MEMORANDUM

To: Council Members

From: Staff

Date: February 17, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lake Clarke Shores Comprehensive Plan Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 Lake Clarke Shores contains text changes to the General Requirements chapter and Land Use, Infrastructure, Conservation, and Intergovernmental Coordination elements of the comprehensive plan related to an update to the 10-Year Water Supply Facilities Work Plan (WSFWP). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment provides text changes to the comprehensive plan based on the 2016 update to Town of Lake Clarke Shores WSFWP for the planning period from 2016 to 2026. The update text includes changes to referenced documents, organizations, dates, terminology, population estimates, and bulk purchase agreements. The amendment modifies text in the WSFWP and policies in the Land Use, Infrastructure, Conservation, and Intergovernmental Coordination elements of the comprehensive plan. 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 purpose of the town’s 10-year WSFWP update is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government’s jurisdiction. The town is approximately 420 acres and has a population of about 3,500 residents. The town is approaching buildout, with less than two acres of land remaining to be developed. Lake Clarke Shores currently has interlocal agreements with the Village of Palm Springs, Palm Beach County, and the City of Lake Worth that address potable water service. Lake Clarke Shores owns, operates, and maintains a portion of the potable water distribution system serving the town. Outside of the area served by the town-owned distribution system, but within the municipal limits of Lake Clarke Shores, distribution systems are owned by either Palm Beach County or the Village of Palm Springs. The WSFWP indicates the town shall execute and maintain bulk purchase agreements with Palm Beach County and the City of Lake Worth for the purpose of providing a potable water source to the unincorporated area known as the Town Southern Service Area. The plan concludes that the local suppliers have the capacity to continue to serve the town.

The town’s Conservation Element continues to support efforts to develop and implement water reuse and conservation programs. Updates to the town’s Conservation Element indicate the town will: 1) incorporate Florida Friendly Landscape principles in the design, installation and irrigation of landscapes for all public facilities and provide Florida Friendly Landscaping information and materials to private developers; 2) participate in the formulation and implementation of water supply conservation programs developed by the Village of Palm Springs, Palm Beach County, and the SFWMD; and 3) coordinate with the Village of Palm Springs and Palm Beach County to implement potable water conservation programs.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator indicated the amendments were circulated on January 25, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments
## List of Exhibits

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EXHIBIT 1
General Location Map
EXHIBIT 2
Water Supply Facilities Work Plan Update

Town of Lake Clarke Shores Florida
Water Supply Facilities Work Plan Update
2016 to FY 2026

November 2016

Prepared for the Town of Lake Clarke Shores
Prepared by Land Research Management, Inc.
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Lake Clarke Shores 2016-2026 Potable Water Supply Facilities Work Plan

1.0. Introduction

The purpose of the Lake Clarke Shores 2016-2026 Water Supply Facilities Work Plan Update (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and future development within the Town’s jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (SFWMD) approves the 2013 Lower East Coast Water Supply Plan Update (2013 LEC Update).

The Work Plan references identified initiatives to ensure adequate water supply for the Town of Lake Clarke Shores. According to state guidelines, the Town’s Work Plan and Comprehensive Plan must address traditional and alternative water supplies, as appropriate, service delivery and conservation and reuse programs necessary to serve existing and new development for a minimum 10-year period. Further, the Work Plan must include a planning time-frame schedule consistent with the Comprehensive Plan and the 2013 LEC Update.

The District adopted the 2013 LEC Update on September 12, 2013 per the Florida Statutes, municipalities and water suppliers are to adopt related and supportive amendments to their comprehensive plans by March 31, 2015.

Potable water is supplied to Lake Clarke Shores corporate area by two municipal suppliers (Local Suppliers); the Village of Palm Springs and Palm Beach County Water Utilities Department (WUD) Local Suppliers are required to coordinate with SFWMD in the preparation of their Work Plans in order to identify needed facilities for at least a 10-year planning period. Upon completion of their plans, the Local Suppliers will provide specific documentation to governments within their service areas confirming that: (1) adequate water supply is available, considering the 2013 LEC Update; and (2) infrastructure plans necessary to serve projected need have been prepared.

Both Palm Springs and Palm Beach County WUD have adopted Work Plan Updates which the Town will rely upon to meet its obligations.

2.0 Background Information

Included in this section is a brief Town Overview, including information on land use and population.
2.1 Town Overview

Lake Clarke Shores is a small community, approximately 420 acres in size, with a current population of approximately 3,500 residents. At the present time, the Town is approaching buildout, with less than 2.0 acres of land remaining to be developed.

The Town, located in the central portion of Palm Beach County along the west side of I-95, is bounded on the north, west and south by unincorporated County and the east, beyond I-95, by the Cities of West Palm Beach and Lake Worth.

2.2 Relevant Regional Issues

The SFWMD is the state agency responsible for water supply in the Lower East Coast planning area. SFWMD is assigned the responsibility of resource protection through potable water allocation criteria used in the Water Use Permit (WUP) approval process.

As pressure has increased on the Everglades ecosystem resource, SFWMD implemented the Water Availability Rule limiting WUP allocation increases for providers utilizing that water supply source. The purpose of the rule is threefold; to reduce reliance upon the regional system for future water supply needs, mandate the development of alternative sources, and increase reuse and conservation.

Regional issues identified in the 2013 Lower East Coast Water Supply Plan Update include:

1. Construction of two potable water supply development projects by Public Water Supply (PWS) utilities.

2. Near-term use of flexibility in the 2008 Lake Okeechobee Regulation Schedule (2008 LORS) as incremental dam safety improvements are completed. In the long-term, completion of the seepage berm construction and/or repairs to the Herbert Hoover Dike (Reaches 1, 2 and 3) by the US Army Corps of Engineers (USACOE) and implementation of a new Lake Okeechobee regulation schedule.

3. Implementation of the Comprehensive Everglades Restoration Plan (CERP) and projects identified in the Minimum Flows Levels (MFL) prevention and recovery strategy.
3.0 Data and Analysis

3.1 Potable Water Suppliers and Service Areas

Potable water is supplied to Lake Clarke Shores by two public suppliers (Local Suppliers): Palm Beach County Water Utilities Department (WUD) and the Village of Palm Springs. Local Suppliers are required to coordinate with SFWMD in the preparation of their Water Supply Facilities Work Plan Updates in order to identify needed facilities for at least a 10-year planning period. Upon completion of their plans, the Local Suppliers provide specific documentation to governments within their service areas 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. Both WUD and the Village of Palm Springs have prepared their WSWPs.

Lake Clarke Shores owns, operates and maintains a portion of the potable water distribution system serving the Town. Within the area served by the Town distribution system, Lake Clarke Shores receives water from Palm Springs via a bulk sales agreement and direct-bills its customers. Outside of the area served by the Town-owned distribution system, but within the municipal limits of Lake Clarke Shores, distribution systems are owned by either Palm Beach County or the Village of Palm Springs. In those areas, customers are direct-billed by the Local Suppliers. The local distribution systems (Service Areas) serving Lake Clarke Shores are illustrated on Map 1.

The Palm Beach County WUD currently operates four water treatment plants serving eastern Palm Beach County, two utilizing lime softening and two utilizing nanofiltration treatment processes. The combined design capacity of the treatment plants is 91.38 MGD. The system also includes wastewater reclamation, wetlands recharge and Aquifer Storage and Recovery (ASR). The current Water Use Permit (WUP No. 50-00135-W), with an annual allocation of 31,751.35 million gallons, was issued by the South Florida Water Management District on March 13, 2008, with an expiration date of March 13, 2023.

The Village of Palm Springs currently operates two water treatment plants with a design capacity of 10 MGD. Treatment of raw water at both plants consists of ion exchange followed by lime softening, filtration and disinfection. The current Water Use Permit (WUP No. 50-00036-W) was issued by the SFWMD on October 29, 2009, with an expiration date of October 29, 2029. The current maximum raw water withdrawal is 155.9 million gallons per month and 1,685 million gallons per year; roughly 4.62 MGD.

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Each WUD and Village wellfield has protection zones mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current WUPs, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed and zone requirements enforced by the Palm Beach County Department of Environmental Resources Management.

The WUPs further state that the potential for induced movement of contaminants from known sources of pollution to occur as a result of the withdrawal of the recommended allocation is considered minimal.

3.2 Population and Land Use

All responsibilities for the withdrawal, treatment and transmission of potable water to the Lake Clarke Shores Service Areas are assumed by WUD and the Village of Palm Springs. Current (2015) population estimates for each of the Town Service Areas are as follows:

- Service Area A (Palm Beach County) - 343 residents.
- Service Area B (Village of Palm Springs) - 1,454 residents
- Service Area C (Lake Clarke Shores) - 1,672 residents

Service Area A is provided potable water by WUD (direct billing by Palm Beach County), while Service Area B (direct billing by the Village of Palm Springs) and Service Area C (bulk service agreement with Palm Springs) are served by the Village of Palm Springs. In total, 3,126 residents, or 90% of the Town's estimated population (3,469 residents in 2015) are provided potable water by Palm Springs, while the balance (343 residents) are served by WUD.

Population projections for the Village of Palm Springs and Palm Beach County WUD service areas are presented in Tables 1A and 1B. The SFWMD Water Supply Facilities Work Plan for the Village of Palm Springs; (9/2015) establishes the projected 2025 population of the Palm Springs service area at 54,829 residents, 3,126 of which are within Lake Clarke Shores.

The Palm Beach County 10 Year Water Supply Facilities Work Plan (12/2014) projects the 2025 population for its service area (exclusive of the Lake Region service area) at 595,952 residents, 350 of which are located in Lake Clarke Shores.
TABLE 1A
Village of Palm Springs Service Area
Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Resident Population Projections</th>
<th>Lake Clarke Shores Share of Service Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Palm Springs Service Area</td>
<td>Lake Clarke Shores*</td>
</tr>
<tr>
<td>2015</td>
<td>47,093</td>
<td>3,126</td>
</tr>
<tr>
<td>2019</td>
<td>49,495</td>
<td>3,126</td>
</tr>
<tr>
<td>2020</td>
<td>50,085</td>
<td>3,126</td>
</tr>
<tr>
<td>2025</td>
<td>54,829</td>
<td>3,126</td>
</tr>
</tbody>
</table>

* - Service Areas B and C, per Map 1.

TABLE 1B
Eastern Palm Beach County Service Area
Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Resident Population Projections*</th>
<th>Lake Clarke Shores Share of Service Area (%)</th>
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<tr>
<td></td>
<td>P. B. County Service Area</td>
<td>Lake Clarke Shores**</td>
</tr>
<tr>
<td>2015</td>
<td>505,173</td>
<td>343</td>
</tr>
<tr>
<td>2020</td>
<td>554,791</td>
<td>347</td>
</tr>
<tr>
<td>2025</td>
<td>595,952</td>
<td>350</td>
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</table>

* - Excludes the Lake Region.
** - Service Area A, per Map 1.
Source: Palm Beach County 10-Year Water Supply Facilities Work Plan; 12/5/2014

The most recent Town land use inventory was completed during the 2006 Evaluation and Appraisal process. A more recent inventory is not necessary due to the developed nature of the Town. According to the 2006 inventory, the Town consists of 420 acres, according to the following land use mix: Residential – 90.1%; Commercial – 4.4%; Public Facilities – 2.0%; and Recreation and Open Space – 1.8%. Approximately 2 acres remain undeveloped.

3.3 Level-of-Service (LOS)

The Town’s adopted potable water level-of-service (LOS) standards are as follows:

**Average Day Generation:** Single-family residential - 300 gallons per unit per day; Multiple-family residential - 175 gallons per unit per day; Non-residential - 900 gallons per acre per day.

**Maximum Day Generation:** Average day consumption rate x 1.5 peak factor.

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Per the Lower East Coast 2013 Water Supply Plan Update, for regional water supply planning purposes, the Village of Palm Springs currently uses an average day finished water consumption rate of 84 gallons per capita per day (gpcd). Palm Springs does not employ a non-residential generation rate; rather, all consumption is expressed on a resident per capita basis. Therefore, for the purposes of this analysis, the Palm Springs finished water consumption rate (84 gpcd) is used to project Town water demands in Service Areas B and C (Ref: Map 1). Similarly, the Palm Beach County WUD finished water consumption rate (115 gpcd), per the Lower East Coast 2013 Water Supply Plan Update, is used to project Town water demands in Service Area A.

3.4 Finished Water Supply Demand Projections

Projections of raw water supply and finished water demand for Palm Beach County WUD and Palm Springs from the Lower East Coast 2013 Water Supply Plan Update are presented in Table 2.

<table>
<thead>
<tr>
<th>Year</th>
<th>Eastern Palm Beach County Water Utilities Department (MGD)**</th>
<th>Palm Springs (MGD)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Raw Water</td>
<td>Finished Water</td>
</tr>
<tr>
<td>2010</td>
<td>69.91</td>
<td>52.77</td>
</tr>
<tr>
<td>2015</td>
<td>63.63</td>
<td>56.04</td>
</tr>
<tr>
<td>2020</td>
<td>67.29</td>
<td>59.27</td>
</tr>
<tr>
<td>2025</td>
<td>71.07</td>
<td>62.60</td>
</tr>
<tr>
<td>2030</td>
<td>74.79</td>
<td>65.87</td>
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</tbody>
</table>

* Demand under average conditions.
** Excludes the Lake Region and Royal Palm Beach area.

Estimated and projected finished potable water demand for Lake Clarke Shores is presented in Table 3. Current demand (2015) is estimated at 0.302 MGD. It is projected that the Town’s demand will attain a level of 0.303 MGD by 2025, or approximately 6.5% of the total demand within the Palm Springs service area and 0.07% of the demand within the WUD service area (Ref: Table 2).
TABLE 3
Lake Clarke Shores Projected Finished Water Demand

<table>
<thead>
<tr>
<th>Year</th>
<th>Lake Clarke Shores Population Projections*</th>
<th>Potable Water Demand (MGD)**</th>
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<tbody>
<tr>
<td></td>
<td>Service Area A</td>
<td>Service Areas B and C</td>
</tr>
<tr>
<td>2015</td>
<td>343</td>
<td>3,126</td>
</tr>
<tr>
<td>2020</td>
<td>347</td>
<td>3,126</td>
</tr>
<tr>
<td>2025</td>
<td>350</td>
<td>3,126</td>
</tr>
</tbody>
</table>

* - Tables 1A and 1B.
** - Service Area A population x 115 gpcd + Service Area B and C population x 84 gpcd.

4.0 Water Source Identification

According to WUP 50-00036-W, the source of water for the Village of Palm Springs system is freshwater from the Surficial Aquifer System (SAS). Permitted annual withdrawal is 1,733 million gallons, with a maximum month withdrawal of 160.2 million gallons. According to the WUP, the maximum month withdrawal in 2008 was 133 million gallons, with a projected increase to 152.2 million gallons by 2014. Gross average daily water demand in 2015, per the Lower East Coast 2013 Water Supply Plan Update, was projected at 4.25 MGD.

According to WUP 50-00135-W, the source of water for the Palm Beach County system is groundwater from the Surficial Aquifer System (SAS) and Floridan Aquifer System (FAS). Permitted annual withdrawal is 31,751 million gallons, with a maximum day withdrawal of 129.62 million gallons. Gross average daily water demand in 2015, per the Lower East Coast 2013 Water Supply Plan Update, was projected at 86.99 MGD.

5.0 Water Supply Project Identification and Selection

Capital improvements projects planned by the Village of Palm Springs during the 2015 – 2025 period are included in Section 4, Table 4-1 of the SFWMD Water Supply Facilities Work Plan for the Village of Palm Springs (9/15/2015). In summary, projects include two new water supply wells, including wellheads, raw water transmission extensions, raw water supply meter improvements, and a washwater recovery basin. None of the improvements are located within the Town of Lake Clarke Shores and are not included in the Town’s Five-Year Schedule of Capital Improvements. The addition of wells will assist assuring the long-term availability of potable water to the Town.

Capital improvements projects related to the 2013 Lower East Coast Water Supply Plan Update planned by Palm Beach County WUD during the 2015 – 2025 period are included in Table 10-A of the Palm Beach County 10-Year Water Supply Facilities Work Plan (12/5/2014). In summary, projects are primarily oriented to increasing the County’s alternative water supply projects, including: Aquifer Storage and Recovery (ASR); Reclaimed Water piping program; AWT Lake Clarke Shores 2016-2026 Water Supply Plan Update.
expansion; Floridan Aquifer treatment plant expansion; and Lake Region water plant expansion. None of the improvements are located within the Town of Lake Clarke Shores and are not included in the Town’s Five-Year Schedule of Capital Improvements. The addition of additional alternative water supply capacity will assist in assuring the long-term availability of potable water to the Town.

6.0 Availability of Water Supply and Public Facilities

The Village of Palm Springs WUP permit renewal, approved by the SFWMD in 2009 insures adequate water supply to Service Areas B and C (Ref: Map 1) during the Town’s 10-year water supply planning period. Further, by implementing the SFWMD Water Supply Facilities Work Plan for the Village of Palm Springs (9/15/2015), the Village further insures adequate water supply for Town service areas B and C through the year 2025.

Service Area A (Ref: Map 1) which currently contains 343 residents is nearing buildout and currently receiving potable water service from WUD. It is therefore concluded that adequate potable water supply is also available to serve this area of the Town during the 10-year planning period.

Palm Springs does not operate a wastewater treatment system, and therefore treated effluent for reclaimed water is not available to the Village service area. Palm Beach County has an extensive program of wastewater reuse at its Southern Regional Water Reclamation Facility, which is located west of the City of Boynton Beach. Reclaimed water from WUD is not currently being used in Lake Clarke Shores.

Based on the data and analysis presented in Sections 1-5, it is concluded that the Town’s future land use mix is feasible, from the perspective of projected potable water supply needs during the ensuing ten-year period. Due to the fact that Lake Clarke Shores is currently being provided potable water service, and is nearing buildout, it is concluded that the Local Suppliers have the capacity to serve the Town.

7.0 Non-Public Water Supply

The 2005-2006 Update identifies several classifications of water supply, including: Public Water Supply; Domestic Self-Supply; Agricultural; Commercial and Industrial; Thermoelectric Power Generation; and Recreational.

All customers supplied by the Village of Palm Springs and WUD are included in the Public Water Supply Category, which includes a majority of the land uses in Lake Clarke Shores. The exceptions are the Lake Clarke Shores Town Hall and Community Park. Both of these are classified as Recreational Supply, and have been issued separate WUPs by the SFWMD.

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Lake Clarke Shores has procured a CUP (50-08088-W) for the withdrawal of a maximum of 1,825,700 gallons per year (maximum month of 284,400 gallons) from the Surficial Aquifer for the purpose of landscape irrigation at the Town Hall site. The permit, issued in September 2007, will expire in September 2027 unless renewed or modified.

The Town has also obtained a permit (50-08224-W) for the withdrawal of a maximum of 2,250,900 gallons per year (maximum month of 325,900 gallons) from the Surficial Aquifer at the new Community Park site, located north of Forest Hill Boulevard, for the purpose of landscape irrigation. The permit, issued in December 2007, will expire in January 2028 unless renewed or modified.

8.0 Conservation Practices

The Village of Palm Springs has included an extensive conservation program as part of its current WUP, including the following components:

- Rain-Sensor Override – New lawn sprinkler systems, commercial and multi-family properties are required to incorporate these mechanisms.

- Florida Friendly Landscape Ordinance - The Palm Beach County Land Development Code requires all new landscape plans to promote water conservation by achieving a minimum score on a water conservation point scale.

- Ultra-Low Volume Plumbing Fixtures – The Village Building and Utilities Departments require that all new and replacement fixtures are ultra-low volume type.

- Water Conservation Rate Structure – The Village has adopted a conservation-based rate structure.

- Leak Detection – The Village has implemented a program of meter replacement to improve the accuracy of water use accounting. If losses exceed 10%, the Village will continue meter replacement and also replace existing 2 inch galvanized steel supply lines.

- Water Conservation Education Program - The Village distributes water conservation information to its customers which is published by the American Water Works Association.

- Irrigation Hours Ordinance – The Village limits hours of watering during times of water shortage.

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According to the current WUP, Palm Beach County WUD has met the existing mandatory components of the SFWMD conservation requirements.

To provide assurances that the use rates remain reasonable throughout the duration of their WUPs, SFWMD has imposed limiting conditions requiring Palm Springs and Palm Beach County WUD to conduct use audits every five years and implement agreed upon conservation measures.

9. Service Agreements

Lake Clarke Shores currently has three interlocal agreements (Village of Palm Springs, Palm Beach County, and City of Lake Worth) that address potable water service. These agreements, in combination, address the Town's unique water supply situation, which includes ownership of a potable water distribution system located within the unincorporated area of Palm Beach County, approximately 5 miles south of the corporate limits (Ref: Map 2).

9.1. Village of Palm Springs

Lake Clarke Shores (Resolution 718) currently has an interlocal agreement with the Village of Palm Springs (Resolution 93-10) to provide potable water service within Town Service Areas B and C (Ref: Map 1). Under the terms of the interlocal agreement, the Village agrees to provide potable water in sufficient quantity to meet the needs of residential customers located in Lake Clarke Shores, as defined on Map 1 (i.e. Service Areas B and C which contain 90% of the Town's population).

Under the Agreement, the Village is granted the exclusive right to construct, operate, maintain and improve the potable water distribution system, and to provide potable water supply in Service Area B. Customers in Service Area B are direct-billed by Palm Springs. Further, the interlocal agreement provides that Palm Springs will provide potable water (bulk service) to Service Area C which is served by a Town-owned distribution system.

Although there is no specified term, it is stated that the agreement shall be binding on the successors of the parties. Potable water service is direct-billed by Palm Springs to customers in Service Area B and bulk-billed to Lake Clarke Shores for customers in Service Area C. The Town then directly bills Service Area C customers.

Population projections and related projections of finished potable water demand for Town Service Areas B and C are included in Tables 3-1 to 3-3 of the SFWMD Water Supply Facilities Work Plan (WSP) For the Village of Palm Springs (9/15/2015). Projections in the Palm Springs and Lake Clarke Shores (Ref: Tables 1A and 3) WSP’s are consistent.
9.2. Palm Beach County

Lake Clarke Shores (Resolution 2009-1123) currently has an interlocal agreement with Palm Beach County to provide potable water Town Service Area A (Ref: Map 1) and the Southern Service Area (Ref: Map 2) with the express written approval of the Town.

The potable water distribution system in Service Area A is owned, operated and maintained by Palm Beach County. The agreement formalizes potable water service responsibilities and is effective for a term of 50 years, commencing July 7, 2009. As Town Service Area A is part of the County-owned potable water distribution system, projections of potable water demand, including any necessary demand-related improvements, are included in the unincorporated area total, as presented in Table 5-2 of the Palm Beach County Twenty-Year WSP. Per Table 3, the population of Service Area A is projected at 350 residents in 2015.

The interlocal agreement also mutually establishes a service area within unincorporated Palm Beach County to the south of Lake Clarke Shores currently being served by a Town-owned potable water distribution system. The service area, known as Town Southern Service Area (Ref: Map 2), is located approximately 5 miles south of Lake Clarke Shores. By mutual written consent, interlocal agreement establishes the Town’s right to provide potable water service within the Town Southern Service Area. Under the interlocal agreement, the County stands ready to provide potable water supply to the Southern Service Area, upon request by the Town.

In addition, a second interlocal agreement (Town Resolution 2010-0206) was executed by the Town and Palm Beach County for the purchase of bulk potable water, not to exceed 400,000 gallons per day, to serve the Town Southern Service Area. Amounts exceeding this figure may be provided at the discretion of the County. The agreement formalizes potable water service responsibilities and is effective for a term of 30 years, commencing February 2, 2010. Population projections for the Southern Service Area are included in the PBCWUD total in Table 5-1 of the Palm Beach County WUD Ten-year Water Supply Facilities Work Plan Update.

9.3. City of Lake Worth

Per the “Interlocal Agreement Between the City of Lake Worth and The Town of Lake Clarke Shores for the Purchase and Sale of Bulk Potable Water”, dated February 15, 2011, the Hypoluxo Village portion of the Town-owned distribution system in the Southern Service Area (Ref: Map 2) is provided potable water, at a reserved capacity rate of 200,000 gallons per day, by the City of Lake Worth.
Further, the Seminole Manor portion of the Southern Service Area may be served on a declared emergency basis. The term of the agreement is for a 10-year term, renewable for successive periods of five-years upon written agreement by both parties. As part of the agreement, the Town has agreed to comply with the Lake Worth water conservation program to meet the City’s goals within its overall service area. Projections of potable water demand, including any necessary demand-related improvements for potable water supply, are included in the Lake Worth Ten-Year WSP.

10.0 Comprehensive Plan Update Requirements

10.1 Current Comprehensive Plan Directives

The following is a summary of current Town of Lake Clarke Shores Comprehensive Plan goals, objectives and policies that relate to water supply planning:

Land Use Element (Chapter 3.0):

Policy 3.1.3: At the time of each required Evaluation and Appraisal Report, the Town shall update the Water Supply Facilities Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

Infrastructure Element (Chapter 6.0):

6.0 INFRASTRUCTURE

The INFRASTRUCTURE (i.e. Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge) element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the INFRASTRUCTURE element requirement and Chapter 9J-5.010, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the INFRASTRUCTURE goal, objectives and policies is presented in Chapter 5 of the 1989 Town of Lake Clarke Shores Comprehensive Development Plan, the 1996 and 2006 Evaluation and Appraisal Reports., and the 2008 Support Documentation. The Town’s Ten-Year Potable Water Supply Facilities Work Plan, which is hereby incorporated by reference, is included in Appendix 3 of the 2008 Support Documentation.
Goal 6.0.5: The Town shall continue to coordinate with the Village of Palm Springs and Palm Beach County in the preparation of their Ten-Year Water Supply Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.

Policy 6.1.1: Public facility Level of Service standards as displayed on Table 6-1 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development. However, potable water level-of-service (LOS) standards used for Water Supply Facilities Planning purposes shall be consistent with those used by the Village of Palm Springs and Palm Beach County. Further, coordinate with the Village of Palm Springs and Palm Beach County in developing appropriate residential and non-residential LOS categories should they become necessary to better project future water supply needs.

Policy 6.6.5: At the time of each required Evaluation and Appraisal Report, the Village shall incorporate necessary Ten-Year Water Supply Work Plan directives enacted by its water suppliers and the Lower East Coast Water Supply Plan.

Policy 6.6.6: The Town shall execute and maintain service area agreements with the Village of Palm Springs and Palm Beach County for the provision of potable water services in Town Service Areas A and B (i.e., those areas where potable water distribution systems are owned and operated by Palm Springs and Palm Beach County, respectively, and billed on an individual basis), as defined on Map 1 of the Lake Clarke Shores Ten-Year Water Supply Facilities Work Plan.

Policy 6.6.7: The Town shall execute and maintain a service area agreement with Palm Beach County for the identification of an exclusive service area located in unincorporated area known as the “Town Southern Service Area”, as defined on Map 2 of the Lake Clarke Shores Ten-Year Water Supply Facilities Work Plan.

Policy 6.6.8: The Town shall execute and maintain bulk purchase agreements with the Village of Palm Springs and the City of Lake Worth, or their assigns, for the purpose of providing a potable water supply source to Service Area C, as defined on Map 1 of the Lake Clarke Shores Ten-Year Water Supply Facilities Work Plan, and the unincorporated area known as the “Town Southern Service Area”, as defined on Map 2 of the Lake Clarke Shores Ten-Year Water Supply Facilities Work Plan. The bulk purchase agreements shall specify the number of gallons of water to be provided in order to meet current and future demands, as defined in the Town’s Ten-Year Water Supply Facilities Work Plan and the Lake Worth Ten-Year Water Supply Facilities Work Plan.
Conservation Element (Chapter 7.0):

**OBJECTIVE 7.10:** Participate in the formulation and implementation of water supply conservation programs developed by the Village of Palm Springs and Palm Beach County.

**Policy 7.10.1:** Coordinate with the Village of Palm Springs and Palm Beach County to implement potable water conservation programs established as part of their Water Supply Facilities Work Plans and Consumptive Use Permits.

**Policy 7.10.2:** Support Palm Beach County in its efforts to develop and implement water reuse programs.

**Objective: 7.11** Participate in the formulation and implementation of water supply conservation programs developed by the Village of Palm Springs and Palm Beach County.

**Policy: 7.11.1** Coordinate with the Village of Palm Springs and Palm Beach County to implement potable water conservation programs established as part of their Water Supply Facilities Work Plans and Consumptive Use Permits. Specific areas of coordination will include:

- Encouraging residents and businesses to participate in water conservation programs by publishing conservation measures in The Shore Lines (Town newsletter).

- Requiring the use of water-efficient landscaping in all new development and redevelopment activities.

- Enforcement of the South Florida Water Management District’s lawn and landscape irrigation rule, which limits irrigation to two days per week, as may be revised.

- Requiring functioning rain-sensor devices on all new automatic irrigation systems.

- Adoption of graduated water use rates enacted by the Village of Palm Springs and Palm Beach County as a means of reducing consumptive water use rates.

- Continuing the leak detection and repair program for all Town-owned potable water distribution facilities.
• Promote water conservation through enforcement of the Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers, and spigots and similar devices in all new construction and renovations.

**Policy: 7.11.2** Support Palm Beach County in its efforts to develop and implement water reuse programs.

**Policy: 7.11.3** The Town staff shall be designated to coordinate with South Florida Water Management during a declared water shortage by enforcing all mandatory restraints.

**Intergovernmental Element (Chapter 9.0):**

**Policy 9.1.2(d):** Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

**Policy 9.1.11:** At the time of each required Evaluation and Appraisal Report confirm the availability of potable water service, consistent with the regional water supply plan and Water Supply Facility Plans of the Village of Palm Springs and Palm Beach County.

**Capital Improvements Element (Chapter 10.0):**

**Policy 10.4.5:** Prior to the approval of a building permit or its functional equivalent, the Town shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy.

**10.2 Proposed Comprehensive Plan Amendments**

The following Comprehensive Plan Amendments are proposed in order to maintain consistency with the 2013 Lower East Coast Water Supply Plan Update, the SFWM Water Supply Facilities Work Plan for the Village of Palm Springs (9/15/2015), the City of Lake Worth Water Supply Plan, and the of the Palm Beach County 10-Year Water Supply Facilities Work Plan (12/5/2014).

**1.0 GENERAL REQUIREMENTS (Chapter 1.0)**

**1.5 PLANNING PERIOD**

According to Chapter 5J-5.005(4), Florida Administrative Code—Florida Statutes, Chapter 163.3177 (f) (3), each comprehensive plan shall include at least two one planning periods; one for at least the first five-year
period and one for an overall ten-year period for at least a ten-year period subsequent to the plan's adoption. On this basis, the following two planning periods are utilized in the Lake Clarke Comprehensive Plan: Short-range - FY 2009 - FY 2013; and Long-term - FY 2014 - FY 2018. For the purposes of water supply facilities planning, the planning period is defined as FY 2016 to FY 2026.

1.6 POPULATION PROJECTIONS

Population projections for Lake Clarke Shores were prepared during the 2006 EAR process and updated during the preparation of the 2008 Support Documentation report and the Town of Lake Clarke Shores Florida Water Supply Facilities Work Plan Update November 2016. It is projected that Lake Clarke Shores will reach its buildout population potential of 3,462 permanent residents and 50 peak seasonal residents during the Short-range planning 2020 to 2025 period (FY-2009-2013) of this Comprehensive Plan.

LAND USE (Chapter 3.0):

Policy 3.1.3: At the time of each required Evaluation and Appraisal Report: update to the Lower East Coast Water Supply Plan, the Town shall update the Town of Lake Clarke Shores Florida Water Supply Facilities Plan Update to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

INFRASTRUCTURE (Chapter 6.0)

The INFRASTRUCTURE (i.e. Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge) element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177 (6) (f) (c), Florida Statutes, establishes the INFRASTRUCTURE element requirement and Chapter 9J-5.010, Florida Administrative Code, establishes minimum criteria to guide its preparation.

A summary of the data, analysis and support documentation necessary to form the basis for the INFRASTRUCTURE goal, objectives and policies is presented in Chapter 5 of the 1989 Town of Lake Clarke Shores Comprehensive Development Plan, the 1996 and 2006 Evaluation and Appraisal Reports, and the 2008 Support Documentation. The Town’s of Lake Shores, Florida Ten-Year Potable Water Supply Facilities Work Plan Update November 2016—which is hereby incorporated by reference—is included in Appendix 3 of the 2008 Support Documentation.
Policy 6.6.5: At the time of each required Evaluation and Appraisal Report, the Village The Town shall incorporate necessary Ten-Year Water Supply Work Plan directives enacted by its water suppliers and the 2013 Lower East Coast Water Supply Plan Update.

Policy 6.6.8: The Town shall execute and maintain bulk purchase agreements with the Village of Palm Springs and the City of Lake Worth, or their assigns, for the purpose of providing a potable water supply source to Service Area C, as defined on Map 1 of the Town of Lake Clarke Shores, Florida Ten-Year Water Supply Facilities Work Plan Update November 2016. The Town shall execute and maintain bulk purchase agreements with Palm Beach County and the City of Lake Worth, or their assigns, for the purpose of providing a potable water supply source to the unincorporated area known as the “Town Southern Service Area”, as defined on Map 2 of the Town of Lake Clarke Shores, Florida Ten-Year Water Supply Facilities Work Plan Update November 2016. The bulk purchase agreements shall specify the number of gallons of water to be provided in order to meet current and future demands, as defined in the Town’s Ten-Year Town of Lake Clarke Shores, Florida Water Supply Facilities Work Plan Update November 2016 and the Village of Palm Springs, City of Lake Worth and Palm Beach County Ten-Year Water Supply Facilities Work Plans.

CONSERVATION (Chapter 7.0):

Policy: 7.10.2 The Town will incorporate xeriscape Florida Friendly Landscaping principles in the design, installation and irrigation of landscapes for all public facilities and provide xeriscape Florida Friendly Landscaping information and materials to private developers.

Objective: 7.11 Participate in the formulation and implementation of water supply conservation programs developed by the Village of Palm Springs; Palm Beach County WUD, and the South Florida Water Management District.

Policy: 7.11.1 Coordinate with the Village of Palm Springs and Palm Beach County to implement potable water conservation programs established as part of their Water Supply Facilities Work Plans and Consumptive Use Permits, including South Florida Water Management District Year-Round Landscape Conservation Measures.

INTERGOVERNMENTAL COORDINATION (Chapter 9.0):

Policy 9.1.11: At the time of each required Water Supply Facilities Work Plan Update, Evaluation and Appraisal Report confirm the availability of potable water service, consistent with the regional water supply plan and
Water Supply Facility Plans of the Village of Palm Springs, City of Lake Worth and Palm Beach County WUD.