Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the Town of Cloud Lake contains text changes to the Infrastructure Element of the comprehensive plan based on an update to the Ten Year Water Supply Facilities Work Plan (WSFWP). This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment provides text changes to the comprehensive plan based on an update to the Ten Year WSFWP. The only changes to policies are minor corrections to the level of service standards, and reference to Florida Friendly Landscaping practices in the Infrastructure Element of the comprehensive plan. The town’s updated Ten Year WSFWP is also adopted as part of the Infrastructure Element. The work plan was updated to be consistent with the Lower East Coast Regional Water Supply Plan, which was updated by the South Florida Water Management District (SFWMD) on September 12, 2013.

The Ten Year WSPWP indicates that potable water supply facilities are provided to the town by the Palm Beach County Water Utilities Department (PBCWUD). The entire Town of Cloud Lake is served by the PBCWUD central water system. All responsibilities for the withdrawal,
treatment, and distribution of potable water to the residents and businesses of Cloud Lake are handled by PBCWUD. The Ten Year WSFWP concludes that the water supply allocations granted to PBCWUD by the SFWMD will be adequate to serve the projected demand of the Town of Cloud Lake during the ten year planning period.

**Extrajurisdictional Impacts**

A representative of the town has indicated the proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 22, 2014. No extrajurisdictional impacts have been identified.

**Regional Impacts**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is consistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to the Town of Cloud Lake and the Florida Department of Economic Opportunity.

**Attachments**
List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>General Location Map</td>
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<tr>
<td>2</td>
<td>Infrastructure Element Showing Changes in Underline and Strike-through</td>
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</tbody>
</table>
Exhibit 1
General Location Map

Town of Cloud Lake
Exhibit 2
Infrastructure Element Showing Changes In Underline and Strike-Through

INFRASTRUCTURE
(Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge)

GOAL

“Public facilities and infrastructure that are provided and maintained in a manner which: (1) provide consistent service levels throughout the Town; (2) protect public and private investments; (3) promote orderly, compact urban growth; and, (4) assure the health, safety and welfare of Town residents”.

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

Policy 1: Public facility Level of Service standards as displayed in TABLE 2 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

Policy 2: All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted Level of Service standards.

Policy 3: The Town will cooperate with public utility service providers, as necessary, to develop procedures to update facility demand and capacity information, as development permits are issued.

Policy 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 issuance by the Town of a Certificate of Occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with PBCWUD to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the Town’s Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.
<table>
<thead>
<tr>
<th>Public Facility</th>
<th>Level of Service Standard</th>
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</table>
| Potable Water  | Average Day Water Consumption Rate  
126-115 gallons/capita/day for those lots being served by Palm Beach County Utilities central system.  
126-115 gallons/capita/day. One (1) well per lot based on minimum lot criteria established in Palm Beach County Environmental Control Rules #1 and #2 for those lots not being served by PBCWUD central system. |
| Sanitary Sewer | Average Day Sewage Generation Rate  
One (1) septic tank per lot based on minimum lot criteria established in Palm Beach County Environmental Control Rule #3.  
The use of existing properly constructed and functioning septic tank systems within the Town is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards (Ch. 62-302, FAC for surface water, Ch. 62-520, FAC for groundwater and Ch. 100-6, FAC for bathing places) and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.  
When a central sanitary sewer system becomes available to currently unsewered areas, and the current septic tank systems fail to meet State Water Quality Standards and endanger the public health, hook-up to the central system shall be required; and the Palm Beach County LOS Standard of 100 gallons per capita day shall be the standard implemented. |
| Solid Waste    | 7.2 lbs./capita/day         |
Stormwater Management

Design Storm
Five (5) year frequency, 24-hour duration (one-day); rainfall intensity curve

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

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

Sanitary Sewer – The Town should establish procedures and/or requirements for the inspection of septic tanks and drain fields as part of a monitoring and maintenance program. The Town should periodically review the current status of utilities to determine whether or not the Town should be managed, operated and maintained by a central sanitary sewer service provider.

Solid Waste – A program for centralized collection of toxic household and commercial wastes should be maintained.

Stormwater Management – Institute a program of annual inspection of the drainage system as a means of monitoring the efficiency of the system. Assess the results of the annual program each five (5) years to determine whether or not corrective action is needed. The Town should consider the use of French drains/perforated pipes to allow for adequate percolation of stormwater runoff before direct discharge into the private lakes. Improvements shall be oriented to meeting the adopted Level of Service standard.

Potable Water – The Town should encourage Palm Beach County Utilities to continue to monitor the potable water supply in its efforts to meet State Water Quality Standards.

Groundwater Recharge – Participate, through the direction and assistance from the Palm Beach County Department of Environmental Resource Management to identify and regulate businesses potentially capable of polluting the groundwater within the Town.
Policy 2: A Capital Improvement Coordinating Committee shall be created by the Town for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five (5) and ten (10) year schedule of needs.

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

Level one – whether the project is needed to protect public health and safety in order to fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

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

Level Three – whether the project represents a logical extension of facilities and services within a designated area.

Objective C: To continue to provide solid waste collection services and drainage services to meet existing and projected future demands.

Policy 1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain a high Level of Service for the residents of the Town with a system that ensures the lowest possible cost to Cloud Lake taxpayers relative to the highest Level of Service.

2. Maintain a close liaison with the contracted hauler of solid waste in handling all service complaints and offer information to residents concerning services provided.

3. Develop and maintain regulations which should address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.
Policy 2: The basic drainage policy shall consist of the following components:

1. Continue routine maintenance of catch basins and conduits.
2. Regulate swale plantings and sodding.
3. Encourage appropriate land use activities in flood prone areas.
4. Protect environmentally sensitive areas by controlling adjacent activities.
5. Require use of vegetation, mulches and berms for control of pollutants from construction sites.
6. Enforce the Flood Protection Ordinance to maintain the flooding protection provided by natural features.

Objective D: To continue to have the Palm Beach County Solid Waste Authority provide solid waste disposal services to the Town of Cloud Lake to meet existing and projected future demands.

Policy 1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Town's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy 2: Maintain a local resource recovery program and establish efficient public information for this cause.

Objective E: To maintain stormwater drainage in the Town's Code of Ordinances to provide for regulations protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy 1: Limit post-development runoff rates and volumes to pre-development conditions and preserve existing natural drainage features.

Policy 2: Protect and preserve water quality by use of construction site best management practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation.
Policy 3: The Town shall continue to be a participate and co-permittee in the Palm Beach County NPDES (National Pollution Discharge and Elimination System) Stormwater Permitting Program, and to assure that discharges from the Town’s stormwater drainage system are of acceptable quality to meet State Water Quality Standards.

Objective F: To actively participate in potable water supply conservation and water reuse programs of the PBCWUD and South Florida Water Management District on an on-going and an emergency basis.

Policy 1: The Town shall implement and enforce Water Shortage Emergency Provisions established under Chapter 40E-21, Florida Administrative Code upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 2: South Florida Water Management District xeriscape 'Florida Friendly Landscaping' practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 3: The Town shall promote the use of low volume fixtures when reviewing all building permit applications.

Policy 4: Cooperate and coordinate with PBCWUD and the SFWMD in the preparation and updates to their Water Supply Plans to ensure appropriate input data and information pertinent to those Plans.

Policy 5: At the time of each required evaluation and Appraisal Report (EAR), the Town shall incorporate necessary Water Supply Plan directives enacted by PBCWUD and the SFWMD.

Policy 6: Consider revising potable water level of service (LOS) standard to include residential and non-residential categories pending their prior adoption by Palm Beach County.

Objective G: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan.

Policy 1: The “Ten (10) Year Water Supply Facilities Work Plan” shall be adopted as a part of this SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element of the Town of Cloud Lake Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-year water supply plan within eighteen (18) months of a South Florida Water Management District regional water plan update when approved by their governing board.

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Town of Cloud Lake “Ten (10) Year Water Supply Facilities Work Plan”

This section of the SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element represents the “Ten (10) Year Water Supply Facilities Work Plan (WSFWP)” for the Town of Cloud Lake.

As previously stated, the South Florida Water Management District (SFWMD) adopted the Lower East Coast Regional Water Supply Plan update on February 15, 2007 September 12, 2013. Per Section 163.3117 (c), Florida Statutes, municipalities and water suppliers must adopt a related Water Supply Facilities Work Plan (WSFWP) and supportive amendments to their comprehensive plans by August 15, 2008 March 15, 2015.

Municipalities and local suppliers are required to coordinate with the SFWMD in the preparation of their WSFWP in order to identify needed facilities for at least the ten (10) year planning period, confirming that: (1) adequate water supply is available, considering the regional water supply plan; and, (2) infrastructure plans necessary to serve projected need have been prepared.

Specifically, WSFWP comprehensive plan amendments must:

- Demonstrate that the local government has coordinated with the appropriate water management district’s regional water supply plan.

- Ensure that the local government’s future land use plan is based upon the availability of adequate water supplies and public facilities and services.

- Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government issues a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve new development by the anticipated issuance date of the certificate of occupancy.

- Revise the five-year schedule of capital improvements to include any water supply, reuse and conservation projects and programs to be implemented during the five (5) year period.

- Revise the Conservation Element to assess projected water needs and sources for at least a ten (10 year planning period, considering the appropriate regional water supply plan.

- To maintain internal consistency, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the regional water supply plan and regional water supply authorities.
- Clearly define responsibilities for planning, financing, construction and/or operation of the water supply facilities by all entities providing service within its jurisdiction, regardless of ownership responsibility for the individual facilities, including: (1) water supply source, service areas, existing demands and future projects; (2) treatment types and losses; (3) distribution facilities; and, (4) bulk sales agreements.

As previously identified in the POTABLE WATER sub-element Support Documentation, the Town of Cloud Lake does not own, operate or maintain its own central potable water system. Rather, potable water supply facilities and services are provided to Cloud Lake by Palm Beach County Utilities Department (PBCWUD). All responsibilities for the withdrawal, treatment and distribution of potable water to the residents and businesses of Cloud Lake are assumed by PBCWUD, including the direct billing of customers. Briefly described, the PBCWUD system includes four (4) waste treatment plants (WTPs) of which two (2) are lime softening plants and two (2) are nano-filtration plants. The system includes wastewater reclamation, wetlands recharge and ASR. The PBC water supply facilities and system are described in their current Water Supply Plan. Mapping of their service area is also contained in the PBC Water Supply Plan. The Future Land Use Map contained in the Future Land Use element of the Town of Cloud Lake Comprehensive Plan clearly delineates their corporate limit boundaries.

There are no bulk water agreements between the Town and PBCWUD. Individual residents, businesses and other non-residential uses are billed individually by PBCWUD. Ordinance No.101 adopted in 1999 by the Town authorizes and consents that the PBCWUD shall be the service provider and that the Utility shall undertake water improvement projects within the municipal boundaries of Cloud Lake. It is agreed in this Ordinance that all water supply projects shall be funded through special assessments and services provided according to the fee schedule imposed by Palm Beach County. In the accomplishment of said projects, the Town shall render no financial or technical assistance. Local distribution systems in new projects are initially installed by individual developers who, upon completion, relinquish them to the PBCWUD for ownership, operation and maintenance purposes.

There are no public water wellfields, or treatment and/or storage facilities located within the Town of Cloud Lake municipal boundaries. Therefore, there are no “cones of influence” from public water wellfields that must be considered by the Town in the distribution and types of land use applied in Cloud Lake.

As part of the site plan review and land development processes, the Town requires developers to coordinate with, and to provide evidence of PBCWUD’s approval of, proposed central potable water systems being proposed for new developments of for upgraded systems. This is required to provide assurance that minimum level of service for potable water is maintained.

The entire Town of Cloud Lake is served by the PBCWUD central water system.
The following regional issues are identified in the SFWMD Lower East Coast Water Supply Facilities Work Plan: 1) increased withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee are limited; 2) conservation continues to be relied upon to reduce per capita use and means to potentially delay or perhaps avoid adding capacity; and, 3) use of reclaimed water continues to be an important alternative source in the region and helps to meet requirements of the 2008 Leah G. Shad Ocean Outfall Program. These issues are primarily relevant to the Palm Beach County Utilities as the Town's water supplier; however, various conservation techniques are implemented by the Town through Policies adopted in this Comprehensive Plan and through land development regulations.

**Water Supply Demand Projections**

The Town’s potable water Level of Service (LOS) is the same as that adopted by PBCWUD system-wide: 115 426-gallons per capita day (gpcd). Since the Town has adopted the same LOS as PBCWUD, it is the appropriate standard for projecting potable water demand within the corporate limits of Cloud Lake, including the serve-served population utilizing individual wells. The Town of Cloud Lake should work with PBCWUD in developing residential and non-residential LOS standards in the future to more accurately estimate and project potable water use and needs.

Current potable water demand for all of the Town of Cloud Lake is based on the most recent 2013 University of Florida Bureau of Business Research (BEBR) estimated resident population (133). The most recent resident population estimate for Cloud Lake utilized by PBCWUD for their estimates and projections are for the year 2015 (131). Because the Town expects very little growth through build-out, the BEBR estimate will be used for the current potable water demand calculations. Therefore, the current total potable water demand generated in Cloud Lake is calculated at 20,664 15,295 gallons per day (gpd), all of which will be demanded of the PBCWUD central system. The Town’s resident population in 2006, as adopted in its Comprehensive Plan (September, 2007), and found “in Compliance” by DCA, was 149. Using this population figure, the current potable water demand would be 18,774 gpd (149 total resident population X 126 gpd).

The Town of Cloud Lake future potable water needs are calculated using population projections prepared in the FUTURE LAND USE element Support Documentation to the updated PBC Water Supply Plan. It is projected that Cloud Lake will be built-out sometime during the 10-Year planning period (2017) of the Comprehensive Plan. The 10-Year period for this Water Supply Facilities Work Plan extends to 2018-2024. Because it is projected that build-out will occur in Cloud Lake before the end of its Comprehensive Plan 10-Year planning period, the population projected for 2018-2025 as established in the PBC Water Supply Plan will be the same as for 2017-2024. It is projected that the population of Cloud Lake in 2017-2024 as
projected by PBC will be 162 144 (less than the 164 being used by PBCWUD for current demand). Projected potable water need in Cloud Lake is based on the assumption that the 126 115 gpcd LOS adopted in the Palm Beach County Comprehensive Plan and the Town of Cloud Lake Comprehensive Plan will be maintained throughout the 10-Year planning period.

Based on the Town’s population projections and on the assumptions stated above, the projected potable water needs for the 10-Year planning period will be 20,442 16,560 gpd (162 144 projected population X 126 115 gpcd = 20,442 16,650 gpd); all of which will be demanded of the PBCWUD central system. PBCWUD’s future projections would be greater because they are utilizing BEBR figures, but these are unrealistic based on the minimal and insignificant available land for future development.

TABLE 6.6-2 is extracted from the Palm Beach County 20-Year Water Supply Work Plan that represents their population forecasts for areas served by Palm Beach County Utility Department. The Town of Cloud Lake is contained in these forecasts which compare similarly with the population projections presented in this Comprehensive Plan. The PBCWUD service area is mapped in the County’s 20-Year Water Supply Plan. The service area is not prepared at such detail to show areas being served within Cloud Lake.

**TABLE 6.6-2**

**POPULATION FORECAST FOR PBCWUD**

SOURCE: Palm Beach County 20-Year Water Supply Plan.
Water Supply Source and Project Identification

As previously identified, central potable water supply is provided to the Town of Cloud Lake by PBCWUD. The Town has no financial or operational and maintenance responsibility of the County’s system. As reflected in the Palm Beach County’s current 20-Year Water Supply Plan and under their current Consumptive Use Permit (CUP——get #), all traditional alternative, conservation and re-use projects are identified. TABLES 6.6.3 and 6.6.4 presented herein contain information extracted from the County’s 20-year Plan that identifies water supply sources and projects.

Palm Beach County is operating under Consumptive Work Permit Numbers 50-00135-W (Public Water Supply) and 50-06857-W (WTP #11) which were approved August 17, 2012 and May 8, 2013, respectively, by the South Florida Water Management District. The County is also in the preliminary stages of updating its current 20 Year Water Supply Plan (date) which will also have to be consistent with the CUP.

Since the Town of Cloud Lake is part of the PBCWUD service area; is adopting the same LOS standard (e.g. 126 115 gcpd) as the County (which has been substantially reduced); and, is subject to the conditions, requirements and timeframe of the County’s current CUP and Water Supply Plan, it is concluded that the water supply allocations granted to PBCWUD will be adequate to serve the projected demand of the Town. It is further concluded from these water supply projections and projected water supply needs that the Town’s future land use mix is feasible.

TABLE 6.6.3

SUMMARY OF AWS PROGRAM FOR AVERAGE DAILY FLOW CONDITIONS

SOURCE: Palm Beach County 20-Year Water Supply Plan.
TABLE 6.6-4

ADDITIONAL OFF-SETS PROJECTED FOR REGIONAL SYSTEM (ADF)

SOURCE: Palm Beach County 20 Year Water Supply Plan, 2008

Comprehensive Plan Element Updates

Potable water supply, urban water conservation and reuse are all stressed as important issues of the SFWMD Lower East Coast Water Supply Plan and individual Water Supply Facilities Plans. The following OBJECTIVES and Policies are contained in this Comprehensive Plan which are pertinent to, and directly relate to, the water supply, conservation and reuse issues. They are identified by Comprehensive Plan element herein.
FUTURE LAND USE

OBJECTIVE E, Policy 2: The Town shall coordinate with Palm Beach County Water Utilities Department (PBCWUD) to review all future proposed land use change applications to ensure the availability of adequate water supplies.

OBJECTIVE E, Policy 3: The Town shall include PBCWUD in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development.

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE

OBJECTIVE A, Policy 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 by the Town of a Certificate of Occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with PBCWUD to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the Town’s Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.

OBJECTIVE F: To actively participate in potable water supply, conservation and water reuse programs of the PBCWUD and South Florida Water Management District, both on an on-going and an emergency basis.

Policy 1: The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the south Florida Water Management District.

Policy 2: South Florida Water Management District xeriscape 'Florida Friendly Landscaping' practices shall be encouraged by the Town when considering all proposals for development and/or redevelopment.

Policy 3: The Town shall promote the use of low volume fixtures when reviewing all building permit applications.

Policy 4: Cooperate and coordinate with PBCWUD and the SFWMD in the preparation and updates to their Water Supply Plans to ensure appropriate input of data and information pertinent to those Plans.
Policy 5: At the time of each required evaluation and Appraisal Report (EAR), the Town shall incorporate necessary Water Supply Plan directives enacted by PBCWUD and the SFWMD.

Policy 6: Consider revising potable water level of service (LOS) standard to include residential and non-residential categories pending their prior adoption by Palm Beach County.

OBJECTIVE G: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan.

Policy 1: The “Ten (10) Year Water Supply Facilities Work Plan” shall be adopted as a part of this SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element of the Town of Cloud Lake Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-year water supply plan within eighteen (18) months of a South Florida Water Management District regional water plan update when approved by their governing board.

CONSERVATION

OBJECTIVE C: To protect and enhance potable water supplies.

Policy 1: Promote and institute, where practical, water conservation techniques and programs in cooperation with the South Florida Water Management District and other appropriate agencies.

Policy 2: Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during times of declared water shortages, or water shortage emergencies by participating in the District’s Water Shortage Plan.

Policy 3: Participate in the formulation and coordinate in the implementation of potable water conservation programs developed by PBCWUD as part of its 20-Year Water Supply Plan and Consumptive Use Permit.

Policy 4: Promote and institute, where practical, water conservation techniques programs in cooperation with the SFWMD and other appropriate agencies.

Policy 5: Continue to coordinate with the SFWMD in the conservation of potable water supplies during times of declared water shortages, or water shortage emergencies, by participating in the District’s Water Shortage Plan.

Policy 6: Cooperate with PBCWUD in the development and implementation of water reuse programs, to the extent that they are applicable to Cloud Lake.
INTERGOVERNMENTAL COORDINATION

OBJECTIVE A: To maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current service providers

Policy 3: Notify by letter and involve all potentially affected entities, jurisdictions and/or service providers in the initial stages of the planning and development review process when the action of one government may create an impact on neighboring jurisdiction’s public facilities and services.

Policy 4: Secure the cooperation of neighboring entities, jurisdictions and/or service providers through interlocal agreements and intergovernmental coordination that addresses how the cost for impacts to public facilities and services will be borne, and by whom, when the impacts are imposed upon other entities, jurisdictions and/or service providers. Interlocal agreements and the IPARC process will be used to identify and implement joint planning areas, when deemed necessary to be appropriate.

Policy 12: Require all applicants for development approval to procure written confirmation of availability of potable water service prior to the issuance of a building permit.

Policy 13: At the time of each required EAR, confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the PBCWUD 20-Year Water Supply Facilities Plan.

Policy 14: The Town shall request PBCWUD to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Cloud Lake either through interlocal agreement, Ordinance, or other effective means.

Policy 15: Require coordination of the Town of Cloud Lake “10-Year Water Supply Facilities Work Plan” with the Palm Beach County 20-Year Water Supply Plan and the South Florida Water Management District’s Lower East Coast Regional Water Supply Plan and future updates to these Plans

CAPITAL IMPROVEMENTS

The purpose of the Capital Improvements element and the short range (5-Year) and long range (10-Year) Schedules of Improvements are to identify the capital improvements necessary to implement the Comprehensive Plan and ensure that adopted LOS standards are achieved and maintained for concurrency-related facilities (e.g. sanitary, solid waste, stormwater management, potable water, transportation, recreation and open space and schools). If LOS standards cannot be met, the local government must deny applications.
for development orders and permits until the deficiency is addressed. The Schedules of
Improvements must address deficiencies and be financially feasible. As previously revealed there
are no potable water supply facilities identified within the corporate limits of Cloud Lake in the
PBCWUD projections; therefore, none appear in the current short and long range Schedules.

The Town of Cloud Lake Comprehensive Plan must be updated annually per State planning
requirements. If Palm Beach County identifies any potable water supply capital
improvements projects in the future which are located within Cloud Lake, the appropriate
Schedule of Improvements must be updated to reflect those improvements; even if there is no
cost to be borne by the Town.