and 2030 have the projected design capacity in the 2030 column, and projects to be completed between 2031 and 2040 have the projected design capacity in the 2040 column. The projected capacity totals are added to the appropriate columns in Item 7.

11 Total Projected Cumulative Design Capacity for New Water 2020, 2030, or 2040 – The total projected cost and capacity of potable and nonpotable water supply projects the utility is proposing to construct between 2016 and 2040.

PALM BEACH COUNTY

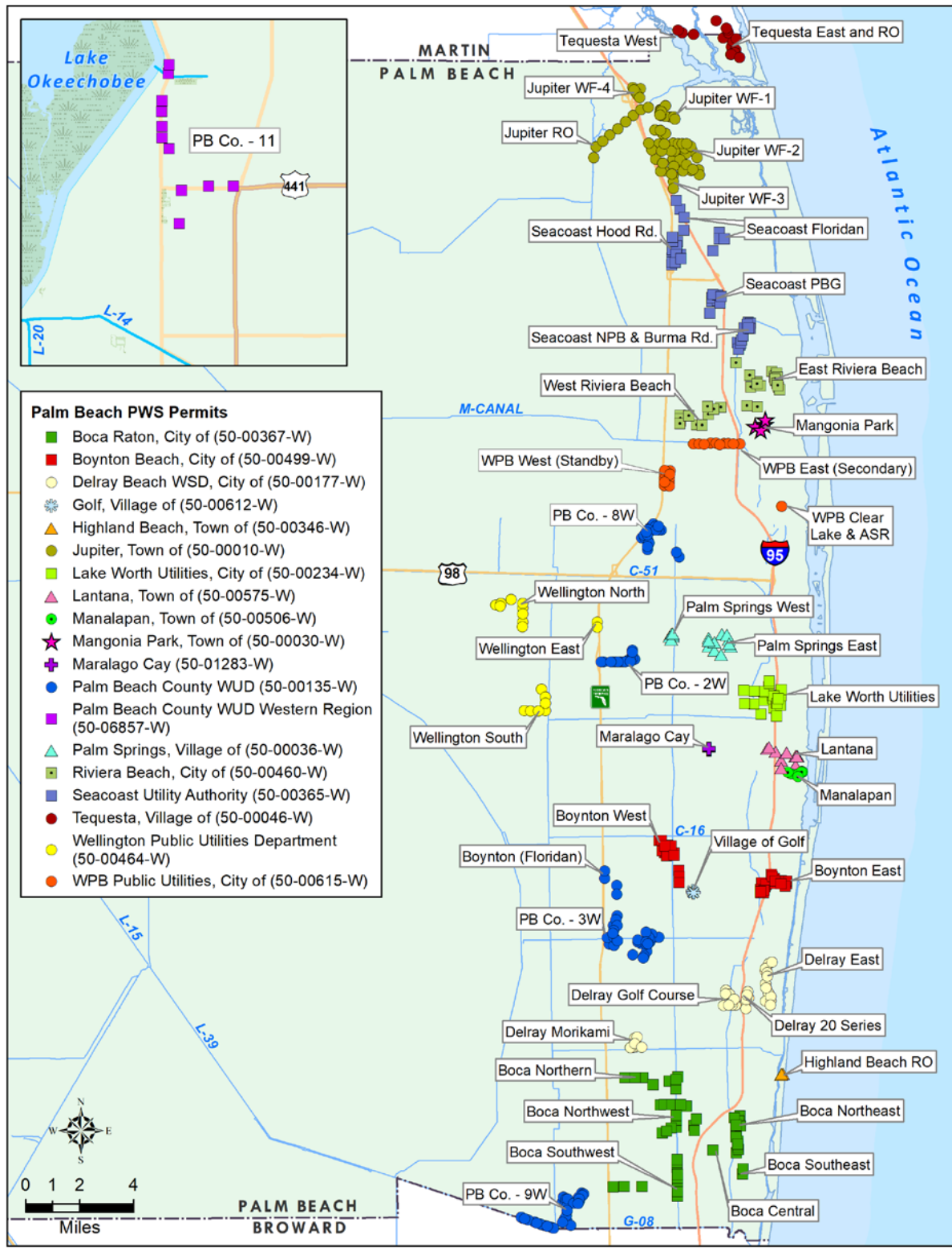


Figure E-1. Existing Public Water Supply wellfields in Palm Beach County.

CITY OF BOCA RATON

Service Area: City of Boca Raton and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from six SAS wellfields, and water is treated at two WTPs using lime softening and nanofiltration at the same location. In 2016, the City was designated a 100 percent reuse (capacity) facility by FDEP and was deemed to have met the reuse requirements of the Ocean Outfall Law. The City maintains interconnections with the City of Deerfield Beach, City of Delray Beach Water and Sewer Department, Town of Highland Beach, and PBCWUD.

Population and Finished Water Demand						
	Existing	Projected				
	2016	2020	2030	2040		
Population	113,040	117,109	124,630	129,336		
Average 2012-2016 Per Capita (gallons per day finished water)	299					
Potable Water Demands (daily average annual finished water in mgd)	33.80	35.02	37.26	38.67		
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source	Permit Number 50-00367-W (expires 2028)					
SAS	51.54					
FAS	0.00					
Total Allocation	51.54					
FDEP Potable Water Treatment Capacity (PWS ID # 4500130)						
Permitted Capacity by Source	Cumulative Facility & Project Capacity (mgd)					
	Existing	Projected				
	2016	2020	2030	2040		
SAS	70.00	70.00	70.00	70.00		
FAS	0.00	0.00	0.00	0.00		
Total Potable Capacity	70.00	70.00	70.00	70.00		
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water	17.50	17.50	17.50	17.50		
Total Nonpotable Capacity	17.50	17.50	17.50	17.50		
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

PALM BEACH

CITY OF BOYNTON BEACH

Service Area: City of Boynton Beach; towns of Briny Breezes, Hypoluxo, and Ocean Ridge; and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from two SAS wellfields, and water is treated at two WTPs that use lime softening and nanofiltration. The water supply system is augmented by two ASR wells that provide water and reduce pumping of the eastern wellfield during the dry season. The city maintains interconnections with the City of Delray Beach, Town of Lantana, Village of Golf, and PBCWUD.

PALM BEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		107,646	113,090 ^a	126,509	134,809	
Average 2012-2016 Per Capita (gallons per day finished water)		119				
Potable Water Demands (daily average annual finished water in mgd)		12.81	13.46	15.05	16.04	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00499-W (expires 2029)				
SAS		16.58 ^b				
FAS		6.42 ^c				
Total Allocation		20.86^d				
FDEP Potable Water Treatment Capacity (PWS ID # 4500145)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		29.64	29.64	29.64	29.64	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		29.64	29.64	29.64	29.64	
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water		8.00	8.00	11.00 ^e	11.00 ^e	
ASR		4.00	4.00	4.00	4.00	
Total Nonpotable Capacity		12.00	12.00	15.00	15.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

^a In October 2018, the City Commission approved an agreement with the Town of Hypoluxo to provide the Town with finished water beginning in 2020. The additional population and demand are included in the City’s data starting in 2020.

^b The City’s baseline SAS allocation is 16.58 mgd. The current water use permit states the City may apply for an increased SAS allocation of up to 4.23 mgd if the City can document increased demand and completes a reuse implementation plan that includes the termination of existing permits by future reuse customers.

^c Includes 1.42 mgd for proposed FAS withdrawals. The remaining 5.00 mgd are from ASR during the dry season. The ASR volumes are equal to reductions in the eastern wellfield pumpage such that the City does not exceed its annual allocation.

^d The water use permit limits the total annual withdrawals from all sources to 7,615 million gallons, an average of 20.86 mgd.

^e Projection to meet Ocean Outfall Law requirements. To meet this capacity, the City has suggested several potential end users; see **Appendix F** for more information.

CITY OF DELRAY BEACH WATER AND SEWER DEPARTMENT

Service Area: City of Delray Beach, Town of Gulf Stream, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from four SAS and FAS wellfields, and water is treated at one lime softening WTP near the Eastern wellfield. The water use permit contains limits on the Eastern, Morikami, 20-Series, and Golf Course wellfields. The City has converted an ASR well to an FAS well for backup supply of brackish water for blending with fresh groundwater, but withdrawals may not exceed 1.50 mgd. The City is committed to replacing permitted SAS irrigation withdrawals with reclaimed water. The city maintains interconnections with the Town of Highland Beach.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		67,272	70,520	77,079	81,874	
Average 2012-2016 Per Capita (gallons per day finished water)		229				
Potable Water Demands (daily average annual finished water in mgd)		15.41	16.15	17.65	18.75	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00177-W (expires 2030)				
SAS		19.10				
FAS		1.50 ^a				
Total Allocation		19.10				
FDEP Potable Water Treatment Capacity (PWS ID # 4500351)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		26.00	26.00	26.00	26.00	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		26.00	26.00	26.00	26.00	
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water		5.00	5.00	8.00 ^b	8.00 ^b	
Total Nonpotable Capacity		5.00	5.00	8.00	8.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

^a The City's FAS well is a backup source for blending limited to 1.50 mgd.

^b Projection to meet Ocean Outfall Law requirements. To meet this capacity, the City has suggested several potential end users; see **Appendix F** for more information.

PALM BEACH

VILLAGE OF GOLF

Service Area: Village of Golf and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from one SAS wellfield, and water is treated at one WTP using lime softening and ultrafiltration. The Village maintains an interconnection with the City of Boynton Beach.

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Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		2,904	2,967	3,056	3,077	
Average 2012-2016 Per Capita (gallons per day finished water)		151				
Potable Water Demands (daily average annual finished water in mgd)		0.44	0.45	0.46	0.46	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00612-W (expires 2033)				
SAS		0.69				
FAS		0.00				
Total Allocation		0.69				
FDEP Potable Water Treatment Capacity (PWS ID # 4501528)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		0.86	0.86	0.86	0.86	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		0.86	0.86	0.86	0.86	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

TOWN OF HIGHLAND BEACH

Service Area: Town of Highland Beach

Description: Potable water supplies are obtained from one FAS wellfield, and water is treated at one WTP using RO. The Town maintains interconnections with the City of Delray Beach.

Population and Finished Water Demand							
				Existing	Projected		
				2016	2020	2030	2040
Population				3,828	3,911	4,030	4,058
Average 2012-2016 Per Capita (gallons per day finished water)				334			
Potable Water Demands (daily average annual finished water in mgd)				1.28	1.31	1.35	1.36
SFWMD Water Use Permitted Allocation (mgd)							
Potable Water Source				Permit Number 50-00346-W (expires 2026)			
SAS				0.00			
FAS				3.15			
Total Allocation				3.15			
FDEP Potable Water Treatment Capacity (PWS ID # 4500609)							
Permitted Capacity by Source				Cumulative Facility & Project Capacity (mgd)			
				Existing	Projected		
				2016	2020	2030	2040
SAS				0.00	0.00	0.00	0.00
FAS				3.00	3.00	3.00	3.00
Total Potable Capacity				3.00	3.00	3.00	3.00
Nonpotable Alternative Water Source Capacity (mgd)							
Total Nonpotable Capacity				0.00	0.00	0.00	0.00
Project Summary							
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)			
				2020	2030	2040	
Potable Water							
No Projects							
Total Potable Water			\$0.00	0.00	0.00	0.00	0.00
Nonpotable Water							
No Projects							
Total Nonpotable Water			\$0.00	0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00	0.00

PALM BEACH

TOWN OF JUPITER

Service Area: Towns of Jupiter and Juno Beach, and unincorporated areas of Martin and Palm Beach counties

Description: Potable water supplies are obtained from four SAS and FAS wellfields. FAS water is treated at an RO WTP and SAS water is treated at a nanofiltration WTP at the same location. The water use permit includes an overlap in allocations from SAS and FAS sources to provide operational flexibility on a seasonal basis, but the permit has a maximum annual allocation from the two sources combined along with specific wellfield withdrawal limitations. The Town maintains interconnections with the Seacoast Utility Authority and Village of Tequesta.

PALMBEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		72,984	75,871	81,381	85,047	
Average 2012-2016 Per Capita (gallons per day finished water)		215				
Potable Water Demands (daily average annual finished water in mgd)		15.69	16.31	17.50	18.29	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00010-W (expires 2030)				
SAS		18.80				
FAS		11.71				
Total Allocation		24.41				
FDEP Potable Water Treatment Capacity (PWS ID # 4501491)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		16.30	16.30	16.30	16.30	
FAS		13.70	13.70	13.70	13.70	
Total Potable Capacity		30.00	30.00	30.00	30.00	
Nonpotable Alternative Water Source Capacity (mgd)						
Stormwater		0.00	16.16	16.16	16.16	
Total Nonpotable Capacity		0.00	16.16	16.16	16.16	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
Surface water recharge system	Stormwater	2019	\$1.76	16.16	16.16	16.16
Total Nonpotable Water			\$1.76	16.16	16.16	16.16
Total New Water			\$1.76	16.16	16.16	16.16

CITY OF LAKE WORTH UTILITIES

Service Area: City of Lake Worth, portion of the Town of Lake Clarke Shores, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from two SAS and FAS wellfields. FAS water is treated at an RO WTP and SAS water is treated at a lime softening WTP at the same location. In 2011, the FAS wellfield was put into production to reduce the vulnerability of the Eastern wellfield to saltwater intrusion. The City maintains interconnections with the Town of Lantana, PBCWUD, and City of West Palm Beach Public Utilities.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		47,397	49,608	54,033	57,225	
Average 2014-2016 Per Capita (gallons per day finished water)		107 ^a				
Potable Water Demands (daily average annual finished water in mgd)		5.07	5.31	5.78	6.12	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00234-W (expires 2032)				
SAS		5.25				
FAS		6.00				
Total Allocation		11.25				
FDEP Potable Water Treatment Capacity (PWS ID # 4500773)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		12.90	12.90	12.90	12.90	
FAS		4.50	4.50	4.50	4.50	
Total Potable Capacity		17.40	17.40	17.40	17.40	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

^a The average per capita was calculated using 2014-2016 finished water data because of significant SAS restrictions in earlier years due to saltwater intrusion issues.

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TOWN OF LANTANA

Service Area: Town of Lantana

Description: Potable water supplies are obtained from one SAS wellfield, and water is treated at one WTP using nanofiltration. The water supply is vulnerable to saltwater intrusion; therefore, the Town constructed two additional wells farther from the coast to provide additional wellfield operational flexibility. The Town maintains interconnections with the City of Boynton Beach, City of Lake Worth, and Town of Manalapan.

PALM BEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		10,943	11,215	11,634	11,795	
Average 2012-2016 Per Capita (gallons per day finished water)		175				
Potable Water Demands (daily average annual finished water in mgd)		1.92	1.96	2.04	2.06	
SFWM Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00575-W (expires 2028)				
SAS		2.48				
FAS		0.00				
Total Allocation		2.48				
FDEP Potable Water Treatment Capacity (PWS ID # 4500784)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		3.84	3.84	3.84	3.84	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		3.84	3.84	3.84	3.84	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

TOWN OF MANALAPAN

Service Area: Towns of Manalapan and Hypoluxo

Description: Potable water supplies are obtained from one SAS and FAS wellfield, and water is treated at one WTP using RO. The Town maintains multiple interconnections with the Town of Lantana.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		2,552	2,626 ^a	446	478	
Average 2012-2016 Per Capita (gallons per day finished water)		442				
Potable Water Demands (daily average annual finished water in mgd)		1.13	1.16	0.91	0.98	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00506-W (expires 2023)				
SAS		0.58				
FAS		1.34				
Total Allocation		1.92				
FDEP Potable Water Treatment Capacity (PWS ID # 4500840)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		0.65	0.65	0.65	0.65	
FAS		1.70	1.70	1.70	1.70	
Total Potable Capacity		2.35	2.35	2.35	2.35	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

^a The Town of Hypoluxo has terminated its current water services agreement with the Town of Manalapan, effective 2020. The Hypoluxo population and demands are not included in Manalapan’s data starting in 2021.

PALM BEACH

TOWN OF MANGONIA PARK

Service Area: Town of Mangonia Park

Description: Potable water supplies are obtained from one SAS wellfield, and water is treated at one WTP using lime softening.

PALM BEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		1,990	2,156	2,527	2,837	
Average 2012-2016 Per Capita (gallons per day finished water)		176				
Potable Water Demands (daily average annual finished water in mgd)		0.35	0.38	0.44	0.50	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00030-W (expires 2027)				
SAS		0.58				
FAS		0.00				
Total Allocation		0.58				
FDEP Potable Water Treatment Capacity (PWS ID # 4500841)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		1.08	1.08	1.08	1.08	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		1.08	1.08	1.08	1.08	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

MARALAGO CAY

Service Area: Unincorporated area of Palm Beach County

Description: Potable water supplies are obtained from one SAS wellfield, and water is treated at one WTP using lime softening.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		1,063	1,093	1,142	1,167	
Average 2012-2016 Per Capita (gallons per day finished water)		225				
Potable Water Demands (daily average annual finished water in mgd)		0.24	0.25	0.26	0.26	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-01283-W (expires 2035)				
SAS		0.27				
FAS		0.00				
Total Allocation		0.27				
FDEP Potable Water Treatment Capacity (PWS ID # 4500062)						
		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		0.42	0.42	0.42	0.42	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		0.42	0.42	0.42	0.42	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

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PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

Service Area: Cities of Atlantis, Boynton Beach, Greenacres, Lake Worth, Parkland, West Lake, and West Palm Beach; towns of Cloud Lake, Glen Ridge, Haverhill, Lake Clarke Shores, and Loxahatchee Groves; villages of Palm Springs, Royal Palm Beach, and Wellington; and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from four SAS wellfields, and water is treated at two lime softening and two nanofiltration WTPs in the Eastern Region. The wellfields are interconnected with 42-inch water mains, allowing PBCWUD to operate a unified distribution system. The PBCWUD’s bulk sales in 2016 were 2.36 mgd, which were distributed to the cities of Boca Raton, Boynton Beach, Atlantis, and Lake Worth, West Palm Beach; Seminole Improvement District, Seacoast Utility Authority; and Town of Lake Clark Shores.

PALM BEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		498,848	534,857	613,513	677,834	
Average 2012-2016 Per Capita (gallons per day finished water)		111				
Potable Water Demands (daily average annual finished water in mgd)		55.37	59.37	68.10	75.24	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00135-W (expires 2023)				
SAS		79.99				
FAS (ASR wells for blending with SAS)		7.00				
Bulk Raw Water (finished water sale to multiple municipalities in 2016)		(2.61) ^a				
Total Allocation		86.99				
FDEP Potable Water Treatment Capacity (PWS ID # 4504393)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		103.28	103.28	103.28	103.28	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		103.28	103.28	103.28	103.28	
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water		25.00 ^b	25.00 ^b	35.50 ^b	35.50 ^b	
Total Nonpotable Capacity		25.00	25.00	35.50	35.50	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
South County Reclaimed Phase I ^c	Reclaimed Water	2021	\$22.00	0.00	10.50	10.50
Total Nonpotable Water			\$22.00	0.00	10.50	10.50
Total New Water			\$22.00	0.00	10.50	10.50

^a The amount of raw water needed to produce 2.36 mgd of finished water, which is the amount of bulk water the PBCWUD provided to municipalities in 2016.

^b The PBCWUD is contracted to provide FPL with up to 22.00 mgd of reclaimed water for cooling purposes at the West County Energy Center. FPL currently uses approximately 14.00 mgd of that amount. This is in addition to the reclaimed capacity listed (25.00 mgd).

^c The PBCWUD is contracted to receive up to 10.50 mgd of reclaimed water from BCWWS.

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WESTERN REGION

Service Area: Cities of Belle Glade, Pahokee, and South Bay

Description: Potable water supplies are obtained from one FAS wellfield, and water is treated at one WTP using RO. PBCWUD Western Region, formerly known as the Glades Utility Authority, became part of PBCWUD in April 2013.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		34,886	36,137	38,446	39,888	
Average 2012-2016 Per Capita (gallons per day finished water)		157				
Potable Water Demands (daily average annual finished water in mgd)		5.48	5.67	6.04	6.26	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-06857-W (expires 2025)				
SAS		0.00				
FAS		9.43				
Total Allocation		9.43				
FDEP Potable Water Treatment Capacity (PWS ID # 4505005)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		0.00	0.00	0.00	0.00	
FAS		10.00	10.00	10.00	10.00	
Total Potable Capacity		10.00	10.00	10.00	10.00	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

PALM BEACH

VILLAGE OF PALM SPRINGS

Service Area: Village of Palm Springs, Town of Lake Clarke Shores, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from two SAS wellfields, and water is treated at two interconnected WTPs utilizing ion exchange, followed by lime softening. The Town of Lake Clarke Shores purchases and distributes finished water from the Village of Palm Springs; in 2016, the Town purchased 0.16 mgd.

PALM BEACH

Population and Finished Water Demand							
				Existing	Projected		
				2016	2020	2030	2040
Population				47,899	50,206	54,860	58,260
Average 2012-2016 Per Capita (gallons per day finished water)				81			
Potable Water Demands (daily average annual finished water in mgd)				3.88	4.07	4.44	4.72
SFWMD Water Use Permitted Allocation (mgd)							
Potable Water Source				Permit Number 50-00036-W (expires 2029)			
SAS				4.62			
FAS				0.00			
Total Allocation				4.62			
FDEP Potable Water Treatment Capacity (PWS ID # 4501058)							
				Cumulative Facility & Project Capacity (mgd)			
				Existing	Projected		
				2016	2020	2030	2040
SAS				10.00	10.00	10.00	10.00
FAS				0.00	0.00	0.00	0.00
Total Potable Capacity				10.00	10.00	10.00	10.00
Nonpotable Alternative Water Source Capacity (mgd)							
Total Nonpotable Capacity				0.00	0.00	0.00	0.00
Project Summary							
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)			
				2020	2030	2040	
Potable Water							
R.L. Pratt Washwater Recovery Basin	SAS	2020	\$1.75	0.00	0.20	0.20	
Purchase bulk water from PBCWUD ^a	SAS	2030	NA	0.00	0.30 ^a	0.30 ^a	
Total Potable Water			\$1.75	0.00	0.50^a	0.50^a	
Nonpotable Water							
No Projects							
Total Nonpotable Water			\$0.00	0.00	0.00	0.00	
Total New Water			\$1.75	0.00	0.50^a	0.50^a	

^a This project is suggested by the SFWMD in order for the Village of Palm Springs to have adequate water supply to meet 2030 to 2040 demands. The Village of Palm Springs can choose to implement this project or determine an alternative source to meet the 2030 to 2040 demands.

CITY OF RIVIERA BEACH

Service Area: City of Riviera Beach and Town of Palm Beach Shores

Description: Potable water supplies are obtained from the SAS in an eastern and western wellfield, and water is treated at one WTP using lime softening. The City maintains interconnections with the Town of Mangonia Park, Seacoast Utility Authority, and City of West Palm Beach Public Utilities Department. The City is developing strategies to reduce water loss, by upgrading water meters, and the amount of system flushing to lower the per capita use rate and decrease future demands. The City maintains interconnections with the Seacoast Utility Authority and City of West Palm Beach.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		39,805	42,467	48,212	52,835	
Average 2012-2016 Per Capita (gallons per day finished water)		184				
Potable Water Demands (daily average annual finished water in mgd)		7.32	7.81	8.87	9.72	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00460-W (expires 2032)				
SAS		9.08				
FAS		0.00				
Total Allocation		9.08				
FDEP Potable Water Treatment Capacity (PWS ID # 4501229)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		17.50	17.50	17.50	17.50	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		17.50	17.50	17.50	17.50	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
Purchase bulk water from PBCWUD or City of West Palm Beach ^a	SAS	2030	N/A	0.00	1.00 ^a	1.00 ^a
Total Potable Water			\$0.00	0.00	1.00^a	1.00^a
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	1.00^a	1.00^a

^a This project is suggested by the SFWMD in order for the City of Riviera Beach to have adequate water supply to meet 2030 to 2040 demands. The City of Riviera Beach can choose to implement this project or determine an alternative source to meet the 2030 to 2040 demands.

PALM BEACH

SEACOAST UTILITY AUTHORITY

Service Area: Towns of Juno Beach and Lake Park, Village of North Palm Beach, City of Palm Beach Gardens, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from four SAS wellfields and one FAS wellfield, and water is treated at an RO WTP that began operating in 2013 and at a nanofiltration WTP that replaced the lime softening WTP in 2013. The water use permit includes an overlap in allocations from SAS and FAS sources to provide operational flexibility on a seasonal basis, but the permit has a maximum annual allocation from the two sources combined along with specific wellfield withdrawal limitations. The utility maintains interconnections with the Town of Jupiter and City of Riviera Beach.

PALMBEACH

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		90,703	94,330	101,276	105,926	
Average 2012-2016 Per Capita (gallons per day finished water)		191				
Potable Water Demands (daily average annual finished water in mgd)		17.32	18.02	19.34	20.23	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00365-W (expires 2032)				
SAS		22.30				
FAS		8.90				
Total Allocation		26.92				
FDEP Potable Water Treatment Capacity (PWS ID # 4501124)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		27.50	27.50	27.50	27.50	
FAS		3.00	3.00	3.00	3.00	
Total Potable Capacity		30.50	30.50	30.50	30.50	
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water		15.00	15.00	15.00	15.00	
Total Nonpotable Capacity		15.00	15.00	15.00	15.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
FAS well F-6	FAS	2018	\$4.00	2.00	2.00	2.00
FAS well F-9	FAS	2020	\$4.00	0.00	2.00	2.00
Total Potable Water			\$8.00	2.00	4.00	4.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$8.00	2.00	4.00	4.00

VILLAGE OF TEQUESTA

Service Area: Village of Tequesta, towns of Jupiter Inlet Colony and Jupiter Island, and unincorporated Palm Beach and Martin counties

Description: Potable water supplies are obtained from three SAS and FAS wellfields, and SAS water is treated at one WTP using sand filtration, and FAS water is treated at an RO WTP. The water use permit includes an overlap in allocations from SAS and FAS sources to provide operational flexibility; however, the permit has a maximum total annual allocation from the two sources. In 1996, the Village began to reduce its dependence on the SAS and use the FAS as its primary supply source. The Village maintains an interconnection with the Town of Jupiter.

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		8,668	8,866	9,155	9,241	
Average 2012-2016 Per Capita (gallons per day finished water)		309				
Potable Water Demands (daily average annual finished water in mgd)		2.68	2.74	2.83	2.86	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00046-W (expires 2031)				
SAS		1.10				
FAS		3.43				
Total Allocation		4.37				
FDEP Potable Water Treatment Capacity (PWS ID # 4501438)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		2.73	2.73	2.73	2.73	
FAS		3.60	3.60	3.60	3.60	
Total Potable Capacity		6.33	6.33	6.33	6.33	
Nonpotable Alternative Water Source Capacity (mgd)						
Total Nonpotable Capacity		0.00	0.00	0.00	0.00	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
No Projects						
Total Nonpotable Water			\$0.00	0.00	0.00	0.00
Total New Water			\$0.00	0.00	0.00	0.00

PALM BEACH

WELLINGTON PUBLIC UTILITIES DEPARTMENT

Service Area: Villages of Wellington and Royal Palm Beach, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from three SAS wellfields. Water from the northern wellfield is slightly brackish and treated at a membrane filtration WTP. Water from the southern and eastern wellfields is fresher and treated at a lime softening WTP at the same location. The utility maintains an interconnection with the PBCWUD.

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Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		55,587	57,640	61,468	63,908	
Average 2012-2016 Per Capita (gallons per day finished water)		107				
Potable Water Demands (daily average annual finished water in mgd)		5.95	6.17	6.58	6.84	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00464-W (expires 2031)				
SAS		8.02				
FAS		0.00				
Total Allocation		8.02				
FDEP Potable Water Treatment Capacity (PWS ID # 4500014)						
Permitted Capacity by Source		Existing	Projected			
		2016	2020	2030	2040	
SAS		12.80	12.80	12.80	12.80	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		12.80	12.80	12.80	12.80	
Nonpotable Alternative Water Source Capacity (mgd)						
Reclaimed Water		1.00	2.30	3.90	7.50	
Total Nonpotable Capacity		1.00	2.30	3.90	7.50	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
Phased reclaimed system expansions	Reclaimed Water	2016-2040	\$4.00	1.30	2.90	6.50
Total Nonpotable Water			\$4.00	1.30	2.90	6.50
Total New Water			\$4.00	1.30	2.90	6.50

CITY OF WEST PALM BEACH PUBLIC UTILITIES

Service Area: City of West Palm Beach, and towns of Palm Beach, South Palm Beach, and unincorporated areas of Palm Beach County

Description: Potable water supplies are obtained from surface water and the SAS, and water is treated at one WTP using lime softening. Surface water is stored in Grassy Waters Preserve, Lake Mangonia, and Clear Lake. When used, the SAS wells discharge to the M Canal, typically during very dry conditions. The City is authorized to capture water from the C-17 and C-51 canals when they are discharging to tide. The City provides 0.50 mgd of finished bulk water to the Solid Waste Authority of Palm Beach County (SWAPBC) (0.15 mgd) and PBCWUD (0.35 mgd).

Population and Finished Water Demand						
		Existing	Projected			
		2016	2020	2030	2040	
Population		115,088	121,366	134,399	144,341	
Average 2012-2016 Per Capita (gallons per day finished water)		243				
Potable Water Demands (daily average annual finished water in mgd)		27.97	29.49	32.66	35.07	
SFWMD Water Use Permitted Allocation (mgd)						
Potable Water Source		Permit Number 50-00615-W (expires 2033)				
SAS		6.39 ^a				
FAS		0.00				
Surface Water (Clear Lake)		41.20 ^b				
Surface Water (SFWMD L-8 Canal, M Canal, and Grassy Waters Preserve)		66.98 ^c				
Bulk Raw Water (finished water sale to SWAPBC and PBCWUD)		(0.50)				
Total Allocation		41.20				
FDEP Potable Water Treatment Capacity (PWS ID # 4501559)						
Permitted Capacity by Source		Cumulative Facility & Project Capacity (mgd)				
		Existing	Projected			
		2016	2020	2030	2040	
SAS		47.00	47.00	47.00	47.00	
FAS		0.00	0.00	0.00	0.00	
Total Potable Capacity		47.00	47.00	47.00	47.00	
Nonpotable Alternative Water Source Capacity (mgd)						
ASR		8.00	14.00	14.00	14.00	
Reclaimed Water		0.70	0.70	0.70	0.70	
Stormwater		0.00	13.00	13.00	13.00	
Total Nonpotable Capacity		8.70	27.70	27.70	27.70	
Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost (\$ million)	Projected Cumulative Design Capacity (mgd)		
				2020	2030	2040
Potable Water						
No Projects						
Total Potable Water			\$0.00	0.00	0.00	0.00
Nonpotable Water						
C-17 Pump Station	Stormwater	2017	\$1.50	10.00	10.00	10.00
ASR Well Expansion Program	ASR	ND	\$9.00	6.00	6.00	6.00
Grassy Waters Preserve Water Quality, Diversion, and Storage Improvements	Stormwater	ND	\$6.00	3.00	3.00	3.00
Total Nonpotable Water			\$16.50	19.00	19.00	19.00
Total New Water			\$16.50	19.00	19.00	19.00

^a Withdrawals from the Eastern and Western (SAS) wellfields are limited to 60 days per year on a rolling 12-month basis.
^b Public Water Supply portion of permit; surface water is withdrawn from Clear Lake.
^c Diversion and Impoundment portion of permit; surface water from L-8 Canal is conveyed via M-Canal into Grassy Waters and/or Clear Lake.

PALM BEACH



YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

RECEIVED

JAN 22 2024

TREASURE COAST
REGIONAL PLANNING COUNCIL

January 17, 2024

Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

Subject: Availability of Solid Waste Disposal Capacity

Greetings:

The Solid Waste Authority of Palm Beach County (Authority) hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated Palm Beach County (County) for the coming year of 2024. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, and the five-year and ten-year planning periods that may be specified in local comprehensive plans.

As of September 30, 2023, the Authority's Landfill, located at the Palm Beach Renewable Energy Park, has an estimated 25,464,905 cubic yards of landfill capacity remaining. Based upon the existing County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction, and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all of the County's current and future disposal and recycling needs. As part of its responsibility, the Authority is providing this annual statement of disposal capacity, using the most current BEBR projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me at (561) 640-4000, ext. 4613.

Sincerely,

Mary Beth Morrison
Director of Environmental Programs

Appendix 5A: Soils Survey

LOCATION PAHOKEE FL

Established Series
Rev. SHM-MFV-AMS
10/2018

PAHOKEE SERIES

The Pahokee series consists of moderately deep and deep, very poorly drained soils that formed in well decomposed, hydrophytic herbaceous plant remains overlying limestone bedrock on nearly level rises and/or dips in fresh water marshes and swamps. Slopes ranges from 0 to 1 percent. Mean annual precipitation is about 1550 millimeters (61 inches) and the mean annual temperature is about 24 degrees C (75 degrees F).

TAXONOMIC CLASS: Euic, hyperthermic Lithic Haplosaprists

TYPICAL PEDON: Pahokee muck--cultivated, (Colors are for moist soil unless otherwise stated).

Oap--0 to 25 centimeters (0 to 10 inches); black (N 2/) muck; moderate coarse subangular blocky structure parting to moderate fine and medium granular; very friable; less than 5 percent fiber, unrubbed; about 10 percent estimated mineral content; sodium pyrophosphate extract is brown (10YR 4/3); slightly acid; clear smooth boundary. (10 to 25 centimeters (4 to 10 inches) thick)

Oa1--25 to 71 centimeters (10 to 28 inches); black (5YR 2/1) muck; massive; friable; about 65 percent fiber, unrubbed and 10 percent rubbed; about 10 percent estimated mineral content; sodium phosphate extract is pale brown (10YR 6/3); slightly acid; gradual smooth boundary.

Oa2--71 to 105 centimeters (28 to 42 inches); dark reddish brown (5YR 2/2) muck; massive; friable; about 40 percent fiber, unrubbed and 10 percent fiber, rubbed; about 10 percent estimated mineral content; sodium phosphate extract is pale brown (10YR 6/3); slightly acid; abrupt wavy boundary. (66 to 130 centimeters (26 to 51 inches), combined thickness)

2R--105 centimeters (42 inches); soft to hard rippable limestone bedrock.

TYPE LOCATION: Palm Beach County, Florida. About 200 feet N. of S.R. 827 and 1/2 mile west of S.R. 827A; NE1/4, SE1/4, NW1/4, Sec. 30, T. 44 S., R. 37 E. Latitude and Longitude; 26 degrees, 36 minutes, 43.42 seconds North and 80 degrees, 40 minutes, 47.46 West; Datum WGS84.

RANGE IN CHARACTERISTICS:

Depth of the organic material: 66 to 130 centimeters (26 to 51 inches)

Fiber content: Unrubbed (30 to 65 percent) and Rubbed (1 to 16 percent)

Depth to bedrock: 91 to 130 centimeters (36 to 51 inches)

Mineral content in the Oa horizons: 0 to 25 percent

Oap horizon: (where present)

Hue: 5YR, 7.5YR, 10YR and 2.5Y

Value: 2 to 4

Chroma: 3 or less

Texture: Sapric material (muck)

Ec (mmhos/cm): 0 to 4

Sodium pyrophosphate extract color:

Hue: 10YR

Value: 4 to 6

Chroma: 1 to 3

Reaction in Calcium chloride: Strongly Acid to Neutral

Reaction in water: Moderately Acid to Slightly Alkaline

Oa horizon:

Hue: 5YR, 7.5YR, 10YR and 2.5Y

Value: 2 to 4

Chroma: 3 or less

Texture: Sapric material (muck)

Ec (mmhos/cm): 0 to 4

Sodium pyrophosphate extract color:

Hue: 10YR

Value: 4 to 6

Chroma: 1 to 3

Reaction in Calcium chloride: Strongly Acid to Neutral
 Reaction in water: Moderately Acid to Slightly Alkaline

Oe horizon: (where present)
 Hue: 5YR, 7.5YR, 10YR and 2.5Y
 Value: 3 or 4
 Chroma: 2 to 4
 Texture: Sapric material (mucky peat)
 Ec (mmhos/cm): 0 to 4
 Sodium pyrophosphate extract color:
 Hue: 10YR
 Value: 4 to 6
 Chroma: 1 to 3

Reaction in Calcium chloride: Strongly Acid to Neutral
 Reaction in water: Moderately Acid to Slightly Alkaline

Cg horizon: (where present)
 Hue: 10YR, 2.5Y and 5Y
 Value: 2 to 7
 Chroma: 2 or less
 Textures: fine sand, sand, loamy fine sand, or loamy sand, or their mucky analogs.
 Some pedons may have textures of sandy loam, loam, silt loam, or their mucky analogs.
 Thickness: less than 25centimeters (10 inches)
 Reaction: Moderately Acid to Slightly Alkaline

The 2R horizon: soft to hard rippable limestone

COMPETING SERIES:

These are the [Lauderhill](#) and [Tamiami](#) series.
[Lauderhill](#) soils have lithic contact within 91 centimeters (36 inches) of the surface.
[Tamiami](#) soils have lithic contact within 51 to 130 centimeters (20 to 51 inches) of the surface and have Cg horizons within the control section but have a combined thickness of less than one-half of the control section.

GEOGRAPHIC SETTING:

Pahokee soils are in freshwater marshes within peninsular Florida.
 Parent material: 91 to 130 centimeters (36 to 51 inches) of well decomposed, hydrophytic, herbaceous plant remains overlying limestone bedrock.
 Landscape: Lower Coastal Plains
 Landform (s): Freshwater marshes and swamps and depressions on marine terraces

Hillslopes profile position: none applicable
 Geomorphic component: Rice, dip and tread
 Slopes: 0 to 1 percent
 Elevation: 1 to 10 meters (3 to 33 feet)
 Mean annual air temperature: 21 to 26 degrees C (70 to 78 degrees F)
 Mean annual precipitation: 940 to 1,570 millimeters (37 to 62 inches)
 Frost free duration: 300 to 365 days

GEOGRAPHICALLY ASSOCIATED SOILS:

These are [Dania](#), [Lauderhill](#), [Terra Ceia](#) and [Torry](#) soils on similar landforms
[Terra Ceia](#) and [Torry](#) soils are more than 130 centimeters (51 inches) deep to limestone bedrock
[Torry](#) soils have 40 percent or more mineral content
[Dania](#) have limestone bedrock within 20 to 51 centimeters (8 to 20 inches) of the surface
[Lauderhill](#) soils have limestone bedrock between 51 to 91 centimeters (20 to 36 inches) of the surface

DRAINAGE AND SATURATED HYDRAULIC CONDUCTIVITY:

Drainage class: Very poorly drained
 Saturated hydraulic conductivity (Ksat): very high to high
 Permeability: rapid
 Surface runoff: negligible
 Depth to seasonal high water table: Under natural conditions, the soil is covered by water (ponded), or the water table is within 25 centimeters (10 inches) of the surface for 9 to 12 months during most years, except during extended dry periods; in other areas the water table is controlled by anthropogenic activities.
 Flooding frequency and duration: None
 Ponding frequency and duration: Frequently for long duration (9 to 12 months)

USE AND VEGETATION:

Under natural conditions Pahokee soils are used for water quality, water quantity and wildlife habitat.
 In drained areas under agriculture Pahokee soils are used for growing sugarcane, corn, sod, improved pasture, vegetables and other specialty crops.
 Potential natural vegetation consists of sawgrass, sedges, lilies, willow, spikerush, elderberry, and cypress.

DISTRIBUTION AND EXTENT:

Major Land Resource Areas (MLRA): This soil mainly occurs in Florida Everglades and Associated Areas (MLRA 156A). It also occurs in less extent in Southern Florida

Flatwoods (MLRA 155) and Southern Florida Lowlands (MLRA 156B).
Extent: Large extent

MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE: Auburn, Alabama.

SERIES ESTABLISHED:
Palm Beach County, Florida; 1975.

REMARKS:
Control section - 0 to 105 centimeters (0 to 42 inches)

Diagnostic horizons and features recognized in this pedon:

Sapric soil materials: 0 to 105 centimeters (0 to 42 inches), (Oap, Oa1 and Oa2 horizons)

Lithic contact: 105 centimeters (42 inches), (2R horizon)

Aquic Conditions: Endosaturation 0 to 105 centimeters (0 to 42 inches)

Soil Series was classified according to the 12th Edition of the Keys to Soil Taxonomy.

ADDITIONAL DATA:
Laboratory data for the Official Soil Series Description (OSD) typifying Pedon is available on the National Soil Survey website at:
<http://ncsslabdatamart.sc.egov.usda.gov/querypage.aspx>

OSD User Site ID: S1971-FL099-S50_008

OSD User Pedon ID: S1971FL099008

National Cooperative Soil Survey
U.S.A.

Appendix 5-B Listed Animal Species that may occur in the City of Pahokee

Common Name	Scientific Name	State Status	Federal Status
REPTILES			
american alligator	<i>Alligator mississippiensis</i>	SSC (1,3)	
BIRDS			
limpkin	<i>Aramus guarana</i>	SSC (1)	
reddish egret	<i>Egretta rufescens</i>	SSC (1,4)	
snowy egret	<i>Egretta thula</i>	SSC (1)	
little blue heron	<i>Egretta caerulea</i>	SSC (1,4)	
tricolored heron	<i>Egretta tricolor</i>	SSC (1,4)	
white ibis	<i>Eudocimus albus</i>	SSC (2)	
burrowing owl	<i>Athene cunicularia</i>	SSC (1)	
southeastern american kestrel	<i>Falco sparverius paulus</i>	T	
bald eagle	<i>Haliaeetus leucocephalus</i>	T	
MAMMALS			
Florida panther	<i>Puma concolor coryi</i>	E	E

E = Endangered
 T = Threatened
 SSC = Species of Special Concern

Reasons for SSC listings prior to January 1, 2001 are indicated by the number in parenthesis under the following criteria:

- (1) has a significant vulnerability to habitat modification, environmental alteration, human disturbance, or human exploitation which, in the foreseeable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained
- (2) may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking
- (3) may occupy such an unusually vital or essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree
- (4) has not sufficiently recovered from past population depletion

U.S. Fish and Wildlife Service Species Information
www.fws.gov/endangered/wildlife.html

Florida Fish and Wildlife Conservation Commission
<http://myfwc.com/imperiledspecies/>

Category I - Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. *This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.*

Scientific Name	Common Name	Gov. list
<i>Abrus precatorius</i>	rosary pea	N
<i>Acacia auriculiformis</i>	earleaf acacia	
<i>Albizia lebbek</i>	woman's tongue	
<i>Ardisia crenata</i> (= <i>A. crenulata</i>)	coral ardisia	
<i>Ardisia elliptica</i> (= <i>A. humilis</i>)	shoebuttan ardisia	N
<i>Asparagus aethiopicus</i> (= <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)	asparagus-fern	
<i>Bauhinia variegata</i>	orchid tree	
<i>Bischofia javanica</i>	bishopwood	
<i>Calophyllum antillanum</i> (= <i>C. calaba</i> ; <i>C. inophyllum</i> misapplied)	santa maria (names "mast wood," "Alexandrian laurel" used in cultivation)	
<i>Casuarina equisetifolia</i>	Australian pine	P, N
<i>Casuarina glauca</i>	suckering Australian pine	P, N
<i>Cinnamomum camphora</i>	camphor-tree	
<i>Colocasia esculenta</i>	wild taro	
<i>Colubrina asiatica</i>	lather leaf	N
<i>Cupaniopsis anacardioides</i>	carrotwood	N
<i>Dioscorea alata</i>	winged yam	N
<i>Dioscorea bulbifera</i>	air-potato	N
<i>Eichhornia crassipes</i>	water-hyacinth	P
<i>Eugenia uniflora</i>	Surinam cherry	
<i>Ficus microcarpa</i> (<i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)	laurel fig	
<i>Hydrilla verticillata</i>	hydrilla	P, U
<i>Hygrophila polysperma</i>	green hygro	P, U
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	
<i>Imperata cylindrica</i> (<i>I. brasiliensis</i> misapplied)	cogon grass	N, U
<i>Jasminum dichotomum</i>	Gold Coast jasmine	
<i>Jasminum fluminense</i>	Brazilian jasmine	
<i>Lantana camara</i>	lantana, shrub verbena	
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	
<i>Lonicera japonica</i>	Japanese honeysuckle	
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	
<i>Lygodium japonicum</i>	Japanese climbing fern	N
<i>Lygodium microphyllum</i>	Old World climbing fern	N
<i>Macfadyena unguis-cati</i>	cat's claw vine	
<i>Manilkara zapota</i>	sapodilla	
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	P, N, U
<i>Mimosa pigra</i>	catclaw mimosa	P, N, U

Scientific Name	Common Name	Gov. list
<i>Nephrolepis cordifolia</i>	sword fern	
<i>Nephrolepis multiflora</i>	Asian sword fern	
<i>Neyraudia reynaudiana</i>	Burma reed, cane grass	N
<i>Paederia cruddasiana</i>	sewer vine, onion vine	N
<i>Paederia foetida</i>	skunk vine	N
<i>Panicum repens</i>	torpedo grass	
<i>Pennisetum purpureum</i>	Napier grass	
<i>Pistia stratiotes</i>	waterlettuce	P
<i>Psidium cattleianum</i> (= <i>P. littorale</i>)	strawberry guava	
<i>Psidium guajava</i>	guava	
<i>Pueraria montana</i> var. <i>lobata</i> (= <i>P. lobata</i>)	kudzu	N
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	N
<i>Rhynchelytrum repens</i>	Natal grass	
<i>Ruellia tweediana</i> (= <i>R. brittoniana</i>)	Mexican petunia	
<i>Sapium sebiferum</i> (= <i>Triadeca sebifera</i>)	popcorn tree, Chinese tallow tree	N
<i>Scaevola taccada</i> (= <i>Scaevola sericea</i> , <i>S. frutescens</i>)	scaevola, half-flower, beach naupaka	N
<i>Schefflera actinophylla</i> (= <i>Brassaia actinophylla</i>)	schefflera, Queensland umbrella tree	
<i>Schinus terebinthifolius</i>	Brazilian pepper	P, N
<i>Senna pendula</i> var. <i>glabrata</i> (= <i>Cassia coluteoides</i>)	climbing cassia, Christmas cassia, Christmas senna	
<i>Solanum tampicense</i> (= <i>S. houstonii</i>)	wetland night shade, aquatic soda apple	N, U
<i>Solanum viarum</i>	tropical soda apple	N, U
<i>Syngonium podophyllum</i>	arrowhead vine	
<i>Syzygium cumini</i>	jambolan, Java plum	
<i>Tectaria incisa</i>	incised halberd fern	
<i>Thespesia populnea</i>	seaside mahoe	
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i>)	Pará grass	

Category II - Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. *These species may become ranked Category I, if ecological damage is demonstrated.*

Scientific Name	Common Name	Gov. list
<i>Adenanthera pavonina</i>	red sandalwood	
<i>Agave sisalana</i>	sisal hemp	
<i>Alstonia macrophylla</i>	devil-tree	
<i>Alternanthera philoxeroides</i>	alligator weed	P
<i>Antigonon leptopus</i>	coral vine	
<i>Aristolochia littoralis</i>	calico flower	
<i>Asystasia gangetica</i>	Ganges primrose	
<i>Begonia cucullata</i>	wax begonia	
<i>Blechnum pyramidatum</i>	green shrimp plant, Browne's blechnum	
<i>Broussonetia papyrifera</i>	paper mulberry	
<i>Callisia fragrans</i>	inch plant, spironema	
<i>Casuarina cunninghamiana</i>	Australian pine	P
<i>Cecropia palmata</i>	trumpet tree	
<i>Cestrum diurnum</i>	day jessamine	
<i>Chamaedorea seifrizii</i>	bamboo palm	
<i>Cryptostegia madagascariensis</i>	rubber vine	
<i>Cyperus involucratus</i> (<i>C. alternifolius</i> misapplied)	umbrella plant	
<i>Cyperus prolifer</i>	dwarf papyrus	
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	
<i>Epipremnum pinnatum</i> cv. Aureum	pothos	
<i>Ficus altissima</i>	false banyan, council tree	
<i>Flacourtia indica</i>	governor's plum	
<i>Hemarthria altissima</i>	limpo grass	
<i>Hibiscus tiliaceus</i>	mahoe, sea hibiscus	
<i>Ipomoea fistulosa</i> (= <i>I. carnea</i> ssp. <i>fistulosa</i>)	shrub morning-glory	P
<i>Jasminum sambac</i>	Arabian jasmine	
<i>Kalanchoe pinnata</i>	life plant	
<i>Koelreuteria elegans</i> ssp. <i>formosana</i> (= <i>K. formosana</i> ; <i>K. paniculata</i> misapplied)	flamegold tree	
<i>Leucaena leucocephala</i>	lead tree	N
<i>Limnophila sessiliflora</i>	Asian marshweed	P, U
<i>Livistona chinensis</i>	Chinese fan palm	
<i>Melia azedarach</i>	Chinaberry	
<i>Melinis minutiflora</i>	Molassesgrass	
<i>Merremia tuberosa</i>	wood-rose	
<i>Murraya paniculata</i>	orange-jessamine	

Scientific Name	Common Name	Gov. list
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	P
<i>Nymphoides cristata</i>	snowflake	
<i>Panicum maximum</i>	Guinea grass	
<i>Passiflora biflora</i>	two-flowered passion vine	
<i>Pennisetum setaceum</i>	green fountain grass	
<i>Phoenix reclinata</i>	Senegal date palm	
<i>Pittosporum pentandrum</i>	Philippine pittosporum, Taiwanese cheesewood	
<i>Pteris vittata</i>	Chinese brake fern	
<i>Ptychosperma elegans</i>	solitary palm	
<i>Rhoeo spathacea</i> (see <i>Tradescantia spathacea</i>)		
<i>Ricinus communis</i>	castor bean	
<i>Rotala rotundifolia</i>	roundleaf toothcup, dwarf Rotala	
<i>Sansevieria hyacinthoides</i>	bowstring hemp	
<i>Scleria lacustris</i>	Wright's nutrush	
<i>Sesbania punicea</i>	purple sesban, rattlebox	
<i>Solanum diphyllum</i>	Two-leaf nightshade	
<i>Solanum torvum</i>	susumber, turkey berry	N, U
<i>Sphagneticola trilobata</i> (= <i>Wedelia trilobata</i>)	wedelia	
<i>Stachytarpheta urticifolia</i> (= <i>S. cayennensis</i>)	nettle-leaf porterweed	
<i>Syagrus romanzoffiana</i> (= <i>Arecastrum romanzoffianum</i>)	queen palm	
<i>Syzygium jambos</i>	rose-apple	
<i>Terminalia catappa</i>	tropical almond	
<i>Terminalia muelleri</i>	Australian almond	
<i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i>)	oyster plant	
<i>Tribulus cistoides</i>	puncture vine, burr-nut	
<i>Urena lobata</i>	Caesar's weed	
<i>Vitex trifolia</i>	simple-leaf chaste tree	
<i>Washingtonia robusta</i>	Washington fan palm	
<i>Wedelia</i> (see <i>Sphagneticola</i> above)		
<i>Wisteria sinensis</i>	Chinese wisteria	
<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	

FLEPPC. 2007. List of Florida's Invasive Species. Florida Exotic Pest Plant Council. Internet: <http://www.fleppc.org>

Abbreviations: P = Prohibited by Fla. Dept. of Environmental Protection, N = Noxious weed listed by Fla. Dept. of Agriculture & Consumer Services, U = Noxious weed listed by U.S. Department of Agriculture.

Scientific Name	Common Name(s)	Family	State	Federal
Acer rubrum	RED MAPLE	SAPINDACEAE		
Acrostichum danaeifolium	GIANT LEATHER FERN	PTERIDACEAE		
Agalinis filifolia	SEMINOLE FALSE FOXGLOVE	OROBANCHACEAE		
Agalinis linifolia	FLAXLEAF FALSE FOXGLOVE	OROBANCHACEAE		
Ageratina jucunda	HAMMOCK SNAKEROOT	ASTERACEAE		
Aletris lutea	YELLOW COLICROOT	NARTHECIACEAE		
Alternanthera flavescens	YELLOW JOYWEED	AMARANTHACEAE		
Amaranthus australis	SOUTHERN AMARANTH	AMARANTHACEAE		
Ambrosia artemisiifolia	COMMON RAGWEED	ASTERACEAE		
Amorpha fruticosa	BASTARD INDIGOBUSH; FALSE INDIGOBUSH	FABACEAE		
Ampelopsis arborea	PEPPERVINE	VITACEAE		
Amphicarpum muhlenbergianum	BLUE MAIDENCANE	POACEAE		
Amphitecna latifolia	BLACK CALABASH	BIGNONIACEAE		
Andropogon brachystachyus	SHORTSPIKE BLUESTEM	POACEAE		
Andropogon floridanus	FLORIDA BLUESTEM	POACEAE		
Andropogon glomeratus var. glaucopsis	PURPLE BLUESTEM	POACEAE		
Andropogon glomeratus var. pumilus	BUSHY BLUESTEM	POACEAE		
Andropogon ternarius	SPLITBEARD BLUESTEM	POACEAE		
Andropogon virginicus	BROOMSEDGE BLUESTEM	POACEAE		
Andropogon virginicus var. decipiens	BROOMSEDGE BLUESTEM	POACEAE		
Andropogon virginicus var. glaucus	CHALKY BLUESTEM	POACEAE		
Annona glabra	POND APPLE	ANNONACEAE		
Apios americana	GROUNDNUT	FABACEAE		
Apteria aphylla	NODDING NIXIE	BURMANNIACEAE		
Ardisia escallonioides	MARLBERRY	MYRSINACEAE		
Argemone mexicana	MEXICAN PRICKLYPOPPY	PAPAVERACEAE		
Arisaema triphyllum	JACK-IN-THE-PULPIT	ARACEAE		
Aristida palustris	LONGLEAF THREEAWN	POACEAE		
Aristida patula	TALL THREEAWN	POACEAE		
Aristida purpurascens var. tenuispica	HILLSBORO THREEAWN	POACEAE		
Aristida rhizomophora	FLORIDA THREEAWN	POACEAE		
Aristida spiciformis	BOTTLEBRUSH THREEAWN	POACEAE		
Aristida stricta var. beyrichiana	WIREGRASS	POACEAE		
Arnoglossum ovatum	OVATELEAF INDIAN PLANTAIN	ASTERACEAE		
Asclepias curtissii	CURTISS' MILKWEED	APOCYNACEAE	E	
Asclepias incarnata	SWAMP MILKWEED	APOCYNACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Asclepias lanceolata	FEWFLOWER MILKWEED	APOCYNACEAE		
Asclepias tuberosa	BUTTERFLYWEED; BUTTERFLY MILKWEED	APOCYNACEAE		
Asclepias verticillata	WHORLED MILKWEED	APOCYNACEAE		
Asimina reticulata	NETTED PAWPAW	ANNONACEAE		
Asimina tetramera	FOURPETAL PAWPAW	ANNONACEAE	E	E
Asplenium dentatum	TOOTHED SPLEENWORT; SLENDER SPLEENWORT	ASPLENIACEAE	E	
Ayenia euphrasiifolia	EYEBRIGHT AYENIA	MALVACEAE		
Azolla caroliniana	CAROLINA MOSQUITO FERN	AZOLLACEAE		
Baccharis glomeruliflora	SILVERLING	ASTERACEAE		
Baccharis halimifolia	GROUNDSEL TREE; SEA MYRTLE	ASTERACEAE		
Bacopa caroliniana	LEMON BACOPA; BLUE WATERHYSSOP	VERONICACEAE		
Bacopa innominata	TROPICAL WATERHYSSOP	VERONICACEAE		
Bacopa monnieri	HERB-OF-GRACE	VERONICACEAE		
Bartonia virginica	YELLOW SCREWSTEM	GENTIANACEAE		
Bejaria racemosa	TARFLOWER	ERICACEAE		
Bidens alba	BEGGARTICKS; ROMERILLO	ASTERACEAE		
Blechnum serrulatum	TOOTHED MIDSORUS FERN; SWAMP FERN	BLECHNACEAE		
Bletia purpurea	PINEPINK	ORCHIDACEAE	T	
Blutaparon vermiculare	SAMPHIRE; SILVERHEAD	AMARANTHACEAE		
Boehmeria cylindrica	FALSE NETTLE; BOG HEMP	URTICACEAE		
Boerhavia diffusa	RED SPIDERLING; WINEFLOWER	NYCTAGINACEAE		
Boltonia diffusa	SMALLHEAD DOLL'S DAISY	ASTERACEAE		
Buchnera americana	AMERICAN BLUEHEARTS	OROBANCHACEAE		
Bulbostylis ciliatifolia	CAPILLARY HAIRSEGE	CYPERACEAE		
Bulbostylis stenophylla	SANDYFIELD HAIRSEGE	CYPERACEAE		
Bulbostylis warei	WARE'S HAIRSEGE	CYPERACEAE		
Burmannia biflora	BLUETHREAD	BURMANNIACEAE		
Burmannia capitata	SOUTHERN BLUETHREAD	BURMANNIACEAE		
Bursera simaruba	GUMBO-LIMBO	BURSERACEAE		
Caesalpinia bonduc	GRAY NICKER	FABACEAE		
Caesalpinia major	HAWAII PEARLS; YELLOW NICKER	FABACEAE	E	
Callicarpa americana	AMERICAN BEAUTYBERRY	LAMIACEAE		
Callisia cordifolia	FLORIDA ROSELING	COMMELINACEAE		
Calopogon barbatus	BEARDED GRASSPINK	ORCHIDACEAE		
Calopogon pallidus	PALE GRASSPINK	ORCHIDACEAE		
Calopogon tuberosus	TUBEROUS GRASSPINK	ORCHIDACEAE		

Scientific Name	Common Name(s)	Family	State
<i>Calystegia sepium</i> subsp. <i>limnophila</i>	HEDGE FALSE BINDWEED	CONVOLVULACEAE	
<i>Campyloneurum phyllitidis</i>	LONG STRAP FERN	POLYPODIACEAE	
<i>Canna flaccida</i>	BANDANA-OF-THE-EVERGLADES	CANNACEAE	
<i>Capparis flexuosa</i>	BAYLEAF CAPERTREE	BRASSICACEAE	
<i>Capsicum annuum</i> var. <i>glabrusculum</i>	BIRD PEPPER	SOLANACEAE	
<i>Capsicum frutescens</i>	TABASCO PEPPER	SOLANACEAE	
<i>Cardamine pensylvanica</i>	PENNSYLVANIA BITTERCRESS	BRASSICACEAE	
<i>Carex longii</i>	LONG'S SEDGE	CYPERACEAE	
<i>Carex verrucosa</i>	WARTY SEDGE	CYPERACEAE	
<i>Carex vexans</i>	FLORIDA HAMMOCK SEDGE	CYPERACEAE	
<i>Carphephorus paniculatus</i>	HAIRY CHAFFHEAD	ASTERACEAE	
<i>Carya aquatica</i>	WATER HICKORY	JUGLANDACEAE	
<i>Carya floridana</i>	SCRUB HICKORY	JUGLANDACEAE	
<i>Cassytha filiformis</i>	LOVE VINE; DEVIL'S GUT	LAURACEAE	
<i>Celtis laevigata</i>	SUGARBERRY; HACKBERRY	CELTIDACEAE	
<i>Cenchrus echinatus</i>	SOUTHERN SANDBUR	POACEAE	
<i>Cenchrus gracillimus</i>	SLENDER SANDBUR	POACEAE	
<i>Cenchrus spinifex</i>	COASTAL SANDBUR	POACEAE	
<i>Cenchrus tribuloides</i>	SANDDUNE SANDBUR	POACEAE	
<i>Centella asiatica</i>	SPADELEAF	ARALIACEAE	
<i>Centrosema virginianum</i>	SPURRED BUTTERFLY PEA	FABACEAE	
<i>Cephalanthus occidentalis</i>	COMMON BUTTONBUSH	RUBIACEAE	
<i>Ceratophyllum demersum</i>	COONTAIL	CERATOPHYLLACEAE	
<i>Chamaecrista fasciculata</i>	PARTRIDGE PEA	FABACEAE	
<i>Chamaecrista nictitans</i> var. <i>aspera</i>	SENSITIVE PEA	FABACEAE	
<i>Chamaesyce hirta</i>	PILLPOD SANDMAT	EUPHORBIACEAE	
<i>Chamaesyce hypericifolia</i>	GRACEFUL SANDMAT	EUPHORBIACEAE	
<i>Chamaesyce hyssopifolia</i>	HYSSOPLEAF SANDMAT	EUPHORBIACEAE	
<i>Chamaesyce maculata</i>	SPOTTED SANDMAT	EUPHORBIACEAE	
<i>Chapmannia floridana</i>	FLORIDA ALICIA	FABACEAE	
<i>Chaptalia tomentosa</i>	WOOLLY SUNBONNETS; PINELAND DAISY	ASTERACEAE	
<i>Chromolaena odorata</i>	JACK-IN-THE-BUSH	ASTERACEAE	
<i>Chrysobalanus icaco</i>	COCO PLUM	CHRYSOBALANACEAE	
<i>Chrysophyllum oliviforme</i>	SATINLEAF	SAPOTACEAE	T
<i>Chrysopsis delaneyi</i>	DELANEY'S GOLDENASTER	ASTERACEAE	
<i>Cicuta maculata</i>	SPOTTED WATER HEMLOCK	APIACEAE	

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Cirsium horridulum	PURPLE THISTLE	ASTERACEAE		
Cirsium nuttallii	NUTTALL'S THISTLE	ASTERACEAE		
Citharexylum spinosum	FLORIDA FIDDLEWOOD	VERBENACEAE		
Cladium jamaicense	JAMAICA SWAMP SAWGRASS	CYPERACEAE		
Clitoria mariana	ATLANTIC PIGEONWINGS	FABACEAE		
Cnidoscolus stimulosus	TREAD-SOFTLY; FINGER-ROT	EUPHORBIACEAE		
Coccothrinax argentata	FLORIDA SILVER PALM	ARECACEAE	T	
Coelorachis rugosa	WRINKLED JOINTTAILGRASS	POACEAE		
Commelina erecta	WHITEMOUTH DAYFLOWER	COMMELINACEAE		
Conoclinium coelestinum	BLUE MISTFLOWER	ASTERACEAE		
Conradina grandiflora	LARGEFLOWER FALSE ROSEMARY	LAMIACEAE	T	
Conyza canadensis	CANADIAN HORSEWEED	ASTERACEAE		
Coreopsis floridana	FLORIDA TICKSEED	ASTERACEAE		
Coreopsis leavenworthii	LEAVENWORTH'S TICKSEED	ASTERACEAE		
Crinum americanum	SEVEN-SISTERS; STRING-LILY	AMARYLLIDACEAE		
Croton glandulosus	VENTE CONMIGO	EUPHORBIACEAE		
Croton glandulosus var. floridanus	VENTE CONMIGO	EUPHORBIACEAE		
Croton michauxii	RUSHFOIL; MICHAUX'S CROTON	EUPHORBIACEAE		
Ctenitis submarginalis	BROWN-HAIR COMB FERN	DRYOPTERIDACEAE	E	
Ctenium aromaticum	TOOTHACHEGRASS	POACEAE		
Cucurbita okeechobeensis	OKEECHOBEE GOURD	CUCURBITACEAE	E	E
Cuscuta exaltata	TALL DODDER	CONVOLVULACEAE		
Cuscuta pentagona	FIVEANGLED DODDER	CONVOLVULACEAE		
Cuscuta umbellata	FLATGLOBE DODDER	CONVOLVULACEAE		
Cynanchum scoparium	LEAFLESS SWALLOWWORT	APOCYNACEAE		
Cyperus compressus	POORLAND FLATSEDEGE	CYPERACEAE		
Cyperus croceus	BALDWIN'S FLATSEDEGE	CYPERACEAE		
Cyperus distinctus	SWAMP FLATSEDEGE	CYPERACEAE		
Cyperus elegans	ROYAL FLATSEDEGE	CYPERACEAE		
Cyperus flavescens	YELLOW FLATSEDEGE	CYPERACEAE		
Cyperus haspan	HASPAN FLATSEDEGE	CYPERACEAE		
Cyperus lecontei	LECONTE'S FLATSEDEGE	CYPERACEAE		
Cyperus ligularis	SWAMP FLATSEDEGE	CYPERACEAE		
Cyperus odoratus	FRAGRANT FLATSEDEGE	CYPERACEAE		
Cyperus planifolius	FLATLEAF FLATSEDEGE	CYPERACEAE		
Cyperus polystachyos	MANYSPIKE FLATSEDEGE	CYPERACEAE		

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Cyperus retrorsus	PINEBARREN FLATSEGE	CYPERACEAE		
Cyperus surinamensis	TROPICAL FLATSEGE	CYPERACEAE		
Cyperus tetragonus	FOURANGLE FLATSEGE	CYPERACEAE		
Dalbergia ecastaphyllum	COINVINE	FABACEAE		
Dalea carnea	WHITETASSELS	FABACEAE		
Dalea carthagenensis var. floridana	FLORIDA PRAIRIECLOVER	FABACEAE	E	
Dalea feayi	FEAY'S PRAIRIECLOVER	FABACEAE		
Dalea pinnata var. adenopoda	SUMMER FAREWELL	FABACEAE		
Dennstaedtia bipinnata	BIPINNATE CUPLET FERN; CUPLET FERN	DENNSTAEDTIACEAE	E	
Descurainia pinnata	WESTERN TANSYMUSTARD	BRASSICACEAE		
Desmodium paniculatum	PANICLED TICKTREFOIL	FABACEAE		
Dichanthelium aciculare	NEEDLELEAF WITCHGRASS	POACEAE		
Dichanthelium commutatum	VARIABLE WITCHGRASS	POACEAE		
Dichanthelium dichotomum	CYPRESS WITCHGRASS	POACEAE		
Dichanthelium ensifolium var. breve	DWARF CYPRESS WITCHGRASS	POACEAE		
Dichanthelium ensifolium var. unciphyllum	CYPRESS WITCHGRASS	POACEAE		
Dichanthelium erectifolium	ERECTLEAF WITCHGRASS	POACEAE		
Dichanthelium laxiflorum	OPENFLOWER WITCHGRASS	POACEAE		
Dichanthelium leucothrix	ROUGH WITCHGRASS	POACEAE		
Dichanthelium ovale	EGGLEAF WITCHGRASS	POACEAE		
Dichanthelium portoricense	HEMLOCK WITCHGRASS	POACEAE		
Dichanthelium strigosum var. glabrescens	ROUGHHAIR WITCHGRASS	POACEAE		
Dichondra carolinensis	CAROLINA PONYSFOOT	CONVOLVULACEAE		
Dicranopteris flexuosa	DROOPING FORKED FERN	GLEICHENIACEAE		
Digitaria ciliaris	SOUTHERN CRABGRASS	POACEAE		
Digitaria filiformis	SLENDER CRABGRASS; SHAGGY CRABGRASS	POACEAE		
Digitaria horizontalis	JAMAICAN CRABGRASS	POACEAE		
Digitaria insularis	SOURGRASS	POACEAE		
Digitaria serotina	BLANKET CRABGRASS; DWARF CRABGRASS	POACEAE		
Diodia virginiana	VIRGINIA BUTTONWEED	RUBIACEAE		
Diospyros virginiana	COMMON PERSIMMON	EBENACEAE		
Distichlis spicata	SALTGRASS	POACEAE		
Drosera capillaris	PINK SUNDEW	DROSERACEAE		
Drymaria cordata	DRYMARY; WEST INDIAN CHICKWEED	CARYOPHYLLACEAE		
Drypetes lateriflora	GUIANA PLUM	EUPHORBIACEAE	T	
Echinochloa muricata	ROUGH BARNYARDGRASS	POACEAE		

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Echites umbellatus	DEVIL'S POTATO; RUBBERVINE	APOCYNACEAE		
Eclipta prostrata	FALSE DAISY	ASTERACEAE		
Eleocharis albida	WHITE SPIKERUSH	CYPERACEAE		
Eleocharis baldwinii	BALDWIN'S SPIKERUSH; ROADGRASS	CYPERACEAE		
Eleocharis elongata	SLIM SPIKERUSH	CYPERACEAE		
Eleocharis flavescens	YELLOW SPIKERUSH; PALE SPIKERUSH	CYPERACEAE		
Eleocharis geniculata	CANADA SPIKERUSH	CYPERACEAE		
Elionurus tripsacoides	PAN-AMERICAN BALSAMSCALE	POACEAE		
Elytraria caroliniensis var. angustifolia	CAROLINA SCALYSTEM	ACANTHACEAE		
Encyclia tampensis	FLORIDA BUTTERFLY ORCHID	ORCHIDACEAE		
Epidendrum floridense	UMBRELLA STAR ORCHID; UMBELLED EPIDENDRUM	ORCHIDACEAE	E	
Epidendrum nocturnum	NIGHT-SCENTED ORCHID; NIGHT-SCENTED EPIDENDRUM	ORCHIDACEAE	E	
Epidendrum rigidum	STIFF-FLOWER STAR ORCHID; RIGID EPIDENDRUM	ORCHIDACEAE	E	
Eragrostis elliotii	ELLIOTT'S LOVEGRASS	POACEAE		
Eragrostis spectabilis	PURPLE LOVEGRASS	POACEAE		
Erechtites hieraciifolius	AMERICAN BURNWEED; FIREWEED	ASTERACEAE		
Erigeron quercifolius	OAKLEAF FLEABANE	ASTERACEAE		
Erigeron vernus	EARLY WHITETOP FLEABANE	ASTERACEAE		
Eriocaulon compressum	FLATTENED PIPEWORT	ERIOCAULACEAE		
Eriocaulon decangulare	TENANGLE PIPEWORT	ERIOCAULACEAE		
Eriocaulon ravenelii	RAVENEL'S PIPEWORT	ERIOCAULACEAE		
Eriochloa michauxii	MICHAUX'S CUPGRASS	POACEAE		
Eryngium aromaticum	FRAGRANT ERYNGO	APIACEAE		
Eryngium yuccifolium	BUTTON RATTLESNAKEMASTER; BUTTON ERYNGO	APIACEAE		
Erythrina herbacea	CORALBEAN; CHEROKEE BEAN	FABACEAE		
Eulophia alta	WILD COCO	ORCHIDACEAE		
Eupatorium capillifolium	DOGFENNEL	ASTERACEAE		
Eupatorium leptophyllum	FALSEFENNEL	ASTERACEAE		
Eupatorium mikanioides	SEMAPHORE THOROUGHWORT	ASTERACEAE		
Eupatorium mohrii	MOHR'S THOROUGHWORT	ASTERACEAE		
Eupatorium serotinum	LATEFLOWERING THOROUGHWORT	ASTERACEAE		
Euphorbia polyphylla	LESSER FLORIDA SPURGE	EUPHORBIACEAE		
Eustachys glauca	SALTMARSH FINGERGRASS	POACEAE		
Euthamia caroliniana	SLENDER FLATTOP GOLDENROD	ASTERACEAE		
Evolvulus sericeus	SILVER DWARF MORNING-GLORY	CONVOLVULACEAE		
Ficus aurea	STRANGLER FIG; GOLDEN FIG	MORACEAE		

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Fimbristylis autumnalis	SLENDER FIMBRY	CYPERACEAE		
Fimbristylis cymosa	HURRICANEGRASS	CYPERACEAE		
Fimbristylis dichotoma	FORKED FIMBRY	CYPERACEAE		
Fimbristylis puberula	HAIRY FIMBRY	CYPERACEAE		
Fimbristylis spadicea	MARSH FIMBRY	CYPERACEAE		
Flaveria linearis	NARROWLEAF YELLOWTOPS	ASTERACEAE		
Flaveria trinervia	CLUSTERED YELLOWTOPS	ASTERACEAE		
Forestiera segregata	FLORIDA SWAMPPRIVET	OLEACEAE		
Froelichia floridana	COTTONWEED; PLAINS SNAKECOTTON	AMARANTHACEAE		
Fuirena breviseta	SALTMARSH UMBRELLASEDGE	CYPERACEAE		
Fuirena scirpoidea	SOUTHERN UMBRELLASEDGE	CYPERACEAE		
Gaillardia pulchella	FIREWHEEL	ASTERACEAE		
Galactia elliottii	ELLIOTT'S MILKPEA	FABACEAE		
Galactia regularis	EASTERN MILKPEA	FABACEAE		
Galactia volubilis	DOWNY MILKPEA	FABACEAE		
Galium tinctorium	STIFF MARSH BEDSTRAW	RUBIACEAE		
Gamochaeta antillana	CARIBBEAN PURPLE EVERLASTING	ASTERACEAE		
Gamochaeta purpurea	SPOONLEAF PURPLE EVERLASTING	ASTERACEAE		
Gaura angustifolia	SOUTHERN BEEBLOSSOM	ONAGRACEAE		
Gaylussacia dumosa	DWARF HUCKLEBERRY	ERICACEAE		
Geranium carolinianum	CAROLINA CRANESBILL	GERANIACEAE		
Gordonia lasianthus	LOBLOLLY BAY	THEACEAE		
Gossypium hirsutum	UPLAND COTTON; WILD COTTON	MALVACEAE	E	
Gratiola hispida	ROUGH HEDGEHYSSOP	VERONICACEAE		
Gratiola pilosa	SHAGGY HEDGEHYSSOP	VERONICACEAE		
Gratiola ramosa	BRANCHED HEDGEHYSSOP	VERONICACEAE		
Guettarda scabra	ROUGH VELVETSEED	RUBIACEAE		
Gymnanthes lucida	CRABWOOD; OYSTERWOOD	EUPHORBIACEAE		
Gymnopogon ambiguus	BEARDED SKELETONGRASS	POACEAE		
Habenaria floribunda	MIGNONETTE ORCHID	ORCHIDACEAE		
Habenaria nivea	SNOWY ORCHID	ORCHIDACEAE	T	
Habenaria repens	WATERSPIDER FALSE REINORCHID	ORCHIDACEAE		
Halodule wrightii	SHOALWEED	CYMODOCACEAE		
Harrisella porrecta	NEEDLEROOT AIRPLANT ORCHID; THREADROOT	ORCHIDACEAE	T	
Helenium amarum	SPANISH DAISY; BITTERWEED	ASTERACEAE		
Helenium pinnatifidum	SOUTHEASTERN SNEEZEWEED	ASTERACEAE		

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Heliotropium angiospermum	SCORPIONSTAIL	BORAGINACEAE		
Heterotheca subaxillaris	CAMPHORWEED	ASTERACEAE		
Hibiscus furcellatus	LINDENLEAF ROSEMALLOW	MALVACEAE		
Hibiscus grandiflorus	SWAMP ROSEMALLOW	MALVACEAE		
Houstonia procumbens	INNOCENCE; ROUNDEAF BLUET	RUBIACEAE		
Hydrocotyle bonariensis	LARGELEAF MARSHPENNYWORT	ARALIACEAE		
Hydrocotyle umbellata	MANYFLOWER MARSHPENNYWORT	ARALIACEAE		
Hydrocotyle verticillata	WHORLED MARSHPENNYWORT	ARALIACEAE		
Hydrolea corymbosa	SKYFLOWER	HYDROLEACEAE		
Hymenocallis palmeri	ALLIGATORLILY	AMARYLLIDACEAE		
Hypericum cistifolium	ROUNDPOD ST.JOHN'S-WORT	CLUSIACEAE		
Hypericum hypericoides	ST.ANDREW'S-CROSS	CLUSIACEAE		
Hypericum mutilum	DWARF ST.JOHN'S-WORT	CLUSIACEAE		
Hypericum reductum	ATLANTIC ST.JOHN'S-WORT	CLUSIACEAE		
Hypericum tetrapetalum	FOURPETAL ST.JOHN'S-WORT	CLUSIACEAE		
Hypoxis curtissii	COMMON YELLOW STARGRASS	HYPOXIDACEAE		
Hypoxis juncea	FRINGED YELLOW STARGRASS	HYPOXIDACEAE		
Hypoxis wrightii	BRISTLESEED YELLOW STARGRASS	HYPOXIDACEAE		
Hyptis alata	CLUSTERED BUSHMINT; MUSKY MINT	LAMIACEAE		
Ilex cassine	DAHOON	AQUIFOLIACEAE		
Ilex glabra	INKBERRY; GALLBERRY	AQUIFOLIACEAE		
Ilex opaca	AMERICAN HOLLY	AQUIFOLIACEAE		
Indigofera caroliniana	CAROLINA INDIGO	FABACEAE		
Ionopsis utricularioides	DELICATE VIOLET ORCHID; DELICATE IONOPSIS	ORCHIDACEAE	E	
Ipomoea cordatotriloba	TIEVINE	CONVOLVULACEAE		
Ipomoea sagittata	SALTMARSH MORNING-GLORY	CONVOLVULACEAE		
Iresine diffusa	JUBA'S BUSH	AMARANTHACEAE		
Iva microcephala	PIEDMONT MARSHELDER	ASTERACEAE		
Jacquemontia tamnifolia	HAIRY CLUSTERVINE	CONVOLVULACEAE		
Juncus megacephalus	BIGHEAD RUSH	JUNCACEAE		
Juncus scirpoides	NEEDLEPOD RUSH	JUNCACEAE		
Kosteletzkya virginica	VIRGINIA SALTMARSH MALLOW	MALVACEAE		
Krugiodendron ferreum	BLACK IRONWOOD; LEADWOOD	RHAMNACEAE		
Kyllinga odorata	FRAGRANT SPIKESEDGE	CYPERACEAE		
Lachnanthes carolina	CAROLINA REDROOT	HAEMODORACEAE		
Lachnocaulon anceps	WHITEHEAD BOGBUTTON	ERIOCAULACEAE		

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Lachnocaulon beyrichianum	SOUTHERN BOGBUTTON	ERIOCAULACEAE		
Lachnocaulon engleri	ENGLER'S BOGBUTTON	ERIOCAULACEAE		
Lachnocaulon minus	SMALL'S BOGBUTTON	ERIOCAULACEAE		
Lactuca graminifolia	GRASSLEAF LETTUCE	ASTERACEAE		
Lantana involucrata	BUTTONSAGE	VERBENACEAE		
Lasiacis divaricata	SMALLCANE; FLORIDA TIBISEE	POACEAE		
Lechea deckertii	DECKERT'S PINWEED	CISTACEAE		
Lechea torreyi	PIEDMONT PINWEED	CISTACEAE		
Leersia hexandra	SOUTHERN CUTGRASS	POACEAE		
Lemna aequinoctialis	LESSER DUCKWEED	ARACEAE		
Lemna obscura	LITTLE DUCKWEED	ARACEAE		
Lepidium virginicum	VIRGINIA PEPPERWEED	BRASSICACEAE		
Leptochloa fusca subsp. fascicularis	BEARDED SPRANGLETOP	POACEAE		
Leptochloa fusca subsp. uninervia	MEXICAN SPRANGLETOP	POACEAE		
Leptochloa panicea subsp. mucronata	RED SPRANGLETOP	POACEAE		
Liatris chapmanii	CHAPMAN'S GAYFEATHER	ASTERACEAE		
Liatris garberi	GARBER'S GAYFEATHER	ASTERACEAE		
Liatris gracilis	SLENDER GAYFEATHER	ASTERACEAE		
Liatris spicata	DENSE GAYFEATHER	ASTERACEAE		
Licania michauxii	GOPHER APPLE	CHRYSOBALANACEAE		
Lilium catesbaei	CATESBY'S LILY; PINE LILY	LILIACEAE	T	
Linaria canadensis	CANADIAN TOADFLAX	VERONICACEAE		
Linaria floridana	APALACHICOLA TOADFLAX	VERONICACEAE		
Lindernia dubia var. anagallidea	YELLOWSEED FALSE PIMPERNEL	VERONICACEAE		
Linum floridanum	FLORIDA YELLOW FLAX	LINACEAE		
Linum medium var. texanum	STIFF YELLOW FLAX	LINACEAE		
Lobelia feayana	BAY LOBELIA	CAMPANULACEAE		
Lobelia glandulosa	GLADE LOBELIA	CAMPANULACEAE		
Lobelia paludosa	WHITE LOBELIA	CAMPANULACEAE		
Ludwigia alata	WINGED PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia curtissii	CURTISS' PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia erecta	YERBA DE JICOTEA	ONAGRACEAE		
Ludwigia leptocarpa	ANGLESTEM PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia linifolia	SOUTHEASTERN PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia microcarpa	SMALLFRUIT PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia octovalvis	MEXICAN PRIMROSEWILLOW	ONAGRACEAE		

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Ludwigia peploides subsp. glabrescens	FLOATING PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia pilosa	HAIRY PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia repens	CREEPING PRIMROSEWILLOW	ONAGRACEAE		
Ludwigia suffruticosa	SHRUBBY PRIMROSEWILLOW	ONAGRACEAE		
Lupinus diffusus	SKYBLUE LUPINE	FABACEAE		
Lycopodiella appressa	SOUTHERN CLUB-MOSS	LYCOPODIACEAE		
Lycopodiella caroliniana	SLENDER CLUB-MOSS	LYCOPODIACEAE		
Lycopodiella cernua	NODDING CLUB-MOSS; STAGHORN CLUB-MOSS	LYCOPODIACEAE		
Lygodesmia aphylla	ROSE-RUSH	ASTERACEAE		
Lyonia lucida	FETTERBUSH	ERICACEAE		
Lythrum alatum var. lanceolatum	WINGED LOOSESTRIFE	LYTHRACEAE		
Lythrum lineare	WAND LOOSESTRIFE	LYTHRACEAE		
Marshallia graminifolia	GRASSLEAF BARBARA'S BUTTONS	ASTERACEAE		
Mecardonia acuminata subsp. peninsularis	AXILFLOWER	VERONICACEAE		
Melanthera nivea	SNOW SQUARESTEM	ASTERACEAE		
Melothria pendula	CREEPING CUCUMBER	CUCURBITACEAE		
Mentzelia floridana	POORMAN'S PATCH; STICKLEAF	LOASACEAE		
Micranthemum glomeratum	MANATEE MUDFLOWER	VERONICACEAE		
Mikania scandens	CLIMBING HEMPVINE	ASTERACEAE		
Mimosa quadrivalvis var. angustata	SENSITIVE BRIER	FABACEAE		
Mimosa quadrivalvis var. floridana	FLORIDA SENSITIVE BRIER	FABACEAE		
Mitreola petiolata	LAX HORNPOD	LOGANIACEAE		
Mitreola sessilifolia	SWAMP HORNPOD	LOGANIACEAE		
Modiola caroliniana	CAROLINA BRISTLEMALLOW	MALVACEAE		
Monarda punctata	SPOTTED BEEBALM	LAMIACEAE		
Monotropa uniflora	INDIANPIPE	ERICACEAE		
Morinda royoc	REDGAL	RUBIACEAE		
Myrica cerifera	SOUTHERN BAYBERRY; WAX MYRTLE	MYRICACEAE		
Najas guadalupensis	SOUTHERN WATERNYMPH	HYDROCHARITACEAE		
Nelumbo lutea	AMERICAN LOTUS	NELUMBONACEAE		
Nemastylis floridana	CELESTIAL LILY; FALLFLOWERING IXIA	IRIDACEAE	E	
Nephrolepis biserrata	GIANT SWORD FERN	NEPHROLEPIDACEAE	T	
Nephrolepis exaltata	SWORD FERN; WILD BOSTON FERN	NEPHROLEPIDACEAE		
Neptunia pubescens	TROPICAL PUFF	FABACEAE		
Nuphar advena	SPATTERDOCK; YELLOW POND LILY	NYMPHAEACEAE		
Nymphaea mexicana	YELLOW WATERLILY	NYMPHAEACEAE		

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Nymphaea odorata	AMERICAN WHITE WATERLILY	NYMPHAEACEAE		
Nymphoides aquatica	BIG FLOATINGHEART	MENYANTHACEAE		
Oenothera laciniata	CUTLEAF EVENINGPRIMROSE	ONAGRACEAE		
Oldenlandia uniflora	CLUSTERED MILLE GRAINES	RUBIACEAE		
Ophioglossum nudicaule	SLENDER ADDER'S-TONGUE	OPHIOGLOSSACEAE		
Ophioglossum palmatum	HAND FERN	OPHIOGLOSSACEAE	E	
Ophioglossum petiolatum	STALKED ADDER'S TONGUE	OPHIOGLOSSACEAE		
Oplismenus hirtellus	WOODSGRASS; BASKETGRASS	POACEAE		
Osmunda cinnamomea	CINNAMON FERN	OSMUNDACEAE		
Osmunda regalis var. spectabilis	ROYAL FERN	OSMUNDACEAE		
Oxalis corniculata	COMMON YELLOW OR CREEPING WOODSORREL	OXALIDACEAE		
Oxypolis filiformis	WATER COWBANE	APIACEAE		
Packera glabella	BUTTERWEED	ASTERACEAE		
Palafoxia feayi	FEAY'S PALAFOX	ASTERACEAE		
Panicum abscissum	CUTTHROATGRASS	POACEAE	E	
Panicum amarum	BITTER PANICGRASS	POACEAE		
Panicum dichotomiflorum	FALL PANICGRASS	POACEAE		
Panicum dichotomiflorum var. bartowense	FALL PANICGRASS	POACEAE		
Panicum hemitomon	MAIDENCANE	POACEAE		
Panicum hians	GAPING PANICUM	POACEAE		
Panicum rigidulum	REDTOP PANICUM	POACEAE		
Panicum tenerum	BLUEJOINT PANICUM	POACEAE		
Panicum verrucosum	WARTY PANICGRASS	POACEAE		
Panicum virgatum	SWITCHGRASS	POACEAE		
Parietaria floridana	FLORIDA PELLITORY	URTICACEAE		
Parietaria praetermissa	CLUSTERED PELLITORY	URTICACEAE		
Paronychia americana	AMERICAN NAILWORT	CARYOPHYLLACEAE		
Parthenocissus quinquefolia	VIRGINIA CREEPER; WOODBINE	VITACEAE		
Paspalidium geminatum	EGYPTIAN PASPALIDIUM; KISSIMMEEGRASS	POACEAE		
Paspalum boscianum	BULL CROWNGRASS	POACEAE		
Paspalum conjugatum	SOUR PASPALUM; HILOGRASS	POACEAE		
Paspalum praecox	EARLY PASPALUM	POACEAE		
Paspalum setaceum	THIN PASPALUM	POACEAE		
Passiflora incarnata	PURPLE PASSIONFLOWER	PASSIFLORACEAE		
Passiflora suberosa	CORKSYSTEM PASSIONFLOWER	PASSIFLORACEAE		
Pecluma ptilodon var. caespitosa	COMB POLYPODY; SWAMP PLUME POLYPODY	POLYPODIACEAE	E	

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Pectis prostrata	SPREADING CINCHWEED	ASTERACEAE		
Pedilanthus tithymaloides subsp. smallii	JACOB'S LADDER; DEVIL'S BACKBONE; REDBIRD	EUPHORBIACEAE		
Peltandra virginica	GREEN ARROW ARUM	ARACEAE		
Pentalinon luteum	WILD ALLAMANDA; HAMMOCK VIPERSTAIL	APOCYNACEAE		
Persea borbonia	RED BAY	LAURACEAE		
Persea palustris	SWAMP BAY	LAURACEAE		
Petiveria alliacea	GUINEA HEN WEED	PETIVERIACEAE		
Phlebodium aureum	GOLDEN POLYPODY	POLYPODIACEAE		
Phragmites australis	COMMON REED	POACEAE		
Phyla nodiflora	TURKEY TANGLE FOGFRUIT; CAPEWEED	VERBENACEAE		
Phyllanthus abnormis	DRUMMOND'S LEAFFLOWER	EUPHORBIACEAE		
Physalis angulata	CUTLEAF GROUNDCHERRY	SOLANACEAE		
Physalis arenicola	CYPRESSHEAD GROUNDCHERRY	SOLANACEAE		
Physalis pubescens	HUSK TOMATO	SOLANACEAE		
Physalis walteri	WALTER'S GROUNDCHERRY	SOLANACEAE		
Phytolacca americana	AMERICAN POKEWEED	PHYTOLACCACEAE		
Piloblephis rigida	WILD PENNYROYAL	LAMIACEAE		
Pinguicula caerulea	BLUEFLOWER BUTTERWORT	LENTIBULARIACEAE	T	
Pinguicula pumila	SMALL BUTTERWORT	LENTIBULARIACEAE		
Piriqueta cistoides subsp. caroliniana	PITTED STRIPESEED	TURNERACEAE		
Pistia stratiotes	WATER-LETTUCE	ARACEAE		
Pityopsis graminifolia	NARROWLEAF SILKGRASS	ASTERACEAE		
Pityrogramma trifoliata	GOLDENROD FERN	PTERIDACEAE		
Plantago virginica	VIRGINIA PLANTAIN; SOUTHERN PLANTAIN	PLANTAGINACEAE		
Pleopeltis polypodioides var. michauxiana	RESURRECTION FERN	POLYPODIACEAE		
Pluchea baccharis	ROSY CAMPHORWEED	ASTERACEAE		
Pluchea foetida	STINKING CAMPHORWEED	ASTERACEAE		
Pluchea odorata	SWEETSCENT	ASTERACEAE		
Plumbago zeylanica	DOCTORBUSH	PLUMBAGINACEAE		
Pogonia ophioglossoides	ROSE POGONIA; SNAKEMOUTH ORCHID	ORCHIDACEAE	T	
Poinsettia cyathophora	PAINTEDLEAF; FIRE-ON-THE-MOUNTAIN	EUPHORBIACEAE		
Polanisia tenuifolia	SLENDERLEAF CLAMMYWEED	BRASSICACEAE		
Polygala baldunii	BALDWIN'S MILKWORT	POLYGALACEAE		
Polygala cruciata	DRUMHEADS	POLYGALACEAE		
Polygala incarnata	PROCESSION FLOWER	POLYGALACEAE		
Polygala lutea	ORANGE MILKWORT	POLYGALACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Polygala nana	CANDYROOT	POLYGALACEAE		
Polygala rugelii	YELLOW MILKWORT	POLYGALACEAE		
Polygala smallii	SMALL'S MILKWORT; TINY POLYGALA	POLYGALACEAE	E	E
Polygala violacea	SHOWY MILKWORT	POLYGALACEAE		
Polygonella ciliata	HAIRY JOINTWEED	POLYGONACEAE		
Polygonella polygama	OCTOBER FLOWER	POLYGONACEAE		
Polygonum hydropiperoides	MILD WATERPEPPER; SWAMP SMARTWEED	POLYGONACEAE		
Polygonum lapathifolium	CURLYTOP KNOTWEED; PALE SMARTWEED	POLYGONACEAE		
Polygonum punctatum	DOTTED SMARTWEED	POLYGONACEAE		
Polygonum setaceum	BOG SMARTWEED	POLYGONACEAE		
Polypremum procumbens	RUSTWEED; JUNIPERLEAF	TETRACHONDRAEAE		
Pontederia cordata	PICKERELWEED	PONTEDERIAEAE		
Portulaca pilosa	PINK PURSLANE; KISS-ME-QUICK	PORTULACAEAE		
Potamogeton illinoensis	ILLINOIS PONDWEED	POTAMOGETONACEAE		
Potamogeton pusillus	SMALL PONDWEED	POTAMOGETONACEAE		
Proserpinaca pectinata	COMBLEAF MERMAIDWEED	HALORAGACEAE		
Pseudognaphalium obtusifolium	SWEET EVERLASTING; RABBIT TOBACCO	ASTERACEAE		
Psilotum nudum	WHISK-FERN	PSILOTACEAE		
Psychotria nervosa	WILD COFFEE	RUBIACEAE		
Psychotria sulzneri	SHORTLEAF WILD COFFEE	RUBIACEAE		
Pteridium aquilinum var. caudatum	LACY BRACKEN	DENNSTAEDTIAEAE		
Pteridium aquilinum var. pseudocaudatum	TAILED BRACKEN	DENNSTAEDTIAEAE		
Pteris bahamensis	BAHAMA LADDER BRAKE	PTERIDACEAE	T	
Pteris quadriaurita	STRIPED BRAKE	PTERIDACEAE		
Pterocaulon pycnostachyum	BLACKROOT	ASTERACEAE		
Ptilimnium capillaceum	MOCK BISHOPSWEED; HERBWILLIAM	APIACEAE		
Quercus chapmanii	CHAPMAN'S OAK	FAGACEAE		
Quercus elliotii	RUNNING OAK	FAGACEAE		
Quercus geminata	SAND LIVE OAK	FAGACEAE		
Quercus myrtifolia	MYRTLE OAK	FAGACEAE		
Quercus nigra	WATER OAK	FAGACEAE		
Quercus virginiana	LIVE OAK	FAGACEAE		
Rapanea punctata	MYRSINE; COLICWOOD	MYRSINACEAE		
Rhexia cubensis	WEST INDIAN MEADOWBEAUTY	MELASTOMATAEAE		
Rhexia nuttallii	NUTTALL'S MEADOWBEAUTY	MELASTOMATAEAE		
Rhus copallinum	WINGED SUMAC	ANACARDIAEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Rhynchosia cinerea	BROWNSHAIR SNOUTBEAN	FABACEAE		
Rhynchospora breviseta	SHORTBRISTLE BEAKSEDGE	CYPERACEAE		
Rhynchospora chapmanii	CHAPMAN'S BEAKSEDGE	CYPERACEAE		
Rhynchospora ciliaris	FRINGED BEAKSEDGE	CYPERACEAE		
Rhynchospora colorata	STARRUSH WHITETOP	CYPERACEAE		
Rhynchospora divergens	SPREADING BEAKSEDGE	CYPERACEAE		
Rhynchospora fascicularis	FASCICLED BEAKSEDGE	CYPERACEAE		
Rhynchospora filifolia	THREADLEAF BEAKSEDGE	CYPERACEAE		
Rhynchospora globularis	GLOBE BEAKSEDGE	CYPERACEAE		
Rhynchospora harperi	HARPER'S BEAKSEDGE	CYPERACEAE		
Rhynchospora inundata	NARROWFRUIT HORNED BEAKSEDGE	CYPERACEAE		
Rhynchospora latifolia	GIANT WHITETOP; SANDSWAMP WHITETOP	CYPERACEAE		
Rhynchospora megalocarpa	SANDYFIELD BEAKSEDGE	CYPERACEAE		
Rhynchospora microcarpa	SOUTHERN BEAKSEDGE	CYPERACEAE		
Rhynchospora microcephala	BUNCHED BEAKSEDGE	CYPERACEAE		
Rhynchospora miliacea	MILLET BEAKSEDGE	CYPERACEAE		
Rhynchospora nitens	SHORTBEAK BEAKSEDGE; BALDRUSH	CYPERACEAE		
Rhynchospora odorata	FRAGRANT BEAKSEDGE	CYPERACEAE		
Rhynchospora plumosa	PLUMED BEAKSEDGE	CYPERACEAE		
Rhynchospora rariflora	FEWFLOWER BEAKSEDGE	CYPERACEAE		
Rhynchospora tracyi	TRACY'S BEAKSEDGE	CYPERACEAE		
Rhynchospora wrightiana	WRIGHT'S BEAKSEDGE	CYPERACEAE		
Rivina humilis	ROUGEPLANT	PETIVERIACEAE		
Rorippa teres	SOUTHERN MARSH YELLOWCRESS	BRASSICACEAE		
Rotala ramosior	LOWLAND ROTALA; TOOTHCUP	LYTHRACEAE		
Roystonea regia	FLORIDA ROYAL PALM	ARECACEAE	E	
Rubus trivialis	SOUTHERN DEWBERRY	ROSACEAE		
Rudbeckia hirta	BLACKEYED SUSAN	ASTERACEAE		
Ruellia caroliniensis	CAROLINA WILD PETUNIA	ACANTHACEAE		
Rumex verticillatus	SWAMP DOCK	POLYGONACEAE		
Sabal etonia	SCRUB PALMETTO	ARECACEAE		
Sabal palmetto	CABBAGE PALM	ARECACEAE		
Sabatia brevifolia	SHORTLEAF ROSEGENTIAN	GENTIANACEAE		
Sabatia decandra	BARTRAM'S ROSEGENTIAN	GENTIANACEAE		
Sabatia grandiflora	LARGEFLOWER ROSEGENTIAN	GENTIANACEAE		
Sabatia stellaris	ROSE-OF-PLYMOUTH	GENTIANACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Saccharum giganteum	SUGARCANE PLUMEGRASS	POACEAE		
Sacciolepis striata	AMERICAN CUPSCALE	POACEAE		
Sacoila lanceolata	LEAFLESS BEAKED LADIESTRESSES	ORCHIDACEAE	T	
Sagittaria lancifolia	BULLTONGUE ARROWHEAD	ALISMATACEAE		
Sagittaria latifolia	COMMON ARROWHEAD; DUCK POTATO	ALISMATACEAE		
Salvia coccinea	TROPICAL SAGE; BLOOD SAGE	LAMIACEAE		
Salvia occidentalis	WEST INDIAN SAGE	LAMIACEAE		
Salvia serotina	LITTLEWOMAN	LAMIACEAE		
Sambucus nigra subsp. canadensis	AMERICAN ELDER; ELDERBERRY	ADOXACEAE		
Sarcostemma clausum	WHITE TWINEVINE	APOCYNACEAE		
Schizachyrium scoparium	LITTLE BLUESTEM	POACEAE		
Schizaea pennula	RAY FERN	SCHIZAEACEAE	E	
Schoenocaulon dubium	FLORIDA FEATHERSHANK	MELANTHIACEAE		
Schoenolirion albiflorum	WHITE SUNNYBELL	HYACINTHACEAE		
Schoenus nigricans	BLACK BOGRUSH	CYPERACEAE		
Scirpus californicus	GIANT BULRUSH; CALIFORNIA BULRUSH	CYPERACEAE		
Scirpus pungens	THREESQUARE BULRUSH	CYPERACEAE		
Scirpus robustus	SALTMARSH BULRUSH	CYPERACEAE		
Scirpus tabernaemontani	SOFTSTEM BULRUSH	CYPERACEAE		
Scleria baldwinii	BALDWIN'S NUTRUSH	CYPERACEAE		
Scleria ciliata	FRINGED NUTRUSH	CYPERACEAE		
Scleria distans	RIVERSWAMP NUTRUSH	CYPERACEAE		
Scleria georgiana	SLENDERFRUIT NUTRUSH	CYPERACEAE		
Scleria reticularis	NETTED NUTRUSH	CYPERACEAE		
Scleria verticillata	LOW NUTRUSH	CYPERACEAE		
Scoparia dulcis	SWEETBROOM; LICORICEWEED	VERONICACEAE		
Senna ligustrina	PRIVET WILD SENSITIVE PLANT	FABACEAE		
Serenoa repens	SAW PALMETTO	ARECACEAE		
Sesbania herbacea	DANGLEPOD	FABACEAE		
Sesbania vesicaria	BLADDERPOD; BAGPOD	FABACEAE		
Setaria magna	GIANT BRISTLEGRASS	POACEAE		
Setaria parviflora	YELLOW BRISTLEGRASS; KNOTROOT FOXTAIL	POACEAE		
Seymeria pectinata	PIEDMONT BLACKSENNA	OROBANCHACEAE		
Sida rhombifolia	CUBAN JUTE; INDIAN HEMP	MALVACEAE		
Sida ulmifolia	COMMON WIREWEED; COMMON FANPETALS	MALVACEAE		
Sideroxylon foetidissimum	FALSE MASTIC	SAPOTACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Sideroxylon reclinatum	FLORIDA BULLY	SAPOTACEAE		
Sideroxylon salicifolium	WILLOW BUSTIC; WHITE BULLY	SAPOTACEAE		
Sideroxylon tenax	TOUGH BULLY	SAPOTACEAE		
Simarouba glauca	PARADISE TREE	SIMAROUBACEAE		
Sisyrinchium angustifolium	NARROWLEAF BLUE-EYED GRASS	IRIDACEAE		
Sisyrinchium nashii	NASH'S BLUE-EYED GRASS	IRIDACEAE		
Sisyrinchium xerophyllum	JEWELLED BLUE-EYED GRASS	IRIDACEAE		
Smilax auriculata	EARLEAF GREENBRIER	SMILACACEAE		
Smilax bona-nox	SAW GREENBRIER	SMILACACEAE		
Smilax laurifolia	LAUREL GREENBRIER; BAMBOO VINE	SMILACACEAE		
Smilax tamnoides	BRISTLY GREENBRIER; HOGBRIER	SMILACACEAE		
Solanum americanum	AMERICAN BLACK NIGHTSHADE	SOLANACEAE		
Solanum bahamense	BAHAMA NIGHTSHADE; CANKERBERRY	SOLANACEAE		
Solanum capsicoides	SODA APPLE; COCKROACHBERRY	SOLANACEAE		
Solanum chenopodioides	BLACK NIGHTSHADE	SOLANACEAE		
Solidago odora var. chapmanii	CHAPMAN'S GOLDENROD	ASTERACEAE		
Solidago stricta	WAND GOLDENROD	ASTERACEAE		
Spartina alterniflora	SALTMARSH CORDGRASS; SMOOTH CORDGRASS	POACEAE		
Spartina bakeri	SAND CORDGRASS	POACEAE		
Spermacoce prostrata	PROSTRATE FALSE BUTTONWEED	RUBIACEAE		
Spermacoce remota	WOODLAND FALSE BUTTONWEED	RUBIACEAE		
Spermacoce terminalis	EVERGLADES KEY FALSE BUTTONWEED	RUBIACEAE	T	
Spigelia anthelmia	WEST INDIAN PINKROOT	STRYCHNACEAE		
Spiranthes laciniata	LACELIP LADIESTRESSES	ORCHIDACEAE	T	
Spiranthes praecox	GREENVEIN LADIESTRESSES	ORCHIDACEAE		
Spiranthes torta	SOUTHERN LADIESTRESSES	ORCHIDACEAE	E	
Spiranthes vernalis	SPRING LADIESTRESSES	ORCHIDACEAE		
Spirodela polyrhiza	COMMON DUCKWEED	ARACEAE		
Stachytarpheta jamaicensis	BLUE PORTERWEED; JOEE	VERBENACEAE		
Stenandrium dulce	SWEET SHAGGYTUFT	ACANTHACEAE		
Stenotaphrum secundatum	ST. AUGUSTINEGRASS	POACEAE		
Stillingia aquatica	WATER TOOTHLEAF; CORKWOOD	EUPHORBIACEAE		
Stillingia sylvatica	QUEENSDELIGHT	EUPHORBIACEAE		
Stipulicida setacea	PINELAND SCALYPINK	CARYOPHYLLACEAE		
Stylisma villosa	HAIRY DAWNFLOWER	CONVOLVULACEAE		
Symphotrichum bahamense	BAHAMAN ASTER	ASTERACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Symphyotrichum carolinianum	CLIMBING ASTER	ASTERACEAE		
Symphyotrichum elliottii	ELLIOTT'S ASTER	ASTERACEAE		
Symphyotrichum simmondsii	SIMMONDS' ASTER	ASTERACEAE		
Syngonanthus flavidulus	YELLOW HATPINS	ERIOCAULACEAE		
Taxodium ascendens	POND-CYPRESS	CUPRESSACEAE		
Taxodium distichum	BALD-CYPRESS	CUPRESSACEAE		
Tectaria heracleifolia	BROAD HALBERD FERN	DRYOPTERIDACEAE	T	
Tephrosia angustissima var. curtissii	CURTISS' HOARYPEA	FABACEAE	E	
Tephrosia rugelii	RUGEL'S HOARYPEA	FABACEAE		
Teucrium canadense	WOODSAGE; CANADIAN GERMANDER	LAMIACEAE		
Thalia geniculata	ALLIGATORFLAG; FIREFLAG	MARANTACEAE		
Thelypteris hispidula var. versicolor	HAIRY MAIDEN FERN	THELYPTERIDACEAE		
Thelypteris interrupta	HOTTENTOT FERN; WILLDENOW'S FERN	THELYPTERIDACEAE		
Thelypteris kunthii	WIDESPREAD MAIDEN OR SOUTHERN SHIELD FERN	THELYPTERIDACEAE		
Thelypteris palustris var. pubescens	MARSH FERN	THELYPTERIDACEAE		
Thelypteris serrata	TOOTHED OR DENTATE LATTICE-VEIN FERN	THELYPTERIDACEAE	E	
Tillandsia balbisiana	NORTHERN NEEDLELEAF; REFLEXED WILD PINE	BROMELIACEAE	T	
Tillandsia fasciculata var. densispica	CARDINAL AIRPLANT; COMMON WILD PINE	BROMELIACEAE	E	
Tillandsia flexuosa	TWISTED AIRPLANT; BANDED AIRPLANT	BROMELIACEAE	T	
Tillandsia paucifolia	POTBELLY AIRPLANT	BROMELIACEAE		
Tillandsia recurvata	BALLMOSS	BROMELIACEAE		
Tillandsia setacea	SOUTHERN NEEDLELEAF	BROMELIACEAE		
Tillandsia usneoides	SPANISH MOSS	BROMELIACEAE		
Tillandsia utriculata	GIANT AIRPLANT; GIANT WILD PINE	BROMELIACEAE	E	
Tillandsia variabilis	LEATHERLEAF AIRPLANT; SOFT-LEAVED WILD PINE	BROMELIACEAE	T	
Tillandsia x smalliana	REDDISH WILD-PINE	BROMELIACEAE		
Tolumnia bahamensis	VARIEGATED ORCHID; DANCINGLADY ORCHID	ORCHIDACEAE	E	
Toxicodendron radicans	EASTERN POISON IVY	ANACARDIACEAE		
Trema micranthum	NETTLETREE	CELTIDACEAE		
Triadenum virginicum	VIRGINIA MARSH ST.JOHN'S-WORT	CLUSIACEAE		
Trianthema portulacastrum	DESERT HORSEPURSLANE	AIZOACEAE		
Trichostema dichotomum	FORKED BLUECURLS	LAMIACEAE		
Tridens flavus	TALL REDTOP; PURPLETOP TRIDENS	POACEAE		
Triglochin striata	ARROWGRASS	JUNCAGINACEAE		
Triphora gentianoides	GENTIAN NODDINGCAPS	ORCHIDACEAE		
Typha domingensis	SOUTHERN CATTAIL	TYPHACEAE		

Scientific Name	Common Name(s)	Family	State	Federal
Typha latifolia	BROADLEAF CATTAIL	TYPHACEAE		
Ulmus americana	AMERICAN ELM	ULMACEAE		
Urochloa adspersa	DOMINICAN SIGNALGRASS	POACEAE		
Utricularia cornuta	HORNED BLADDERWORT	LENTIBULARIACEAE		
Utricularia foliosa	LEAFY BLADDERWORT	LENTIBULARIACEAE		
Utricularia gibba	HUMPED BLADDERWORT	LENTIBULARIACEAE		
Utricularia purpurea	EASTERN PURPLE BLADDERWORT	LENTIBULARIACEAE		
Utricularia resupinata	LAVENDER BLADDERWORT	LENTIBULARIACEAE		
Utricularia simulans	FRINGED BLADDERWORT	LENTIBULARIACEAE		
Utricularia subulata	ZIGZAG BLADDERWORT	LENTIBULARIACEAE		
Vallisneria americana	TAPEGRASS; AMERICAN EELGRASS	HYDROCHARITACEAE		
Verbena scabra	SANDPAPER VERVAIN; HARSH VERVAIN	VERBENACEAE		
Verbesina virginica	WHITE CROWNBEARD; FROSTWEED	ASTERACEAE		
Vernonia blodgettii	FLORIDA IRONWEED; BLODGETT'S IRONWEED	ASTERACEAE		
Vicia acutifolia	FOURLEAF VETCH	FABACEAE		
Vigna luteola	HAIRYPOD COWPEA	FABACEAE		
Viola lanceolata	BOG WHITE VIOLET	VIOLACEAE		
Viola palmata	EARLY BLUE VIOLET	VIOLACEAE		
Viola primulifolia	PRIMROSELEAF VIOLET	VIOLACEAE		
Vitis rotundifolia	MUSCADINE	VITACEAE		
Vitis shuttleworthii	CALLOOSE GRAPE	VITACEAE		
Vittaria lineata	SHOESTRING FERN	VITTARIACEAE		
Waltheria indica	SLEEPY MORNING	MALVACEAE		
Woodwardia areolata	NETTED CHAIN FERN	BLECHNACEAE		
Woodwardia virginica	VIRGINIA CHAIN FERN	BLECHNACEAE		
Ximenia americana	TALLOW WOOD; HOG PLUM	OLACACEAE		
Xyris brevifolia	SHORTLEAF YELLOWEYED GRASS	XYRIDACEAE		
Xyris calcicola	LIMESTONE YELLOWEYED GRASS	XYRIDACEAE		
Xyris caroliniana	CAROLINA YELLOWEYED GRASS	XYRIDACEAE		
Xyris elliottii	ELLIOTT'S YELLOWEYED GRASS	XYRIDACEAE		
Xyris flabelliformis	SAVANNAH YELLOWEYED GRASS	XYRIDACEAE		
Xyris jupicai	RICHARD'S YELLOWEYED GRASS	XYRIDACEAE		
Xyris smalliana	SMALL'S YELLOWEYED GRASS	XYRIDACEAE		
Yucca filamentosa	ADAM'S NEEDLE	AGAVACEAE		
Zanthoxylum clava-herculis	HERCULES'-CLUB	RUTACEAE		
Zanthoxylum coriaceum	BISCAYNE PRICKLYASH; LEATHERY PRICKLYASH	RUTACEAE	E	

Scientific Name	Common Name(s)	Family	State	Federal
Zanthoxylum fagara	WILD LIME; LIME PRICKLYASH	RUTACEAE		
Zephyranthes simpsonii	REDMARGIN ZEPHYRLILY; SIMPSON'S ZEPHYRLILY	AMARYLLIDACEAE	T	
Zizaniopsis miliacea	SOUTHERN WILD RICE; GIANT CUTGRASS	POACEAE		

Status column indicates if the species is listed as T = Threatened or E = Endangered by either the State or the Federal Government

Atlas of Florida Vascular Plants, Institute for Systematic Botany
<http://www.plantatlas.usf.edu/>

Appendix 7A:

CFN 20170301249
OR BK 29301 PG 336
RECORDED 08/18/201
Palm Beach County, Fl
AMT
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Pgs 0336-0394; (59Pgs)

Section H, Item C.

INTERLOCAL AGREEMENT

between

THE SCHOOL BOARD OF PALM BEACH COUNTY,

PALM BEACH COUNTY,

and

MUNICIPALITIES OF PALM BEACH COUNTY

for

COORDINATED PLANNING



CFM 20160206984
OR BK 28360 PG 1179
RECORDED 05/11/2016 08:30:49
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1179 - 1220; (42pgs)

INTERLOCAL AGREEMENT

between

THE SCHOOL BOARD OF PALM BEACH COUNTY,

PALM BEACH COUNTY,

and

MUNICIPALITIES OF PALM BEACH COUNTY

for

COORDINATED PLANNING

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- EXHIBIT A Participation Agreement**
- EXHIBIT B Form 1: Approved Future Land Use Amendments**
- EXHIBIT C Form 2: Summary of Approved Development Orders**

R2015-1864

INTERLOCAL AGREEMENT DEC 15 2015
between
THE SCHOOL BOARD OF PALM BEACH COUNTY,
PALM BEACH COUNTY,
and
MUNICIPALITIES OF PALM BEACH COUNTY
for
COORDINATED PLANNING

An Interlocal Agreement between PALM BEACH COUNTY (hereafter referred to as the "COUNTY"), operating through its BOARD OF COUNTY COMMISSIONERS; those municipalities who have executed this Agreement (hereafter referred to singly as "MUNICIPALITY" or collectively as "MUNICIPALITIES"); and THE SCHOOL BOARD OF PALM BEACH COUNTY (hereafter referred to as the "SCHOOL BOARD"), operating through the SCHOOL DISTRICT OF PALM BEACH COUNTY (hereafter referred to as the "SCHOOL DISTRICT");

WHEREAS, Section 163.01, Florida Statutes, enables local governments to cooperate with other local governments and public agencies, including school boards, to provide services and facilities on a basis of mutual advantage, and to enter into an Interlocal Agreement; and

WHEREAS, the COUNTY, the MUNICIPALITIES and the SCHOOL BOARD have determined that the safe, convenient, orderly and adequate provision of public school facilities is essential to the health, safety, and general welfare of the citizens of Palm Beach County; and

WHEREAS, in order to provide adequate public school facilities in a timely manner and at appropriate locations, the COUNTY, the MUNICIPALITIES and SCHOOL BOARD have further determined that it is necessary and appropriate for the entities to cooperate with each other to maintain adequate capacity and to provide capacity for projected new growth; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act requires the COUNTY and the MUNICIPALITIES to adopt comprehensive plans to guide and control future development; and

WHEREAS, Article IX, Sections 1 and 4 of the Florida Constitution require a uniform system of free public schools on a county-wide basis, and provide that each county shall constitute a SCHOOL DISTRICT subject to supervision by the State Board of Education as provided by general law; and

WHEREAS, Section 1013.33, Florida Statutes, requires the coordination of planning between school boards and local governments to ensure that the plans for the construction and opening of public educational facilities are coordinated in time and place with plans for residential development; and

WHEREAS, Section 1013.33, Florida Statutes, requires the general location of educational facilities to be consistent with the COUNTY'S and the MUNICIPALITIES' Comprehensive Plans; and

WHEREAS, Section 1013.33, Florida Statutes, requires the SCHOOL BOARD to submit plans for public educational facilities to the COUNTY and the MUNICIPALITIES and requires each local jurisdiction to determine the consistency of the plans with the effective Comprehensive Plan and applicable land development regulations; and

WHEREAS, Section 163.3177(6)(h), Florida Statutes, requires the COUNTY and the MUNICIPALITIES to coordinate the adopted local comprehensive plans with each other and the plans of the SCHOOL BOARD; and

WHEREAS, Sections 163.3177(6)(h)1 and 163.3177(6)(h)2, Florida Statutes, require an intergovernmental coordination element showing relationships and stating principles and

guidelines to be used in coordinating 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, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to s. 373.709, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require; and

WHEREAS, the intergovernmental coordination element must describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

NOW, THEREFORE, in order to accomplish these goals and purposes, and in consideration of the mutual obligations and benefits the COUNTY, the MUNICIPALITIES and the SCHOOL BOARD (hereafter referred to collectively as "PARTIES") hereby enter into this Agreement.

I. DEFINITIONS

Capacity Projects - New school construction or any project that adds necessary improvements to accommodate additional permanent student stations or core facilities needed for the educational program of each type of school based on the State Requirements for Educational Facilities (SREF).

Consistency - The condition of not being in conflict with and in furtherance of the goals, objectives and policies of the Comprehensive Plan Elements and this Agreement.

Educational Facilities - The buildings, equipment, structures, and special educational use areas that are built, installed, or established to serve educational purposes only.

Educational Plant Survey - A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

First FTE Student Count - A first semester count of all "full time equivalent" students. The date of the first FTE count is determined by the Florida Department of Education each school year, pursuant to Chapter 1011.62, Florida Statutes.

Five-Year Work Plan - The School Board of Palm Beach County Five-Year District Facilities Work Program adopted pursuant to Section 1013.35, Florida Statutes.

Florida Inventory of School Houses (FISH) - A report of the capacity of existing facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program. FISH capacity includes modular capacity in Palm Beach County.

Intergovernmental Plan Amendment Review Committee (IPARC) - The interlocal committee, established through the "Comprehensive Plan Amendment Coordinated Review Interlocal Agreement" dated October 1, 1993, which coordinates comprehensive plan amendment review.

Local Governments - PALM BEACH COUNTY and the participating MUNICIPALITIES.

Permanent Student Station - The floor area in a public school facility required to house a student in an instructional program.

Residential Development - Any development that is comprised, in whole or part, of dwelling units for permanent human habitation.

School Board Five-Year Capital Facilities Plan - The SCHOOL BOARD OF PALM BEACH COUNTY Five-Year Work Plan and Capital Budget as authorized by Section 1013.35, Florida Statutes.

School Board of Palm Beach County Five-Year Capital Improvement Schedule - A Table of expenditures and revenues summarizing capital and non-capital projects.

Significant Renovation -- Renovation or construction on existing school sites, which results in a greater than 5 percent increase in student capacity (FISH).

II. CAPITAL IMPROVEMENT PLAN

A. SCHOOL BOARD'S Five-Year Capital Facilities Plan

1. On or before September 30th of each year, the SCHOOL BOARD shall adopt and update the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan for public schools in PALM BEACH COUNTY.

2. The SCHOOL BOARD'S Five-Year Capital Facilities Plan shall specify all new construction, remodeling or renovation projects which will add permanent FISH capacity or modernize existing facilities.

3. The SCHOOL BOARD'S Five-Year Capital Facilities Plan and each annual update shall include a description of each school project, the amount of money to be spent in each fiscal year for the planning, preparation, land acquisition, and actual construction and renovation of each school project which adds FISH capacity or modernizes existing facilities; the amount of FISH capacity added, if any; and a generalized location map for schools depicted in the SCHOOL BOARD'S Five-Year Capital Facilities Plan consistent with the SCHOOL

BOARD'S current Educational Plant Survey and with the Future Land Use Elements of each MUNICIPALITY'S Comprehensive Plan and the COUNTY'S Comprehensive Plan.

4. The SCHOOL BOARD'S Five-Year Capital Facilities Plan and each annual update shall identify the projected enrollment, capacity and utilization percentage of all schools of each type for each year of the Plan. The SCHOOL BOARD shall annually update the Five Year Capital Improvement Schedule when updating the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan.

5. The SCHOOL BOARD shall initiate the necessary program and/or boundary adjustments to reflect the new capacity for the schools that are scheduled to be constructed and opened for each year of the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan.

B. Ten- and Twenty-Year Work Plan

In addition to the adopted SCHOOL BOARD'S Five-Year Capital Facilities Plan, the SCHOOL BOARD shall annually adopt a 10-year and a 20-year Work Plan based upon enrollment projections and facility needs for the 10-year and 20-year periods. It is recognized that the projections in the 10- and 20-year time frames are tentative and should be used only for general planning purposes.

C. Transmittal

The SCHOOL DISTRICT shall transmit electronically or via posting on its website the proposed SCHOOL BOARD'S Five-Year Capital Facilities Plan along with data and analysis to the MUNICIPALITIES and COUNTY on or before July 1st of each year commencing after the effective date of this Agreement.

D. Final Adoption

Unless it is delayed by mediation or a lawful challenge, the SCHOOL BOARD

shall adopt the SCHOOL DISTRICT'S Five-Year Capital Facilities Plan and it shall become effective no later than September 30th of each year.

E. Material Amendment to the School District's Five-Year Capital Facilities Plan

1. The SCHOOL BOARD shall not amend the SCHOOL DISTRICT's Capital Facilities Plan so as to modify, delay or delete any capacity addition project in the first three years of the Program unless the SCHOOL BOARD determines by written findings, with the concurrence of at least five Board members the following:

(a) That the modification, delay or deletion of a project is required in order to meet the SCHOOL BOARD'S constitutional obligation to provide a county-wide uniform system of free public schools or other legal obligations imposed by state or federal law, or

(b) That the modification, delay or deletion of a project is occasioned by unanticipated change in population projections or growth patterns or is required in order to provide needed capacity in a location that has a current greater need than the originally planned location; or

(c) At the request of one of the parties to this agreement, the project schedule or scope has been modified to address local government concerns, or non-capacity projects deferred for financial reasons.

III. COMPREHENSIVE PLAN AMENDMENTS

A. Process for Development and Incorporation of Capital Improvements Element

1. No later than thirty days after the SCHOOL BOARD adopts the Five-Year Capital Facilities Plan, annual updates, or any material amendment thereto, the SCHOOL DISTRICT shall post the same onto the SCHOOL DISTRICT website and provide notice to the COUNTY and MUNICIPALITIES. The COUNTY and MUNICIPALITIES shall in turn incorporate the same into the Capital Improvements Element of their Comprehensive Plans.

2. The COUNTY and MUNICIPALITIES, by incorporating "The School District of Palm Beach County Five Year Capital Improvement Schedule," annual updates, and any material amendment thereto in their respective Comprehensive Plans, shall have no obligation or responsibility for funding the SCHOOL BOARD'S Five-Year Capital Facilities Plan annual updates, and any material amendment thereto.

B. Intergovernmental Coordination Element

The process for the development, adoption, and amendment of the Intergovernmental Coordination Element shall be that set forth in Section 1013.33, Florida Statutes.

C. School District Participation on Local Planning Agencies

The Local Planning Agency or the equivalent agency of the COUNTY and each MUNICIPALITY shall include a member of the SCHOOL DISTRICT, appointed by the SCHOOL BOARD, to serve as a nonvoting member. The SCHOOL DISTRICT representative may attend any or all meetings at which the agency will consider a comprehensive plan amendment which would, if approved, increase residential density of the property that is the subject of the application. This subsection does not prevent a Local Government from granting voting member status to the SCHOOL DISTRICT representative. Participation as a non-voting member may also

be satisfied by the School District representative submitting a letter with comments and recommendations after review of the proposed amendment.

IV. COORDINATED PLANNING

A. The Coordination of Planning and Sharing of Information

The PARTIES recognize that sound planning for both educational facilities and student growth emanating from existing development, redevelopment, and new development of residential property requires adequate and accurate data and information and that effective coordination of these two planning functions requires that all of the PARTIES have access to and utilize the same data and information. Accordingly, the COUNTY, the MUNICIPALITIES, and the SCHOOL DISTRICT agree to share and coordinate information relating to existing and planned public school facilities, proposals for development and redevelopment, infrastructure required to support public school facilities, and population projections, including student population projections, which are utilized and relied on by the PARTIES for planning purposes. Where practicable, the PARTIES shall endeavor to utilize electronic media to share data and information contemplated in this Section IV by posting such data and information on their respective websites, participating in electronic message boards, or otherwise utilizing emerging electronic communications media that may become available during the term of this Agreement.

B. Population Projections

Using the Cohort Survival Forecasting Methodology as the foundation, the SCHOOL DISTRICT shall annually prepare five-year enrollment projections by school, using the following data sources as inputs or checks on reasonableness:

- I. Input on future or active residential developments from local municipal and COUNTY planning departments, developers and their agents;

2. Input from the Intergovernmental Plan Amendment Review Committee (IPARC);
3. Birth data by month;
4. 11th day (count day), October and February's FTE student counts;
5. Information on existing and planned charter schools, including enrollment estimates and targets;
6. State Department of Education annual Capital Outlay Full Time Equivalent (COFTE) enrollment projections;
7. Bureau of Economic & Business Research (BEBR) annual age-group population projections;
8. US Census and American Community Survey data.

C. Local Government Data Collection

On April 15th and October 15th of each year, the Local Governments shall provide the SCHOOL DISTRICT with the information electronically regarding the Certificates of Occupancy issued for new residential units. The April 15th Report shall include Certificates of Occupancy data from October 1st through March 31st and the October 15th Report from April 1st through September 30th. Local Governments shall also provide electronically data of approved future land use amendments and approved development orders in accordance with the schedule provided on the electronic forms contained in Exhibit B and Exhibit C. The actual students generated from new residential units will be used in the data and analysis for the annual update of the SCHOOL DISTRICT's Five-Year Capital Facilities Plan.

D. Multiplier Publication

The multipliers adopted by the SCHOOL DISTRICT will be used for the term of this Agreement to determine the number of elementary, middle and high school students, based on

the number and type of residential units from the proposed development. These multipliers must be supported by data and analysis based on existing enrollment for each type of residential unit. Multipliers will be updated based on the recommendation from SCHOOL DISTRICT staff.

E. Proposals for Development, Redevelopment, School Closures and Infrastructure Required to Support Public School Facilities

1. On or before January 1st of each year, for the SCHOOL DISTRICT's consideration and utilization in preparing its annual update of the SCHOOL DISTRICT's Five-Year Capital Facilities Plan the COUNTY and the MUNICIPALITIES shall provide to the SCHOOL DISTRICT a report setting forth the COUNTY'S and the MUNICIPALITIES' respective projections for development, and redevelopment, in the forthcoming year. In addition, before January 1st of each year, the COUNTY and the MUNICIPALITIES shall provide to the SCHOOL DISTRICT a copy of any amendments to their respective capital improvement elements.

2. The SCHOOL BOARD and the affected Local Government shall jointly determine the need for off-site improvements necessary to support a new school or proposed significant renovation of an existing school.

3. Prior to closing or declaring school properties as surplus, the SCHOOL BOARD shall notify the affected Local Government. Prior to taking final action on a school closure or declaring a property surplus, the Local Government shall have 30 days to comment on the proposed action. The SCHOOL BOARD shall take into account the Local Government's comments on the proposed school closure or declaring a property as surplus prior to taking formal action.

F. School Siting and Site Planning

1. Unless a Local Government has or does enter into a separate Interlocal Agreement relating to school siting and site planning, the following provisions shall be followed in

school siting and site planning decisions. If a separate Interlocal Agreement that addresses school siting and site planning is in effect, the provisions of that Agreement shall control and this Section IV.F. shall not be applicable between those parties.

2. The SCHOOL DISTRICT shall coordinate planning and site location of educational facilities with each MUNICIPALITY and the COUNTY in which a school site is proposed for construction or site acquisition within the SCHOOL DISTRICT's Five-Year Capital Facilities Plan in accordance with Chapters 1013 and 163 of the Florida Statutes. This process shall assist in determining possible sites for the proposed schools and the consistency with the Comprehensive Plan, applicable land development regulations, the necessary existing or planned infrastructure, and coordination of public facilities such as parks, libraries, and community centers.

3. Not less than ninety days prior to adoption of the initial Five-Year Capital Facilities Plan and any amendments or yearly updates, the SCHOOL DISTRICT shall coordinate with the COUNTY and each MUNICIPALITY in which a school is proposed for construction or expansion under the proposed plan to determine the consistency of one or more proposed sites with the Local Government's comprehensive plan and the availability of necessary or planned infrastructure and to coordinate the proposed location with public facilities such as parks, libraries and community centers. Alternative sites may be proposed by the Local Government for consideration by the SCHOOL DISTRICT.

4. At least sixty days prior to acquiring or leasing any property that may be used for a school site, the SCHOOL DISTRICT shall provide written notice of the proposed acquisition to the Local Government in whose jurisdiction the proposed site is located. This written notice from the SCHOOL DISTRICT shall include a school site acquisition form, aerial map, location map and proposed acquisition and construction completion schedule. As quickly as possible but no later than 45 days from receipt of this notice, the Local Government shall notify the SCHOOL DISTRICT if the proposed site is consistent with the land use categories and policies of the Local Government's comprehensive plan and zoning district and provide comments regarding the feasibility of each of the sites submitted by the SCHOOL DISTRICT. These comments should address the availability of necessary and planned infrastructure and the collocation of the proposed school facility with other public facilities such as parks, libraries and community centers. The SCHOOL DISTRICT shall include these comments in their rating system to determine the best overall site for acquisition.

5. The site plan review process for a new SCHOOL BOARD owned public educational facility or significant renovation to an existing SCHOOL BOARD owned public educational facility shall consist of the following:

(a) It is the SCHOOL DISTRICT'S intent to work cooperatively with Local Governments regarding the construction of educational facilities;

(b) SCHOOL DISTRICT staff shall meet with Local Government representatives in a collaborative effort to discuss potential or proposed school construction projects prior to any submittal to the Local Government;

(c) Local Government's comments and input will be carefully considered and incorporated, on the site plan prior to formal submittal;

(d) Staff will discuss projects with the Local Government in an effort to keep them apprised of the project's particulars and the fact that proposed site and education facilities shall, at a minimum, meet the State Requirements for Educational Facilities (SREF).

(e) SCHOOL DISTRICT shall submit a written request for review of the proposed site plan and determination of consistency with the Local Government's comprehensive plan and applicable land development regulations at least 90 days prior to letting of contract for construction.

(f) Collaboration and coordination between the Local Government and the SCHOOL DISTRICT is necessary to ensure that a school is opened on schedule to accommodate the students;

(g) The maximum review process from the Local Government shall be up to and no more than 90 days, and thus an expeditious review shall be implemented;

(h) The Local Government shall not charge an application or plan review fee for site plan consistency review;

(i) If a written determination as to consistency from the Local Government has not been received within ninety days after initial submittal, the Local Government shall have waived its right to comment on the SCHOOL DISTRICT's site plan;

(j) The PARTIES agree that the following criteria shall be applied in evaluating the site plan:

(1) The Local Government shall not condition or deny the site plan based on adequacy as it relates solely to the needs of the school. If the site location is consistent

with the Local Government's land use policies and categories in which public schools are identified as allowable uses, the Local Government may not deny the application but it may impose reasonable development standards and conditions to address applicable Land Development Regulations (LDRs), environmental concerns, health, safety and welfare, and effects on adjacent property provided they do not conflict with the State Uniform Building Code or the State Requirements for Educational Facilities (SREF). For significant renovation to an existing school the development standards and conditions shall apply only to the expansion. Standards and conditions may not be imposed which conflict with those established in Chapter 1013 of the Florida Statutes or the Florida Building Code unless listed in Section IV.F.(5)(j)(2) and (3) of this Agreement.

(2) The site plan shall provide sufficient space to meet on-site parking as required by SREF. The SCHOOL DISTRICT and Local Governments will coordinate design of on-site traffic circulation to satisfy current and projected site generated vehicular demand.

(3) Although SCHOOL DISTRICT schools are exempt from local landscaping requirements in accord with Florida Statutes 1013.64(5)(a), in order to enhance territorial integrity, define public and private areas, enhance access control, and mitigate off-site impacts, the school site perimeter adjacent to public roadways and residentially zoned property will be landscaped with canopy trees planted at 25 feet on center and ground cover or hedge clustered at various locations around or between trees at a quantity of 36 inches on center. Perimeter trees may be clustered if desired by the Local Government. Credit will be given for existing trees on site that are preserved.

The hedge or groundcover shall be a low maintenance species, preferably native or adapted, and with a mature height of 18 inches and shall be maintained at that height. Trees shall be of a low maintenance species, preferably native or adapted, and shall be at

least 10 to 12 feet tall with a 5 foot canopy spread at the time of planting, and shall be allowed to grow naturally but may be kept clear of low branches. Chain link fencing up to a height of 8 feet may be placed on the perimeter of the school property and shall be black or green vinyl coated when located along public roadway frontages. If desired by Local Government, credits will be given for existing landscape that is preserved.

(k) Nothing herein shall preclude the SCHOOL DISTRICT and the Local Government from developing alternative development standards based on mutually acceptable performance criteria that would meet the intent of the provisions listed above.

G. School Capacity Availability Determination

1. Each Local Government shall submit to the SCHOOL DISTRICT at least 30 days prior to its transmittal hearing an executive summary of any Comprehensive Plan amendment to the Future Land Use Element or rezoning that modifies or adds any residential designation or increase in residential density along with a copy of the plan amendment or rezoning and supporting material and the date, time, and place of the transmittal hearing or any public hearing.

2. The SCHOOL DISTRICT shall review the information submitted and shall evaluate the impact of the proposed Comprehensive Plan amendment or rezoning on the Public School Facilities Plan, the consistency of the proposed Plan amendment or rezoning with the SCHOOL DISTRICT's Five-Year Capital Facilities Plan, the impact on public schools, and the projected timing and delivery of public school facilities to serve any residential development authorized by the Plan Amendment or rezoning.

3. Within 20 days of receipt, the SCHOOL DISTRICT shall submit to the appropriate Local Government a school capacity availability determination setting forth the findings

and recommendations of the SCHOOL DISTRICT, and specifically setting forth the capacity, or lack thereof, of existing facilities or planned facilities in the current SCHOOL DISTRICT Capital Facilities Program Plan to serve additional students. Should the proposed amendment or rezoning negatively impact the public school system, the SCHOOL DISTRICT staff may recommend reasonable conditions to mitigate such impacts, and these conditions shall be included in the Local Government staff report or equivalent document to be considered by the Local Government in reviewing the proposed amendment or rezoning. The Local Government, in its sole discretion, may incorporate such conditions as it deems appropriate.

V. SPECIAL PROVISIONS

A. SCHOOL DISTRICT Requirements

The PARTIES acknowledge and agree that the SCHOOL BOARD is or may be subject to the requirements of the Florida and United States Constitutions and other state or federal statutes regarding the operation of the public school system. Accordingly, the PARTIES agree that this Agreement is not intended, and will not be construed, to interfere with, hinder, or obstruct in any manner, the SCHOOL BOARD's constitutional and statutory obligation to provide a uniform system of free public schools on a county-wide basis or to require the SCHOOL DISTRICT to confer with or obtain the consent of the COUNTY or the MUNICIPALITIES, as to whether that obligation has been satisfied. Further, the COUNTY, the MUNICIPALITIES and the SCHOOL BOARD agree that this Agreement is not intended and will not be construed to impose any duty or obligation on the COUNTY or MUNICIPALITY for the SCHOOL BOARD's constitutional or statutory obligation. The COUNTY and the MUNICIPALITIES also acknowledge that the SCHOOL BOARD's obligations under this Agreement may be superseded by state or federal court orders or other state or federal legal mandates.

B. Land Use Authority

The PARTIES specifically acknowledge that each Local Government is responsible for approving or denying comprehensive plan amendments and development orders within its own jurisdiction. Nothing herein represents or authorizes a transfer of this authority to any other party.

C. Specific Performance

The COUNTY, the MUNICIPALITIES and the SCHOOL BOARD shall have the right to petition the Circuit Court for the Fifteenth Judicial Circuit for the State of Florida for specific performance of any and all of the provisions of this Agreement.

VI. MEDIATION OF DISPUTES

The PARTIES acknowledge that the intergovernmental coordination provisions of Section 163.3177(6)(h), Florida Statutes, may not eliminate all disputes between the PARTIES to this Agreement and such disputes may affect the SCHOOL BOARD and the land use planning authority of the COUNTY and the MUNICIPALITIES. In the case of the negotiation, adoption, and implementation of any provision of this Interlocal Agreement and amendments thereto, COUNTY, MUNICIPALITIES, and the SCHOOL BOARD agree that the PARTIES in opposition shall attempt an informal resolution of the concerns raised. In the event objections cannot be resolved within 20 days or such other time as may be mutually agreeable, the PARTIES shall have the right to petition the Court in accordance with the provision of Article V.C., or submit their disagreement for mediation with a mediator that the PARTIES have mutually agreed upon. If the PARTIES cannot reach an agreement with regard to a mediator, within 15 days of being notified by either PARTY the Executive Committee of the Palm Beach County Issues Forum will select a mediator to mediate the PARTIES' dispute and mediation will commence within 30 days following selection of the

mediator or as soon as the mediator's schedule may reasonably permit. The cost of mediation will be borne equally by the PARTIES.

If the mediation process is irretrievably deadlocked, as determined by either PARTY, the PARTIES may seek redress in a court of competent jurisdiction in Palm Beach County. The PARTIES specifically waive whatever rights they may have to a trial by jury.

VII. ACTS OF GOD AND OTHER EXIGENT CIRCUMSTANCES BEYOND THE CONTROL OF THE SCHOOL BOARD

The COUNTY and the MUNICIPALITIES acknowledge that the SCHOOL BOARD, in its operation of the public school system, is subject to events, circumstances, and external forces and authorities beyond its control. Examples are hurricanes or other natural disasters which destroy school facilities, other emergency situations affecting the operation of the public school system, state court judgments concerning the SCHOOL BOARD's State Constitutional or Statutory obligation to provide a uniform system of free public schools, and school desegregation orders or compliance agreements involving Federal Courts or the Office of Civil Rights, United States Department of Education. Such events or actions may prevent the SCHOOL BOARD from complying with the provisions of this Agreement and may require the SCHOOL BOARD to deviate from or modify the SCHOOL DISTRICT's Five-Year Capital Facilities Plan agreed to and approved by the COUNTY, the MUNICIPALITIES and the SCHOOL BOARD. The COUNTY and the MUNICIPALITIES hereby agree that such noncompliance, deviations, or modifications will not be deemed a violation of this Agreement and that the provisions of Section V will pertain to those occurrences. The SCHOOL BOARD shall give written notice to the COUNTY and the participating MUNICIPALITIES if an "Act of God" has prevented the SCHOOL BOARD from complying with its obligation under this Agreement.

VIII. STANDING AND THIRD PARTY BENEFICIARY RIGHTS

The PARTIES hereby acknowledge and agree that it is not the intent of any party to this Agreement to confer any rights on any persons or entities other than the PARTIES to this Agreement. No person or entity not a party to this Agreement shall have any claim or cause of action against either the COUNTY, the MUNICIPALITIES or the SCHOOL BOARD for the failure of any party to perform in accordance with the provisions of this Agreement except as may be provided by law.

IX. AMENDMENT, WITHDRAWAL AND TERMINATION

A. Amending the Agreement

This Agreement may be amended only by written agreement of the PARTIES.

B. Withdrawal from Agreement

Any PARTY may withdraw from this Agreement by sending written notice to the other PARTIES to the Agreement and the Florida Department of Economic Opportunity (or its successor agency) at least sixty days prior to the effective date of the withdrawal.

C. Additional Participants

Any MUNICIPALITY may become a party to this Agreement after its effective date upon execution of a Unilateral Participation Agreement in such form as the agreement attached hereto as Exhibit A.

X. TERM OF THE AGREEMENT

This Agreement shall be for a term of five years and will automatically be renewed every five years for additional five-year terms. Any objection by any PARTY to this Agreement or to its renewal must be sent in writing to the other PARTIES no sooner than ninety days prior to the end of the term.

XI. INDEMNIFICATION OF PARTIES

A. Hold Harmless

The SCHOOL BOARD agrees to hold harmless and indemnify the other PARTIES to this Agreement against any third party claim, liability, lawsuit, and damage award arising out of the performance of this Agreement for any acts, failure to act, or decisions of the SCHOOL BOARD that are totally within the purview of the SCHOOL BOARD or are the responsibility of the SCHOOL BOARD under this Agreement. Acts or decisions of the SCHOOL BOARD include, but are not limited to, items relating to school attendance boundaries, providing adequate capacity for new students in the SCHOOL BOARD'S Five- Year Capital Facilities Plan, constructing and modernizing schools consistent with the adopted SCHOOL BOARD'S Five-Year Capital Facilities Plan, decisions on whether to accept or reject mitigation, and decisions on available capacity in the review process.

B. Third Party Claims

The COUNTY and each individual MUNICIPALITY that is a PARTY to this Agreement agree to hold harmless and indemnify all other PARTIES to the Agreement against any third party claim, liability, lawsuit, and damage award arising out of the performance of this Agreement for any acts, failure to act, or decisions of that PARTY that are totally within the purview of that party or are the responsibility of that party under this Agreement. Acts or decisions of the COUNTY or an individual MUNICIPALITY include, but are not limited to, the denial of an application for development approval based on school impacts after the SCHOOL DISTRICT has informed that party that adequate school capacity exists for the development.

XII. MULTIPLE ORIGINALS

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

XIII. EFFECTIVE DATE OF AGREEMENT

A. Effective Immediately

Upon this Agreement being signed by all PARTIES, the Agreement shall be filed with the Clerk of the Circuit Court. This Agreement shall take effect immediately on the date filed with the Clerk of the Circuit Court and shall continue until terminated.

{Remainder of page intentionally left blank}


IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year first above written.

R2015 1864 DEC 15 2015

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock
Clerk & Comptroller

By: 
Deputy Clerk



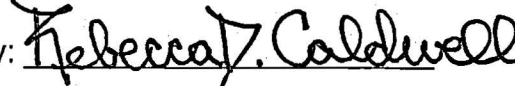
By: 
Mary Lou Berger, Mayor

(SEAL)

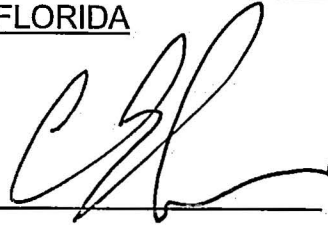
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: 
County Attorney

By: 
Rebecca D. Caldwell

THE SCHOOL BOARD OF PALM BEACH
COUNTY, FLORIDA

BY 

Chuck Shaw, Chairman

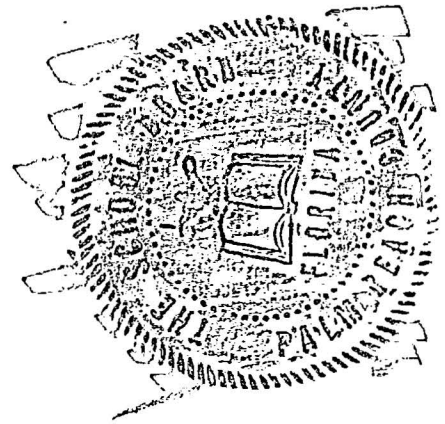
BY 

Robert M. Avossa, Ed.D., Superintendent

Board Approval Date:
8/19/15

APPROVED AS TO FORM AND
LEGALSUFFICIENCY

By: 
School Board Attorney



ATTEST:

TOWN OF LAKE CLARKE SHORES, FLORIDA

By: Mary Pinkerman
Mary Pinkerman, Town Clerk

By: [Signature]
Robert M. W. Shalhoub, Mayor

DATE: February 9, 2016




APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature]
Charles Schoech, Town Attorney

ATTEST:

CITY OF GREENACRES, FLORIDA


By: 
Denise McGrew, City Clerk

By: 
Samuel J. Ferreri, Mayor



DATE: 12-29-15

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
James D. Stokes, City Attorney

ATTEST:

VILLAGE OF PALM SPRINGS, FLORIDA

By: Jane R. Worth
Jane R. Worth, CMC, Interim Village Clerk

By: Bev Smith
Bev Smith, Mayor

DATE: January 14, 2016



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Glen Torcivia
Glen Torcivia, Village Attorney



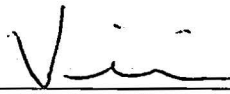
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS


I hereby certify that this is a true and
correct copy of Resolution No. 2016-04
and the original is on file in the Clerk's
Office.

Jane R. Worth
Jane R. Worth, CMC
Interim Village Clerk

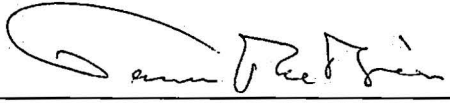
ATTEST:

Town of Lake Park, FLORIDA

By: 
Vivian Mendez, Clerk



TOWN OF LAKE PARK
SEAL
FLORIDA

By: 
James DuBois, Mayor

DATE: March 16, 2016

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

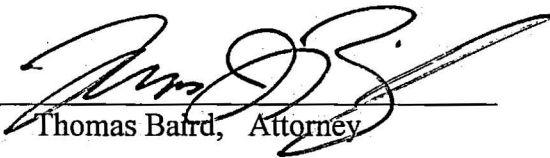
By: 
Thomas Baird, Attorney

EXHIBIT A
PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this ____ day of _____, 20____, and entered into by and among the _____, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated _____, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, _____ desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by _____ as of the date and year indicated below.

By: _____

Its: _____

Date: _____

EXHIBIT A

PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this ____ day of _____, 20____, and entered into by and among the Town of Lake Clarke Shores, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated _____, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, Lake Clarke Shores desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.

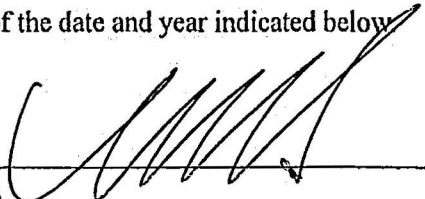
NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by
Robert M.W. Shalhoub as of the date and year indicated below

By: 
Its: Mayor
Date: 2/9/16

R16-034

EXHIBIT A

PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this 24 day of February, 20 16, and entered into by and among the City of Boynton Beach, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated December 15, 2015, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, City of Boynton Beach desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.


NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

- 4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
- 5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by Lori LaVerriere as of the date and year indicated below.

By: 
Its: City Manager
Date: 2/24/2016

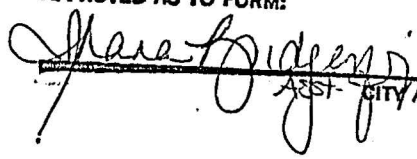
APPROVED AS TO FORM:

ASST. CITY ATTORNEY

EXHIBIT A
PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this _____ day of _____, 20____, and entered into by and among the _____, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated _____, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, _____ desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.

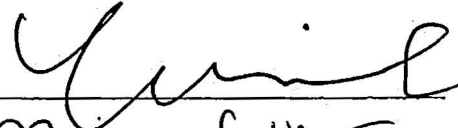
NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by Mayor Mort Levine as of the date and year indicated below.

By: 
Its: Mayor of the Town of Juno Beach
Date: 2/24/16

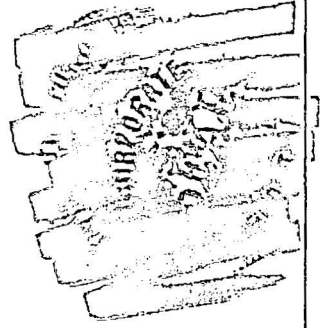


EXHIBIT B

Form 1: Approved Future Land Use Amendments

Name of Local Government _____
 Contact Person _____

Project Name / PCN(s)	Current / Proposed Future Land Use	Current/Proposed Zoning	Current/Proposed Development of site	Existing/Proposed # of Residential Units	Approved Document No. / Approval Date

This Form may be modified from time-to-time and/or posted electronically, if approved by the Interlocal Plan Amendment Review Committee (I.P.A.R.C) or its successor



ATTEST:

VILLAGE OF
NORTH PALM BEACH, FLORIDA

By: Melissa Teal
Melissa Teal, Village Clerk

By: Darryl G. Aubrey
Darryl G. Aubrey, Mayor

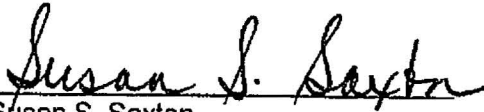
DATE: 4/27/2017

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

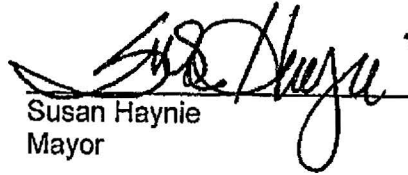
By: Leonard G. Rubin
Leonard G. Rubin, Village Attorney

CITY OF BOCA RATON, FLORIDA

ATTEST:




Susan S. Saxton
City Clerk



Susan Haynie
Mayor

(SEAL)

Approved as to Form and Legal Sufficiency



Diana Grub Friesser
City Attorney

JUN 01 2017

EXHIBIT A
PARTICIPATION AGREEMENT
PLANNING & REAL ESTATE

THIS AGREEMENT is dated this 19th day of May, 2017 and entered into by and among the City of Delray Beach, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County, and Municipalities of Palm Beach County for Coordinated Planning dated August 19, 2015, hereinafter "Coordinated Planning Agreement"

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS the City of Delray Beach desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall

adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.

3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.
4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by The City of Delray Beach as of the date and year indicated below.

ATTEST:

City of Delray Beach, FLORIDA

By: Kimberly Wynn
Acting City Clerk

By: [Signature]
Cary Glickstein, Mayor

DATE: 5/19/17

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
By: [Signature]
R. Max Lohman, City Attorney

ATTEST:

ATLANTIS, FLORIDA

By: *Kristen Puhalainen*
Kristen Puhalainen, City Clerk

By: *C. Higgins*
~~David Kintz, Mayor~~
Catherine Higgins

DATE: 2/15/17



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: *Jennifer G. Ashton*
Jennifer G. Ashton, City Attorney

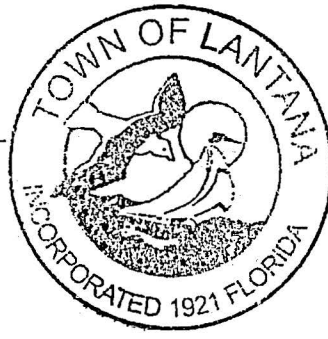
ATTEST:

TOWN OF LANTANA, FLORIDA

By: *Nicole A. Dritz*
NICOLE A. DRITZ, Town Clerk

By: *David J. Stewart*
DAVID J. STEWART, Mayor

DATE: 12-12-2016



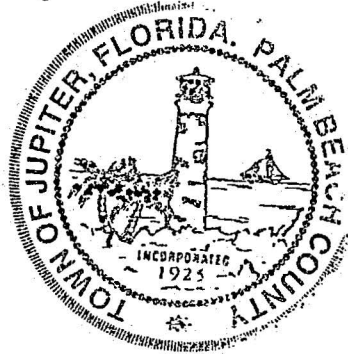
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:
By: *R. Max Lohman*
R. MAX LOHMAN, ESQ. Attorney

ATTEST:

(Municipality Name), FLORIDA

By: William M Boy
(Clerk's Name), Clerk

By: [Signature]
(Mayor's Name), Mayor




DATE: 12/20/16

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature]
(Attorney's Name), Attorney
Thomas J. Baird

ATTEST:

WELLINGTON, FLORIDA

By: 
Rachel R., Clerk

By: 
Anne Gerwig, Mayor

DATE: 12-13-16

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Laurie Cohen, Village Attorney

CERTIFIED COPY *original*
RACHEL R. CALLOVI, CMC
VILLAGE OF WELLINGTON
WELLINGTON, FLORIDA
Rachel Callovi
VILLAGE CLERK

EXHIBIT A

PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this 13th day of December, 2016, and entered into by and among the Village of Wellington, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated August 19, 2015, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, Village of Wellington desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by Anne Gerwig as of the date and year indicated below.

By: Anne Gerwig
Its: Anne Gerwig, Mayor
Date: December 13, 2016

Approved as to Form and
Legal Sufficiency
Gauri Chh
Village Attorney

EXHIBIT B

Form 1: Approved Future Land Use Amendments

Name of Local Government _____
Contact Person _____

Project Name / PCN(s)	Current / Proposed Future Land Use	Current/Proposed Zoning	Current/Proposed Development of site	Existing/Proposed # of Residential Units	Approved Document No. / Approval Date

This Form may be modified from time-to-time and/or posted electronically, if approved by the Interlocal Plan Amendment Review Committee (I.P.A.R.C) or its successor

CFN 20170301249
BOOK 29301 PAGE 389
54 OF 59

SIGNATURE PAGE FOR:

INTERLOCAL AGREEMENT between THE SCHOOL BOARD OF PALM BEACH COUNTY, PALM BEACH COUNTY, and MUNICIPALITIES OF PALM BEACH COUNTY for COORDINATED PLANNING

WPB Contract No. 17189
WPB Resol. No. 172-16

ATTEST:

CITY OF WEST PALM BEACH

[Signature]
City Clerk


By: *Geraldine Muoio*
Geraldine Muoio, Mayor

CITY ATTORNEY'S OFFICE
Approved as to form and legality
By: *[Signature]*

Date: 6/7, 2016

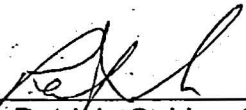
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date hereinabove first written.

CITY OF PALM BEACH GARDENS, FLORIDA

By: 

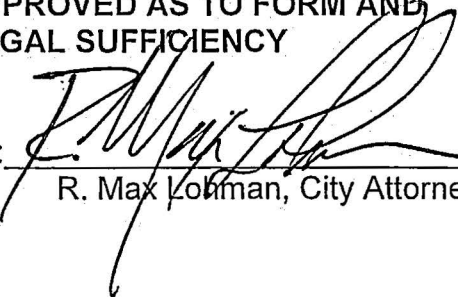
Marcie Tinsley, Mayor

ATTEST:

By: 

Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 

R. Max Lohman, City Attorney

EXHIBIT A

PARTICIPATION AGREEMENT

THIS AGREEMENT is dated this ____ day of _____, 20____, and entered into by and among the Village of North Palm Beach, a municipal government, hereinafter "New Participant," and the various parties executing the Interlocal Agreement between The School District of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning dated _____, hereinafter "Coordinated Planning Agreement."

WITNESSETH:

WHEREAS, the School District of Palm Beach County, Palm Beach County, and participating Municipalities in Palm Beach County have entered into the Coordinated Planning Agreement as required by Section 163.31777, Florida Statutes; and

WHEREAS, the Village of North Palm Beach desires to become a participant under the Coordinated Planning Agreement; and

WHEREAS, pursuant to Article IX, Section C of the Coordinated Planning Agreement, participation is authorized upon the execution of this unilateral Participation Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood by and among the undersigned New Participant and the participants in the Coordinated Planning Agreement as follows:

1. Upon execution of this Agreement, New Participant will become a participant in the Coordinated Planning Agreement.
2. The New Participant shall enjoy all the privileges of, and shall be bound by all the terms and conditions of, the Coordinated Planning Agreement. The New Participant shall adopt the required comprehensive plan amendments pursuant to Article III as soon as possible after execution of this Participation Agreement.
3. The participants in the Coordinated Planning Agreement agree to the inclusion of New Participant in accordance with Article IX, Section C of the Coordinated Planning Agreement

as it is acknowledged that the inclusion of an additional participant furthers the intent and spirit of the Coordinated Planning Agreement.

- 4. A copy of this Participation Agreement shall be filed with the Clerk of the Court in and for Palm Beach County.
- 5. This Participation Agreement shall be effective upon execution and shall continue in full force and effect unless New Member withdraws pursuant to Article IX, Section B of the Coordinated Planning Agreement, or the Coordinated Planning Agreement is otherwise terminated.

IN WITNESS WHEREOF, this Agreement has been executed by the Village of North Palm Beach as of the date and year indicated below.

By: Wanyl C. Aubrey
Its: Mayor
Date: 4/27/2017

Appendix 7B School District of Palm Beach County – Actual and Projected Enrollment, FY 2019-FY 2028

SCHOOL DISTRICT OF PALM BEACH COUNTY - ACTUAL AND PROJECTED ENROLLMENT
FY2019 TO FY2028

Enrollment Category	ACTUAL ENROLLMENT					PROJECTED ENROLLMENT								Change FY2023 to FY2028
	FY2019 SY2018-19	FY2020 SY2019-20	FY2021 SY2020-21	FY2022 SY2021-22	FY2023 SY2022-23	FY2024 SY2023-24	FY2025 SY2024-25	FY2026 SY2025-26	FY2027 SY2026-27	FY2028 SY2027-28				
District Elementary Schools*	77,367	77,013	72,520	73,130	73,709	74,155	75,521	76,597	77,308	78,154	4,445			
Elementary Alternative Schools	29	2	0	0	0	0	0	0	0	0	0			
Elementary ESE/Other Schools	167	100	134	98	54	58	51	62	55	60	60			
Elementary Virtual Schools	35	27	87	386	94	98	102	95	107	103	572			
Elementary Charter Schools	9,243	9,551	9,461	9,521	9,414	9,531	9,663	9,774	9,854	9,986	572			
Total Elementary Enrollment	86,841	86,693	82,202	83,135	83,271	83,842	85,337	86,528	87,324	88,303	5,032			
Elementary Enrollment Increment	269	-148	-4,491	933	136	571	1,495	1,191	796	979	979			
District Middle Schools**	37,770	38,819	37,527	36,084	35,538	35,473	36,140	36,802	37,459	37,920	2,382			
Middle Alternative Schools	141	129	88	163	213	200	184	211	194	206	206			
Middle ESE/Other Schools	133	74	123	113	79	102	81	112	86	115	115			
Middle Virtual Schools	25	29	89	162	52	55	63	58	70	64	64			
Middle Charter Schools	5,585	5,895	6,003	6,174	6,353	6,379	6,502	6,642	6,848	7,008	655			
Total Middle Enrollment	43,654	44,946	43,830	42,696	42,235	42,209	42,970	43,825	44,657	45,313	3,078			
Middle Enrollment Increment	684	1,292	-1,116	-1,134	-461	-26	761	855	832	656	656			
District High Schools***	53,871	54,159	53,413	53,493	53,986	54,477	54,987	55,507	55,871	56,171	2,185			
High Alternative Schools	420	405	400	412	489	473	483	495	487	501	501			
High ESE/Other Schools	293	175	267	231	156	175	188	196	178	205	205			
High Virtual Schools	83	79	98	152	121	125	136	129	138	143	143			
High Charter Schools	5,509	5,910	6,055	6,540	6,753	6,918	7,136	7,328	7,485	7,627	874			
Total High Enrollment	60,176	60,728	60,233	60,828	61,505	62,168	62,930	63,655	64,159	64,647	3,142			
High Enrollment Increment	387	552	-495	595	677	663	762	725	504	488	488			
K-12 District Schools	169,008	169,991	163,460	162,707	163,233	164,105	166,648	168,906	170,638	172,245	9,012			
K-12 Alternative Schools	590	536	488	575	702	673	667	706	681	707	707			
K-12 ESE/Other Schools †	593	349	524	442	289	335	320	370	319	380	380			
K-12 Virtual Schools †	143	135	274	700	267	278	301	282	315	310	310			
K-12 Charter Schools	20,337	21,356	21,519	22,235	22,520	22,828	23,301	23,744	24,187	24,621	2,101			
Total K-12 Enrollment	190,671	192,367	186,265	186,659	187,011	188,219	191,237	194,008	196,140	198,263	11,252			
K-12 Enrollment Increment	701	1,696	-6,102	394	352	1,208	3,018	2,771	2,132	2,123	2,123			
Prekindergarten Enrollment	4,204	4,293	3,378	3,612	3,806	3,966	4,092	4,210	4,298	4,342	4,342			
Total PreK-12 Enrollment	194,875	196,660	189,643	190,271	190,817	192,185	195,329	198,218	200,438	202,605	11,788			

* Elementary school enrollment includes K-5 grade students attending Village Academy, 6th grade students attending Gove Elementary, & 6-8 grade students attending The Conservatory School at NPB, D.D. Eisenhower K-8, Hidden Oaks K-8 School, North Grade K-8, Verde K-8, Addison Mizner School & Plumosa SOA.

** Middle school enrollment includes 6-8 grade students attending Village Academy.

*** High school enrollment includes 9-12 grade students attending Village Academy and 6-8 grade students attending Pahokee Middle-Senior.

† includes Virtual Instructional Program (VIP) & Palm Beach Virtual Franchise; MSID#s 7001 and 7004.

‡ McKay Scholarship combined with Family Empowerment Scholarship beginning in SY2022-23 and is no longer included in historical & projected enrollment figures.

Note: PreK enrollment is not included in elementary & high school totals.

Appendix 7C School District of Palm Beach County – Capacity Watch List – 2023 Five-Year Enrollment Projections, FY 2024 to FY2028

CAPACITY WATCH LIST - 2023		FIVE-YEAR ENROLLMENT PROJECTIONS - FY2024 TO FY2028												
ELEMENTARY SCHOOLS PROJECTED AT 95% - 99% UTILIZATION		PROJECTED ENROLLMENT WITH PREK						PROJECTED % UTILIZATION WITH PREK						
School# (MSID)	Region	School	Capacity*	Oct. 2022 Prek	FY2024 SY2023-24	FY2025 SY2024-25	FY2026 SY2025-26	FY2027 SY2026-27	FY2028 SY2027-28	FY2024 SY2023-24	FY2025 SY2024-25	FY2026 SY2025-26	FY2027 SY2026-27	FY2028 SY2027-28
2171	South	Blue Lake	972	0	889	917	918	923	932	91%	94%	94%	95%	96%
3341	Central	Equestrian Trails **	910	39	847	857	868	877	886	93%	94%	95%	96%	97%
2551	North	Frontier	864	1	718	739	767	803	831	83%	86%	89%	93%	96%
1421	South	Hagen Road**	849	34	777	786	799	791	808	92%	93%	94%	93%	95%
0071	North	Jupiter	929	0	825	837	855	878	897	89%	90%	92%	95%	97%
2091	North	Jupiter Farms	713	1	634	651	663	675	688	89%	91%	95%	95%	96%
0681	Central	North Grade K-8	821	0	756	769	774	777	765	92%	94%	94%	95%	93%
0111	North	Palm Beach Gardens **	739	39	676	689	702	710	715	92%	93%	95%	96%	97%
0421	Central	Palm Beach Public	393	0	379	372	380	378	385	96%	95%	97%	96%	98%
1321	Glades	Rosenwald	314	0	297	305	309	300	304	95%	97%	99%	96%	97%
0281	South	Sunset Palms	1,024	1	936	947	941	955	972	91%	92%	92%	93%	95%
1661	South	Verde K-8	1,364	0	1,291	1,329	1,320	1,326	1,333	95%	97%	97%	97%	98%
1671	Central	Wellington **	1,022	78	964	983	995	988	976	94%	96%	97%	97%	95%

* Capacity = Permanent Building Capacity + Modular (flat-roofed) Units + Concretable Capacity (sloped-roof units); wooden units are not included in Capacity
 ** School projected at 95% - 99% FISH Utilization based on inclusion of PreK

Schools projected at 95% to 99% utilization

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Appendix 7D: School District of Palm Beach County – October FTE Enrollment Memorandum – Pahokee Schools Highlighted

October FTE Enrollment Report SY2023-24 (FY2024) – October 13, 2023

MSID#	Region	ELEMENTARY SCHOOL	Capacity*	October FTE Enrollment SY2023-24 (FY2024) With Prk [†]	Oct. FTE Prk	October FTE Utilization SY2023-24 (FY2024) With Prk [†]	Projected Enrollment SY2023-24 (FY2024) With Prk	October FTE '23 Enrollment Minus Projected Enrollment	October FTE Enrollment SY2022-23 (FY2023) With Prk	October FTE '23 Enrollment Minus October FTE '22 Enrollment
0751	South	Lantana	595	509	52	85%	483	26	486	3
1371	Central	Liberty Park	1,035	850	28	82%	834	16	845	25
1931	North	Lighthouse (K-3)	862	606	49	70%	610	149	593	14
2031	North	Limestone Creek	1,164	947	1	81%	945	2	946	1
0211	North	Lincoln	974	369	5	38%	697	25	357	12
1901	Central	Loxahatchee Groves	860	704	123	82%	697	8	653	51
2241	South	Mimales	1,279	1,279	83	89%	1,241	38	1,228	51
0661	North	Minch Park	1,022	802	7	78%	845	147	835	13
0591	Central	Meadow Park	682	805	118	118%	827	122	809	64
1041	Central	Meleouts	776	531	0	69%	495	26	537	69
1951	South	Merriman Park	844	804	0	95%	803	1	802	2
2051	Central	New Horizons	857	773	80	90%	713	60	727	46
0681	Central	North Grade K-8	827	783	0	95%	794	27	735	48
0291	North	Northboro	970	753	115	78%	782	188	783	130
0271	North	Northshore	765	629	39	82%	637	18	628	1
2151	South	Oxchard View	800	640	56	80%	607	33	598	41
1101	Glades	Pahokee	871	322	30	49%	344	123	345	123
0111	North	Palm Beach Gardens	714	744	38	99%	676	58	652	82
0421	Central	Palm Beach Public	393	381	0	97%	379	138	379	119
0651	Central	Palm Springs	1,031	1,031	40	100%	1,036	45	1,010	71
0561	Central	Palmetto	882	537	38	61%	516	21	538	1
2161	Central	Parthenon Run	972	745	27	76%	761	166	787	142
2861	North	Pine Hammock	808	341	3	42%	303	38	468	73
0911	South	Pine Grove	852	363	39	43%	364	111	354	9
0051	Central	Pine Jog	974	846	0	87%	840	8	845	1
2371	Glades	Plummer Park	800	393	52	49%	369	25	369	24
2591	North	Plumosa City	386	331	29	86%	357	342	342	111
0871	South	Plumosa School of the Arts K-8	1,118	824	0	74%	893	169	782	42
0791	South	Poinciana	685	218	0	32%	417	1	431	116
0781	Central	Rolling Green	1,109	677	38	61%	690	177	692	115
0341	North	Roosevelt	801	353	20	44%	324	29	323	30
1321	Glades	Rosenwald	314	272	0	87%	297	12	297	120
2741	Central	Royal Palm Beach	846	664	0	78%	645	19	662	2
0861	South	S.D. Spady	697	461	99	66%	492	131	489	128
1961	South	Sandspice Shores	1,062	883	9	83%	828	55	820	61
1711	Central	Seminole Trails	1,064	654	35	61%	670	146	659	4
2431	Central	South Grade	803	614	20	76%	614	0	619	69
0572	Central	South Oke	705	478	23	68%	496	138	483	7
0771	Central	Starlight Cove	1,086	786	61	72%	762	24	737	49
2691	South	Sumrise Park	1,224	1,099	65	90%	1,095	4	1,074	25
0281	South	Sunset Palms	1,022	952	7	94%	946	36	920	32
0131	North	The Conservatory School at North Palm Beach (K-8) †	718	890	15	124%	916	126	903	113
2011	North	Timber Trace	1,013	894	0	88%	833	1	823	9
0361	Central	U.B. Kinsey/Fairview	698	480	20	69%	509	29	530	150
1661	South	Yards K-8	1,348	1,348	0	99%	1,201	57	1,206	52
2411	North	Village Academy (K-2)	1,107	647	131	58%	584	58	637	5
0191	North	Washington	514	238	18	46%	286	147	213	119
0031	South	Water Edge	916	713	0	78%	671	42	700	13
1671	Central	West Gate	1,022	935	82	92%	964	29	950	14
0481	Central	West Gate	1,058	731	40	69%	733	12	744	119
1401	North	West Rillera	729	539	49	74%	518	21	540	6
0351	North	Westwood	890	526	37	59%	499	27	501	25
1781	South	Whispering Pines	1,002	1,003	0	100%	1,067	168	1,016	131
1391	Central	Wynnton	867	679	20	78%	714	143	736	157
ELEMENTARY SCHOOL TOTALS			100,304	78,661	3,409	78%	77,820	841	77,809	1,262

* Capacity = Permanent Building Capacity + Modular (flat roofed) Units + Convertible Capacity (adjusted room units); weekend units are not included in Capacity

† Enrollment includes part time Prk students; actual utilization levels are lower

‡ School has temporary relocations (leased unit) included in Capacity

October FTE Enrollment Report SY2023-24 (FY2024) - October 13, 2023

MSID #	Region	MIDDLE SCHOOL	Capacity*	October FTE Enrollment SY2023-24 (FY2024) With Prek	O.C. FTE Prek	October FTE Utilization SY2023-24 (FY2024) With Prek*	Projected Enrollment SY2023-24 (FY2024) With Prek	October FTE '23 Enrollment Minus Projected Enrollment	October FTE Enrollment SY2022-23 (FY2023) With Prek	October FTE '23 Enrollment Minus October FTE '22 Enrollment
2511	North	B&M Middle School of the Arts	1,418	1,215	1,215	86%	1,200	(84)	1,160	(44)
2881	North	Bear Lakes	1,433	850	822	59%	850	0	822	8
2891	South	Boca Raton	1,417	1,388	1,228	84%	1,228	(62)	1,225	(3)
2041	South	Carver	1,552	689	52	44%	637	73	732	(43)
1821	South	Christe McAuliffe	1,510	1,189	1,232	79%	1,232	(43)	1,388	(199)
1581	South	Congress	1,450	892	942	61%	942	(50)	991	(99)
0541	Central	Constitution	1,181	1,103	39	93%	1,064	39	1,077	26
1691	Central	Crestwood	1,657	742	693	45%	693	49	724	18
2711	South	Don Estridge High Tech Middle	1,254	1,269	87%	101%	1,277	(8)	1,268	1
2461	South	Eagles Landing	1,682	1,464	87%	87%	1,503	(39)	1,509	(45)
3371	Central	Emerald Cove	1,409	1,234	88%	88%	1,215	19	1,241	(7)
0121	North	Howell L. Watkins	1,252	717	794	57%	732	794	732	(77)
2621	North	Independence	1,503	1,170	62	78%	1,108	62	1,166	(4)
2701	North	Isaiah	1,258	861	684	68%	819	911	801	(80)
0301	North	John F. Kennedy	1,452	832	834	58%	834	(2)	837	(3)
2731	North	Jupiter	1,731	1,373	81	79%	1,314	81	1,384	(19)
0321	Central	L.C. Swain F	1,504	1,389	(6)	92%	1,449	(6)	1,448	(99)
2132	Glades	Lake Shore	1,457	681	711	47%	711	(30)	707	(26)
2131	Central	Lake Worth	1,429	1,159	1,260	81%	1,260	(101)	1,249	(90)
0761	South	Lantana	1,021	768	808	75%	808	(40)	801	(33)
1751	South	Loggers Run	1,281	1,108	86%	86%	1,112	(4)	1,110	(2)
2151	Central	Okeeheelee	1,614	1,426	88%	88%	1,415	11	1,376	50
1991	South	Omni	1,417	1,040	73%	73%	1,033	7	1,128	(88)
2821	North	Orcola Creek	1,122	838	876	75%	876	(38)	835	3
0611	Central	Palm Springs	1,752	1,469	1,521	84%	1,521	(39)	1,521	(62)
2611	Central	Polo Park	1,413	1,163	52	82%	1,110	52	1,156	(6)
0311	North	Roosevelt	1,551	807	793	52%	793	10	851	(60)
2781	South	Travis	1,241	852	692	69%	925	(73)	812	(60)
1971	North	Watson F. Duncan	1,409	1,134	(39)	80%	1,173	(39)	1,157	(23)
1701	Central	Wellington Landings	1,586	1,221	(2)	77%	1,223	(2)	1,229	(18)
1721	South	West Boynton*	1,312	658	(43)	50%	701	(43)	701	(63)
2451	North	Western Pines	1,024	1,042	37	102%	1,005	37	991	51
1921	South	Woodlands	1,610	1,242	(73)	77%	1,315	(73)	1,550	(308)
MIDDLE SCHOOL TOTALS				46,981	34,775	0	35,275	(500)	35,900	(615)

MSID #	Region	HIGH SCHOOL	Capacity*	October FTE Enrollment SY2023-24 (FY2024) With Prek	O.C. FTE Prek	October FTE Utilization SY2023-24 (FY2024) With Prek*	Projected Enrollment SY2023-24 (FY2024) With Prek	October FTE '23 Enrollment Minus Projected Enrollment	October FTE Enrollment SY2022-23 (FY2023) With Prek	October FTE '23 Enrollment Minus October FTE '22 Enrollment
0395	North	Alexander W. Dreyfuss Jr. School of the Arts	1,220	1,367	0	112%	1,375	(18)	1,374	(7)
0862	South	Atlantic	2,446	1,830	0	75%	1,813	17	1,891	(61)
0961	South	Boca Raton	2,916	2,883	0	99%	2,965	(82)	2,985	(102)
2361	South	Boynton Beach	2,524	1,544	0	61%	1,516	28	1,554	(10)
1561	Central	Dr. Joaquin Garcia*	2,554	1,694	0	66%	1,279	415	0	1,694
0981	Central	Forest Hill	1,842	2,112	0	115%	2,154	(42)	2,414	(302)
2301	Glades	Glades Central	1,951	867	0	44%	847	20	870	(3)
1361	Central	John L. Leonard	3,140	3,245	0	105%	3,272	13	3,564	(279)
0381	North	Lupton	3,342	3,055	0	91%	3,092	(37)	3,100	(45)
0631	Central	Lake Worth	2,846	2,617	11	92%	2,668	(51)	2,642	(25)
2181	South	Olympic Heights	2,267	2,330	34	103%	2,019	(85)	2,601	(267)
1771	Glades	Palmdale Middle-Senior	1,972	816	0	41%	868	88	853	63
2851	Central	Palm Beach Central	2,741	2,854	0	104%	2,912	(58)	2,993	(139)
1371	North	Palm Beach Gardens	2,853	2,445	0	86%	2,553	(108)	2,575	(130)
1851	North	Palm Beach Lakes	2,792	2,783	0	100%	2,707	76	2,696	93
2001	South	Park Vista	3,156	2,939	0	93%	3,144	(215)	3,197	(268)
2331	Central	Royal Palm Beach	2,717	2,382	0	88%	2,359	23	2,356	26
1611	South	SantaLucas	2,583	2,574	11	100%	2,645	(71)	2,675	(101)
1881	North	Seminole Ridge	2,355	2,275	0	96%	2,287	(12)	2,264	(11)
1081	South	Spanish River	2,572	2,764	24	107%	2,642	122	2,605	159
0151	North	Summit	1,712	1,574	0	92%	1,588	(14)	1,592	(18)
2191	Central	Wellington	2,708	2,767	0	102%	2,843	(76)	2,692	75
3351	South	West Boca Raton	2,311	2,339	0	99%	2,268	30	2,276	(23)
2201	North	William T. Dwyer	2,022	2,329	8	96%	2,243	86	2,216	113
HIGH SCHOOL TOTALS				59,574	54,479	68	54,459	20	53,979	500

* Capacity = Permanent Building Capacity + Modular (flat-roofed) Units + Concrete Capacity (steep-roof units); wooden units are not included in Capacity
 † School has temporary relocatables (leased units) included in Capacity figure
 ‡ New School for SY2023-2024

Appendix 8A: SCHEDULE OF CAPITAL IMPROVEMENTS, FY2022-2026

	<u>FY2021/22</u>	<u>FY22/23</u>	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	Proposed funding in:
INFRASTRUCTURE						
Feasibility Study	\$0	\$50,000	\$0	\$0	\$50,000	General Fund
Storm Water Drainage Improvement 1st Street	\$0	\$350,000	\$0	\$0	\$0	Legislature Allocation - DEP
Water Main Replacement – Barfield Hwy/7 th Street	\$900,000	\$0	\$0	\$0	\$0	PBC WUD
Storm Drain Covers	\$100,000	\$100,000	\$0	\$0	\$0	PBC Disc Surtax
PHASE IV – Glades Area Resurfacing	\$210,000	\$0	\$0	\$0	\$0	FDOT EDTF
PHASE V – Glades Area Resurfacing	\$0	\$210,000	\$0	\$0	\$0	FDOT EDTF
McClure – Wilder Road Reconstruction	\$0	\$0	\$466,972	\$466,972	\$0	FDOT SCOP
Larrimore Road Reconstruction	\$0	\$0	\$1,500,000	\$1,500,000	\$1,500,000	FDOT SCOP
Rardin Avenue Reconstruction	\$0	\$0	\$0	\$1,500,000	\$1,500,000	FDOT SCOP
Barfield Hwy Reconstruction	\$4,500,000	\$0	\$0	\$0	\$0	FDOT SCOP
Sidewalks Improvements	\$100,000	\$250,000	\$250,000	\$0	\$0	PBC Disc Surtax
SUBTOTAL INFRASTRUCTURE	\$5,810,000	\$960,000	\$2,216,972	\$3,466,972	\$3,050,000	

	<u>FY2021/22</u>	<u>FY22/23</u>	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	Proposed funding in:
PARKS						
Martin Luther King (MLK) Park Upgrade · Playground · LED Lighting · Walking Path	\$0	\$270,000	\$0	\$0	\$0	FDEP (Florida Dept. of Environmental Protection)
Martin Luther King (MLK) Park Improvements · Parking Lot Resurfacing/Striping · BaseBall Field · Fencing	\$0	\$300,000	\$172,000	\$30,000	\$30,000	PBC Disc Surtax National Park Services
Commissioners' Park · Splash Pad – Valve system	\$0	\$15,000	\$0	\$0	\$0	Neat Grant PBC Disc Surtax
Commissioners' Park · Expansion	\$0	\$0	\$166,666	\$166,666	\$167,000	National Park Service/Land & Water Conservation Fund
SUBTOTAL PARKS	\$0	\$585,000	\$338,666	\$196,666	\$197,000	

	<u>FY2021/22</u>	<u>FY22/23</u>	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	Proposed funding in:
MARINA & CAMPGROUND						
Marina – Public Park North Side	\$0	\$10,000	\$0	\$0	\$0	General Fund
Marina/Campground Complex Upgrades <ul style="list-style-type: none"> • Docks & Seawall – Repairs/ upgrades • LED Lighting • Fuel Tanks • Cameras/Security Upgrades • Harbor Master enhancements • Fencing/Security • Dredging 	\$0	\$200,000	\$500,000	\$500,000	\$500,000	PBC Disc Surtax DEP Clean Vessel Grant
Marina/Campground Pool/Restaurant Area	\$20,000	\$80,000	\$0	\$0	\$0	PBC Disc Surtax
SUBTOTAL MARINA & CAMPGROUND	\$20,000	\$290,000	\$500,000	\$500,000	\$500,000	

	<u>FY2021/22</u>	<u>FY22/23</u>	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	Proposed funding in:
CITY FACILITIES						
Pahokee City Hall 207 Begonia Dr Administration Complex	\$0	\$80,000	\$0	\$0	\$0	General Fund
Renovation- Old Pahokee High School/New City Hall · Scope & Design ; Preliminary interior cleanup	\$0	\$449,000	\$349,000	\$0	\$0	PBC Disc Surtax
Renovation- Old Pahokee High/ New City Hall · Structural Renovations of the 1st & 2nd floor	\$0	\$15,000	\$1,500,000	\$1,500,000	\$1,500,000	PBC Disc Surtax USDA Funding
City of Pahokee Marquee/Signage	\$0	\$30,000	\$0	\$0	\$0	PBC Disc Surtax
SUBTOTAL CITY FACILITIES	\$0	\$574,000	\$1,849,000	\$1,500,000	\$1,500,000	
CODE ENFORCEMENT						
Code Enforcement	\$52,000	\$42,651	\$50,000	\$50,000	\$50,000	CDBG -PBC DHE
CEMETERY						
Cemetery	\$20,000					PBC Disc Surtax ARPA
EQUIPMENT/VEHICLES						
IT						
IT Upgrades - Equipment, Phones & WiFi	\$10,000	\$20,000				ARPA
GRAND TOTAL Capital Improvements Element	\$5,912,000	\$2,471,651	\$4,954,638	\$5,713,638	\$5,297,000	
						\$24,348,926

RESOLUTION 2024 - 25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2024-2025 PURSUANT TO SECTION 200.065, FLORIDA STATUTES, TOGETHER WITH A ROLLED-BACK RATE; ESTABLISHING THE DATE, TIME AND PLACE OF PUBLIC HEARINGS TO CONSIDER THE PROPOSED MILLAGE RATE AND THE TENTATIVE BUDGET FOR FISCAL YEAR 2024-2025; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 200, Florida Statutes, provides for a uniform procedure for the adoption of ad valorem tax and millage rates associated therewith; and

WHEREAS, Section 200.065, Florida Statutes, provides for the adoption of a proposed millage rate, together with the establishment of a rolled-back rate computed pursuant to Section 200.065(1), Florida Statutes; and

WHEREAS, on June 26, 2024, the Property Appraiser of Palm Beach County, Florida served upon the City a Certification of Taxable Value, certifying to the City the 2024 taxable value within the City’s jurisdiction; and

WHEREAS, Section 200.065, Florida Statutes, provides that a taxing authority shall, within 35 days of certification of value by the Property Appraiser, advise the Property Appraiser of its proposed millage rate, its current year rolled-back rate and the date, time and place for public hearings to consider the proposed millage rate and the tentative budget for the preparation of the Notice of Proposed Property Taxes (TRIM Notice); and

WHEREAS, the City Manager of the City of Pahokee, Florida has recommended a proposed millage rate for Fiscal Year 2024-2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AS FOLLOWS:

Section 1. Adoption of Representations. The foregoing “Whereas” paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Proposed Millage Rate. The Mayor and City Commission hereby adopt and establish the proposed millage rate for **FY 2024-2025** at **6.5419**, which is **\$6.5419** per \$1,000.00 of assessed property value within the City of Pahokee, Florida.

Section 3. Computation of Rolled-back Rate. The rolled-back rate is **6.0270** as computed utilizing the June 26, 2024 Certificate of Taxable Value.

Section 4. Current Year Proposed Millage Rate as a Percent Increase over Rolled Back Rate. The proposed millage rate is an increase of **8.54** percent over the rolled-back rate.

Section 5. Public Hearing. The date, time and place of the public hearings to consider the proposed millage rate and tentative budget are as follows:

First Hearing

<u>Date</u>	<u>Time</u>	<u>Location</u>
September 11, 2024	6:00 p.m.	Commission Chambers/City of Pahokee 360 E Main St Pahokee, FL 33476

Second Hearing

<u>Date</u>	<u>Time</u>	<u>Location</u>
September 24, 2024	6:00 p.m.	Commission Chambers/City of Pahokee 360 E Main St Pahokee, FL 33476

Section 6. Directions to the City Clerk. The City Clerk is directed to send the original Certification of taxable Value and a certified copy of this resolution to the Palm Beach County Property Appraiser and Tax Collector on or before August 1, 2024.

Section 7. Effective Date. This resolution shall be effective immediately upon its passage and adoption.

PASSED and ADOPTED this 23rd day of July, 2024.

Keith W. Babb, Jr., Mayor

ATTEST:

Nylene Clarke, Interim City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner Cowan-Williams	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Vice-Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)



CERTIFICATION OF TAXABLE VALUE

Reset Form

Section I, Item A.

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2024	County: Palm Beach
Principal Authority: City of Pahokee	Taxing Authority: City of Pahokee - Operating

SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	106,897,591	(1)
2.	Current year taxable value of personal property for operating purposes	\$	16,249,428	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	4,524,218	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	127,671,237	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	545,467	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	127,125,770	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	117,120,935	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)

SIGN HERE	Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date: 6/26/2024 9:17:01 AM		

SECTION II: COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		6.5419 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	766,193	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	766,193	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	127,125,770	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		6.0270 per \$1000	(16)
17.	Current year proposed operating millage rate		6.5419 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	835,212	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs  **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. (The sum of Line 13 from all DR-420 forms)	\$	766,193	(22)
23.	Current year aggregate rolled-back rate (Line 22 divided by Line 15, multiplied by 1,000)		6.0270 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes (Line 4 multiplied by Line 23, divided by 1,000)	\$	769,475	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. (The sum of Line 18 from all DR-420 forms)	\$	835,212	(25)
26.	Current year proposed aggregate millage rate (Line 25 divided by Line 4, multiplied by 1,000)		6.5419 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate (Line 26 divided by Line 23, minus 1 , multiplied by 100)		8.5400 %	(27)

First public budget hearing	Date : 9/11/2024	Time : 18:00:00 EST	Place : 360 E Main St Pahokee 33476
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S I G N H E R E	Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :	Electronically Certified by Principal Taxing Authority		Date : 7/3/2024 4:09:20 PM
	Title :	Contact Name and Contact Title : Michael E. Jackson		
	Mailing Address :	Physical Address : 207 Begonia Drive		
	City, State, Zip : Pahokee 33476	Phone Number : (561) 924-5534	Fax Number :	

RESOLUTION 2024 - 27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, APPOINTING NYLENE CLARKE AS CITY CLERK FOR THE CITY OF PAHOKEE; PROVIDING FOR COMPENSATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Pahokee (“City Commission”) desires to appoint Nylene Clarke as the permanent City Clerk; and

WHEREAS, Chapter 2, Article III, Section 2-63 of the City of Pahokee’s Code of Ordinances sets forth the general powers and duties of the City Clerk; and

WHEREAS, the City Commission desires to appoint Nylene Clarke with compensation of _____ per year; and

WHEREAS, it is in the best interests of the City of Pahokee to appoint Nylene Clarke as the permanent City Clerk.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA AS FOLLOWS:

Section 1. Adoption of Representations. The foregoing “Whereas” paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Appointment of City Clerk. The City Commission of the City of Pahokee hereby appoints Nylene Clarke as the permanent City Clerk with annual compensation of \$_____.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED and ADOPTED this _____ day of July 2024

Keith W. Babb, Jr., Mayor

ATTEST:

Interim City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved By: _____

Seconded By: _____

Vote:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Commission Cowan-Williams	_____ (Yes)	_____ (No)
Vice Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)