



**TOWN OF LAKE PARK  
TOWN COMMISSION  
Meeting Date: January 21, 2026  
Transmittal Hearing**

## **STAFF REPORT: DEPT. OF COMMUNITY DEVELOPMENT**

### **DESCRIPTION**

**Ordinance No. 02-2026**

**Proposed amendments to the Comprehensive Plan relating to the five year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update.**

### **Request**

The Community Development Department is requesting that the Town Commission consider on first reading Ordinance No. 02-2026 to amend the Comprehensive Plan to incorporate proposed amendments related to the five-year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update

### **Background**

By State statute, all local governments in Florida are required to have a 10-Year Water Supply Facilities Work Plan (WSFWP) that identifies and plans for water supply and facilities needed to serve existing and future development within the jurisdiction. The Town's first Work Plan was adopted on March 18, 2009, followed by 5-Year updates in 2015 and 2020.

**Even though the Town's potable water is supplied by Seacoast Utilities, the Town is required to prepare a plan reflecting both the Utility and Town needs.**

Lake Park is located in the South Florida Water Management District (SFWMD) region, and by statute the Town must update their plan within 18 months of the District's Plan update. The SFWMD Lower East Coast Water Supply Plan was updated in September, 2024; therefore the Town must update its plan and adopt any Comprehensive Plan amendments by March, 2026.

The Seacoast Utility Authority (SUA) is the designated regional supplier of potable water for the Town of Lake Park. Customers include certain unincorporated areas of northern Palm Beach County, and the municipalities of Palm Beach Gardens, North Palm Beach and portions of Juno Beach, all of which sit on the SUA's governing board. The main office of SUA is located on Hood Road, just west of Alt. A1A. The site also contains the main water treatment facility and numerous storage tanks

The Town's Work Plan Update was prepared by the Town of Lake Park Community Development Department, in coordination with the Seacoast Utility Authority, the water supply plan adopted by SFWMD, and Palm Beach County pertaining to population and water supply project demands.

### **Comprehensive Plan Amendments Summary**

Ordinance 02-2026 is included as **Attachment 2**, and contains the proposed amendments.

The proposed amendments occur in the following Plan elements: 1) Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element 2) Conservation Element; 3) Intergovernmental Coordination Element; and 4) Capital Improvements Element. These elements contain goals, objectives, and policies that address potable water needs.

The majority of the proposed amendments are simply to update the policies and goals to reflect the new 5 year term of the 10-Year Water Supply and Facilities Work Plan Update and clean up old language.

Policy 1.5 was amended to recognize that the Town's commitment to comply with the County's Wellfield Protection Ordinance. While there are no actual Seacoast wells in the Town, western portions of the Town fall within wellfield protection zones that require the Town to insure that industrial or commercial uses do not adversely affect water quality. These wellfield areas are shown on page 9 of the Plan.

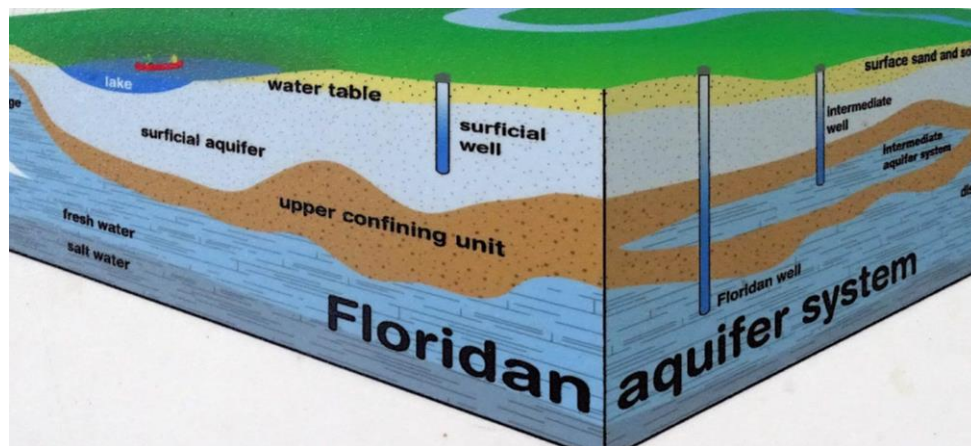
The Town's Water Supply Facilities Work Plan (WSFWP) update is adopted by reference in Objective 8 of the "Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element." The WSFWP is attached to Ordinance 02- 2026 as **Exhibit A**.

## **10-Year Water Supply Plan**

The last update was prepared by an outside consultant and adopted in 2020. This 5-year update has been prepared by the Community Development Department and addresses the availability of the water supply through 2045, which corresponds to the timeframe in the South Florida Water Management District's (SFWMD) "Lower East Coast Water Supply Plan Update" (LECWSP). Much of the data in the Town's plan comes from the LECWSP and the Seacoast Utility Authority.

### **Plan Summary**

The Seacoast Utility Authority, and therefore the Town, receives most of its raw water from wells which draw water from the Surficial Aquifer. The remainder comes from the Floridan Aquifer, deeper below ground, which is comprised of brackish water that is treated through the reverse osmosis (RO) process.



Availability of water from the Surficial Aquifer is determined by a "consumptive use" permit issued by the SFWMD. This permit expires in 2032 and will need to be renewed by Seacoast at that time. Increased withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion, and the use of alternative water sources is anticipated to increase.

The Town's Work Plan updates the information provided in 2020, including:

- Time frame: 2025 through 2045.
- Population and water usage projections.
- Changes in available water sources, treatment capacity or storage capacity. Use of alternative water sources, such as brackish water from the Floridan Aquifer.

- Update of existing Seacoast facilities, such as those that might have been under construction or in the planning stages five years ago.
- Conservation initiatives by Seacoast or the Town.

Two new topics for the 2025 update are:

1. Recognition of the County's Wellfield Protection Ordinance. While there are no Seacoast well within the Town, some of the wellfield protection zones extend into Lake Park. (pages 8 and 9 of the Plan)
2. The Town's green infrastructure initiative, which assists in improving the quality of groundwater. (page 21 of the Plan)

### Conclusion

**From the data provided, the future availability of potable water to treat residents and development through 2045 in the Seacoast Service area can be summarized as follows:**

- The **demand for potable water** is projected to be **18.41 million gallons per day (MGD) for 2025, 19.47 MGD in 2035, and 20.03 MGD in 2045.**
- The SUA, by virtue of its Consumptive Use Permit, has 26.92 MGD of raw water available, through 2032. Depending on the mix of Aquifers used, the resultant finished water amount could vary, however a reasonable estimate would be **22.65 MGD of potable water available.**
- The SUA has the **capacity to treat up to 25.50 MGD from the Surficial Aquifer and 3.0 MGD from the Floridan Aquifer, through 2045.**
- **Therefore, the SUA has sufficient supply and treatment capacity for the projected demand through 2045 and beyond.**

### Comprehensive Plan Amendments Review

#### Consistency with the Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan as they further policies for water conservation which are currently contained in the Plan. The amendments insure that the continued 5 year updates will occur in accordance with Florida Statutes. Continued coordination with Seacoast Utility Authority is consistent with the Intergovernmental Coordination Element.

### **Interlocal Review and Public Notice**

- Legal notice was published in the December 26, 2025 Palm Beach Post.
- Intergovernmental notice was provided to IPARC on Dec.29.
- Following the Town Commission's Transmittal Hearing on January 21, the amendments will be sent to the state reviewing agency as required for Comprehensive Plan amendments.

### **Business Impact Estimate (BIE) Statement**

There is no anticipated impact on existing businesses.

### **Local Planning Agency (LPA) Recommendation**

The LPA held its Public Hearing on January 5, 2026. The Board voted 5-0 to recommend approval of the proposed Comprehensive Plan amendments to the Town Commission.

### **Recommended Town Commission Motion**

**I move to approve Ordinance No. 02-2026 on first reading to amend the Comprehensive Plan of the Town of Lake Park as set forth in the ordinance, and to transmit the proposed amendments to the Florida Department of Commerce, which serves as the State planning agency.**