Lake Park Utility Infrastructure Improvement Program

Capital Improvement Program Overview & Project Updates

Presented to the Town of Lake Park Commission

November 18, 2026

Seacoast Utility Authority | Overview

Serving approximately 100,000 residents in northern Palm Beach County

History

- Established August 17, 1988
- Operations began December 20, 1988
- Not-for-profit governmental utility formed by interlocal agreement

Member Governments

- **Town of Lake Park**
- Village of North Palm Beach
- Town of Juno Beach
- City of Palm Beach Gardens
- Palm Beach County (Unincorporated)

Governance

- Five-member Board, one seat per member government
- Lake Park seat: Town Manager Richard Reade

Seacoast Utility Authority | System Overview

Serving 65 square miles of northern Palm Beach County

	SUA System-Wide	Town of Lake Park	
Water Main Miles	529	39.5	7.5% of SUA
Water Service Connections Residential & Commercial	41,506	2,451	5.9% of SUA
Gravity Sewer Main Miles	323	26.0	8.0% of SUA
Sewer Service Connections Residential & Commercial	35,486	~2,300	6.5% of SUA

30.5 MGD Hood Road Water Treatment Plant

12.0 MGD PGA Wastewater Treatment Plant

Treatment plants serve the entire SUA system, including the Town of Lake Park.

Lake Park | Downtown Sewer Capacity

Park Avenue Downtown District (PADD): uncommitted capacity for redevelopment

PERMITTED WATER SUPPLY CAPACITY AVAILABLE

1.94 MGD

5,545 ERC system-wide

Distribution system adequate for demand and fire flow

PERMITTED WASTEWATER TREATMENT CAPACITY AVAILABLE

3.86 MGD

14,034 ERC system-wide

Treatment and disposal capacity in place

PADD SEWER COLLECTION CAPACITY AVAILABLE

229 ERC

About 250 housing units

Limiting factor for PADD redevelopment

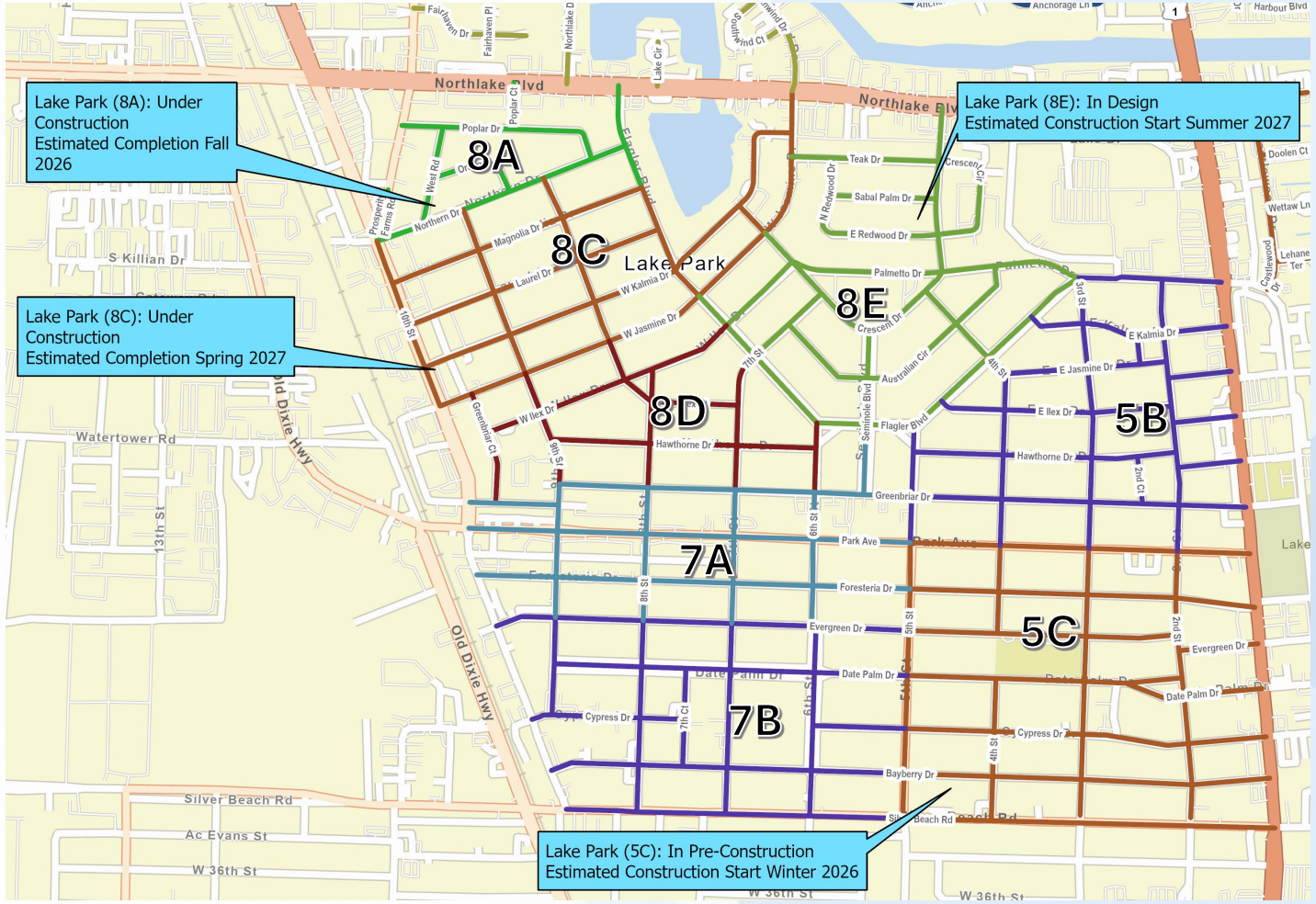
- **Plant capacity is not the constraint.** The local gravity collection and pumping system serving the core PADD area is.
- **No capacity problems today.** No history of failures, backups, or pumping issues, and no upgrade is currently planned.
- **If PADD development needs more,** SUA will work with the Town on expansion. This may require additional lift stations, force mains, or an upgraded gravity system.

ERC = Equivalent Residential Connection (275 gpd wastewater). Multifamily unit = 0.91 sewer ERC. Capacity as of February 18, 2026.

Lake Park | Infrastructure Improvement Program

Why Infrastructure Improvements Are Needed

- Much of Lake Park's water system was installed between 1956 and 1960 using Transite water mains, a cement-based pipe.
- Transite mains typically last 65 to 100 years depending on pipe size. Lake Park's mains are approaching 70 years of service.
- Approximately 24 miles of water main to be replaced within the Town
- Approximately 2,451 residential and commercial water service connections within the Town



Lake Park 8A | Neighborhood Improvements

ACTIVE CONSTRUCTION



LOCATION

Prosperity Farms Road, Poplar Drive, Poplar Court, West Road, Orange Drive, Northern Drive, and Flagler Boulevard

PROJECT DESCRIPTION

Replacement of Transite water mains installed around 1960 with new ductile iron pipe, plus additional sanitary sewer service cleanouts to improve maintenance access.

PROJECT STATUS

- Construction in Progress
- Water Main Installation Complete
- Water Service Switchover in Progress

SCHEDULE

- Construction Start: December 2025
- Anticipated Substantial Completion: November 2026
- Anticipated Final Restoration: December 2026

CONTRACTOR

Centerline Utilities, Inc.



Sidewalk and Roadway Restoration



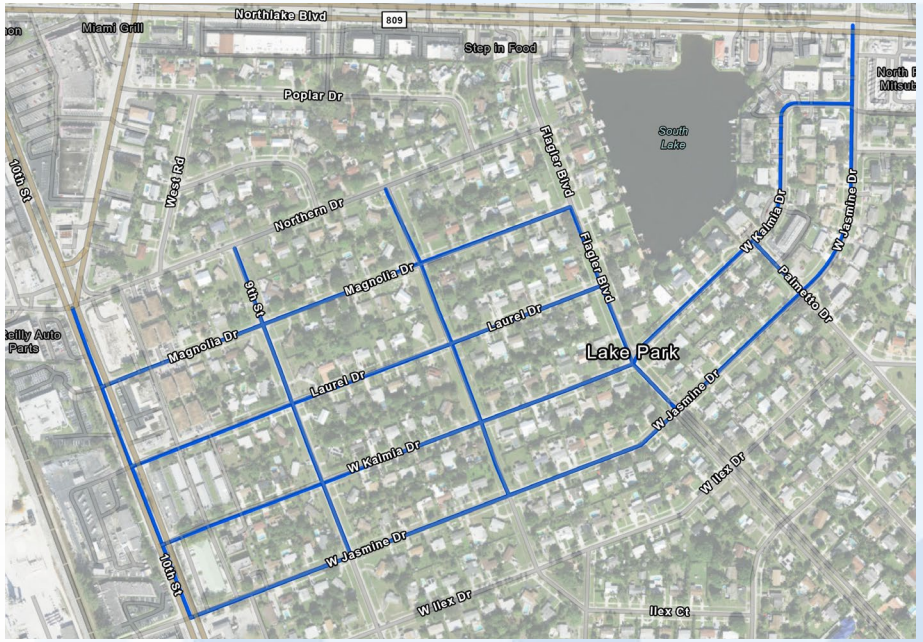
Sanitary Sewer Service Cleanout



Water Main Installation

Lake Park 8C | Neighborhood Improvements

ACTIVE CONSTRUCTION



LOCATION

Magnolia Drive, Laurel Drive, Kalmia Drive, Jasmine Drive, Flagler Boulevard, Palmetto Drive, and 8th Street through 10th Street

PROJECT DESCRIPTION

Replacement of Transite water mains installed around 1960 with new ductile iron pipe, plus additional sanitary sewer service cleanouts to improve maintenance access.

PROJECT STATUS

- Construction in Progress
- Water Main Installation in Progress
- Water Service Installation in Progress

SCHEDULE

- Construction Start: April 2026
- Anticipated Substantial Completion: March 2027
- Anticipated Final Restoration: April 2027

CONTRACTOR

Centerline Utilities, Inc.



Sidewalk Restoration



Fire Hydrant Installation



Water Main Installation

Lake Park 5C | Neighborhood Improvements

PRE-CONSTRUCTION

LOCATION

Bayberry Drive, Cypress Drive, Date Palm Drive, Evergreen Drive, Foresteria Drive, Silver Beach Road, and 2nd Street through 5th Street

PROJECT DESCRIPTION

Replacement of Transite water mains installed around 1957 with new ductile iron pipe, plus additional sanitary sewer service cleanouts to improve maintenance access.

PROJECT STATUS

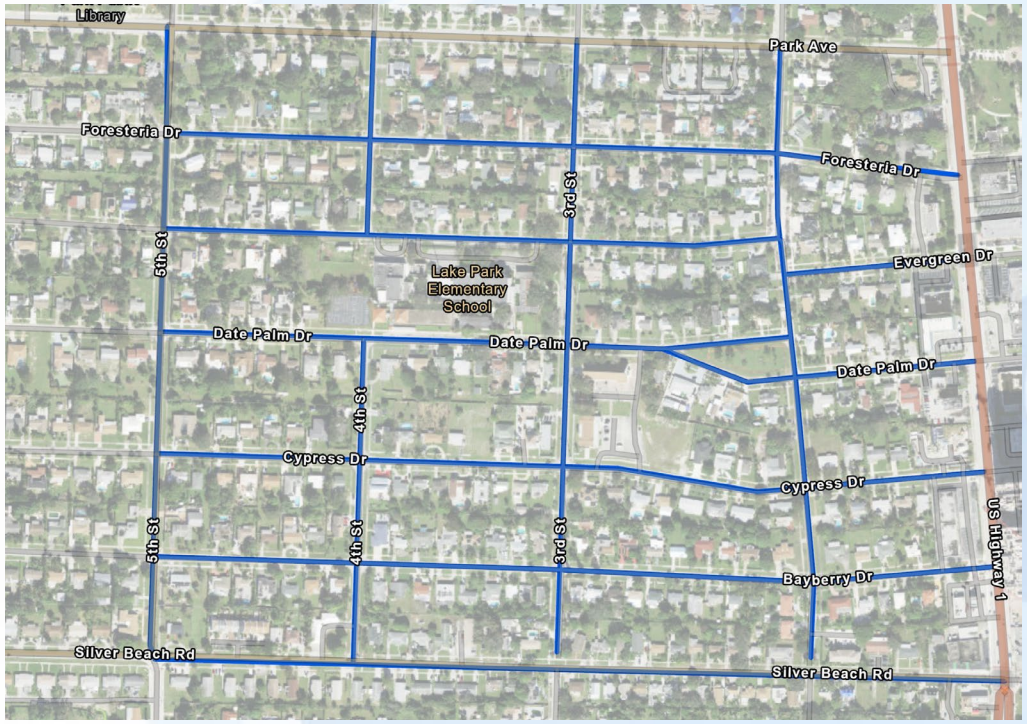
- Construction Authorization Issued to Contractor
- Contractor Obtaining Maintenance of Traffic (MOT) Permits

SCHEDULE

- Anticipated Construction Start: January 2027
- Anticipated Substantial Completion: December 2027
- Anticipated Final Restoration: January 2028

CONTRACTOR

Centerline Utilities, Inc.



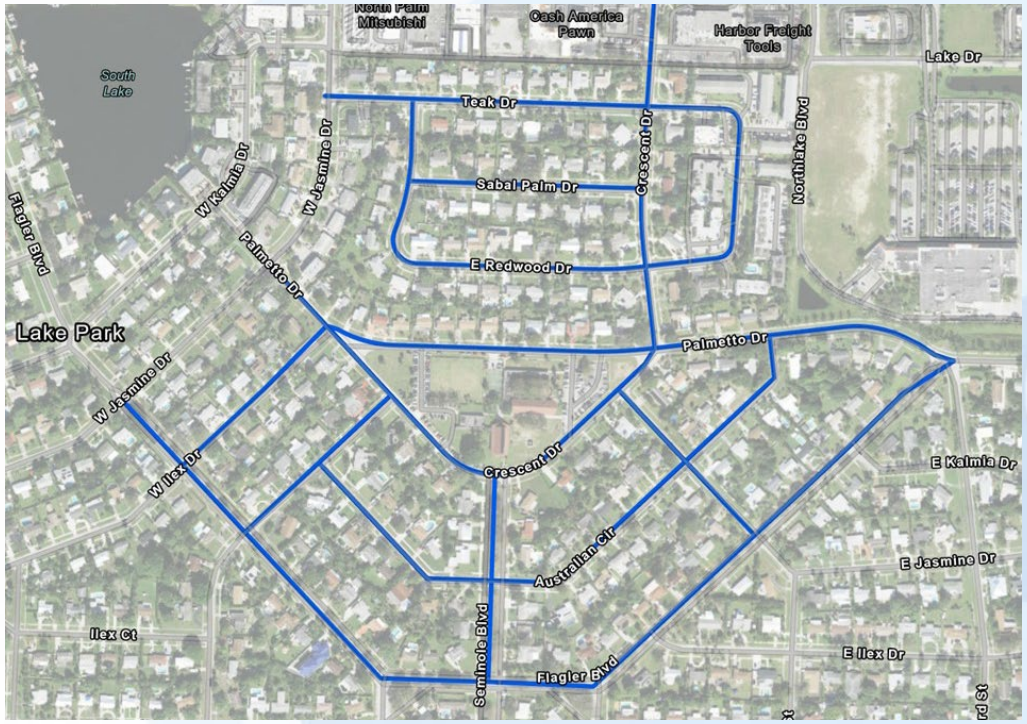
Lake Park 8E | Neighborhood Improvements
DESIGN

LOCATION
Flagler Boulevard, Australian Circle, Crescent Drive, Palmetto Drive, Redwood Drive, Sabal Palm Drive, Teak Drive, Seminole Boulevard, Ilex Drive, 4th Street, and 7th Street

PROJECT DESCRIPTION
Replacement of Transite water mains installed around 1957 with new ductile iron pipe, plus additional sanitary sewer service cleanouts to improve maintenance access.

PROJECT STATUS
- 60% Design Plans Reviewed by SUA
- 90% Design Plans in Progress
- Permit Applications in Preparation

SCHEDULE
- Anticipated Design Completion: January 2027
- Anticipated Construction Bidding: March 2027
- Anticipated Construction Start: Summer 2027



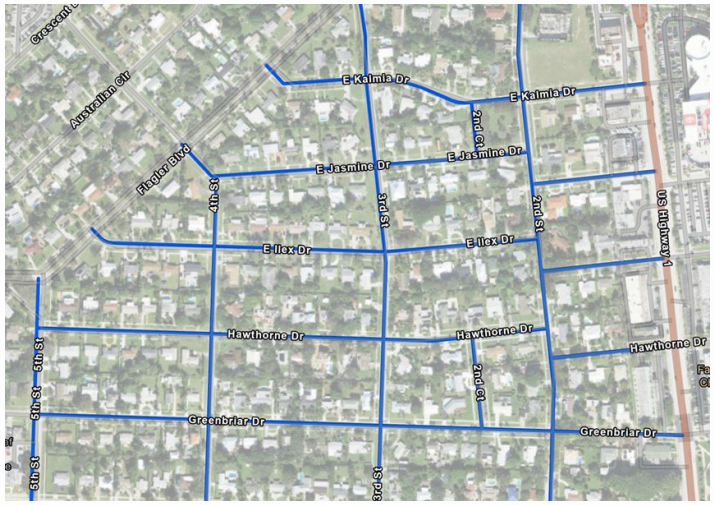
Lake Park | Near-Term Improvements

PROJECTS 5B & 7B

5B PLANNED IMPROVEMENTS

LOCATION

Palmetto Drive
Kalmia Drive
Jasmine Drive
Ilex Drive
Hawthorne Drive
Greenbriar Drive
2nd-5th Streets



PROJECT STATUS

- Design Authorized October 2026

SCHEDULE

- Anticipated Design Completion: September 2027
- Anticipated Construction Bidding: October 2027
- Anticipated Construction Start: Spring 2028

7B PLANNED IMPROVEMENTS

LOCATION

Evergreen Drive
Date Palm Drive
Cypress Drive
Bayberry Drive
Silver Beach Road
6th-8th Streets



PROJECT STATUS

- Design Authorization Pending Board Approval

SCHEDULE

- Anticipated Design Completion: October 2027
- Anticipated Construction Bidding: December 2027
- Anticipated Construction Start: Summer 2028

Anticipated schedules are preliminary and subject to design authorization, funding availability, and budget approval.

Lake Park | Future Improvements

PROJECTS 8D & 7A

8D PLANNED IMPROVEMENTS



LOCATION

Ilex Drive, Ilex Court, Hawthorne Drive, and 6th-9th Streets

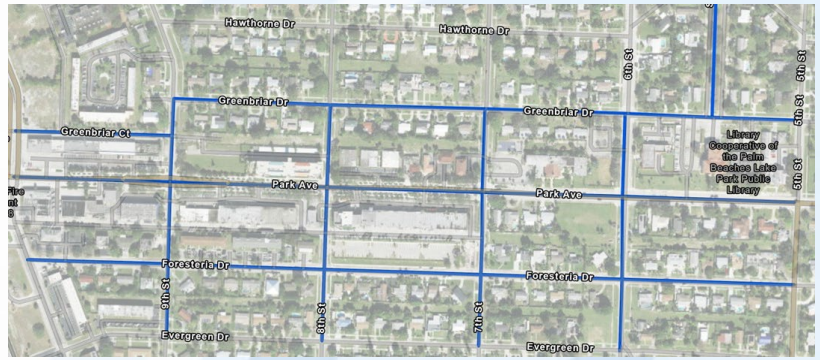
PROJECT STATUS

- Design Not Yet Authorized
- Budgetary Cost Analysis Complete

SCHEDULE

- Anticipated Design Completion: September 2028
- Anticipated Construction Start: Spring 2029

7A PLANNED IMPROVEMENTS



LOCATION

Greenbriar Drive, Greenbriar Court, Foresteria Drive, and 6th-9th Street

PROJECT STATUS

- Design Not Yet Authorized
- Budgetary Cost Analysis Complete

SCHEDULE

- Anticipated Design Completion: Fall 2029
- Anticipated Construction Start: Summer 2030

Anticipated schedules are preliminary and subject to design authorization, funding availability, and budget approval.

Lake Park | Utility Infrastructure Investments

CURRENT AND PROJECTED INVESTMENT

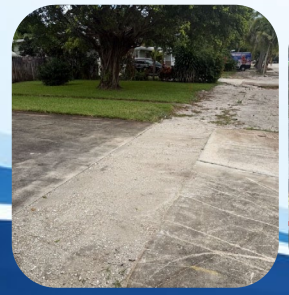
Project Name	Engineering & Inspection Cost	Construction Cost	Total Investment
Lake Park 8A	$388,565	$2,195,600	$2,584,165
Lake Park 8C	$569,362	$3,994,900	$4,564,262
Lake Park 5C	$613,115	$5,397,600	$6,010,715
Lake Park 8E	$754,169	$4,035,000*	$4,789,169*
Total Authorized Project Investment			$17,948,311*
Lake Park 5B	$585,000*	$5,627,000*	$6,212,000*
Lake Park 7B	$750,000*	$5,919,000*	$6,669,000*
Lake Park 8D	$600,000*	$3,756,000*	$4,356,000*
Lake Park 7A	$650,000*	$4,278,000*	$4,928,000*
Planned Projected Total Investment by 2032			$40,113,311*

Current project investments reflect authorized contract values. Estimated costs (*) are based on preliminary budgetary analyses and are subject to design development, funding availability, and final contract authorization.

Lake Park | Construction & Coordination

Construction Impacts

- Temporary lane, roadway, and sidewalk closures as needed
- Access to homes, businesses, and emergency services maintained
- Maintenance of Traffic (MOT) plans in place as required
- Affected residents notified ahead of work and access restrictions


Restoration

- Sidewalks, driveways, roads, and landscaping restored
- Final restoration follows pipe installation
- Timing varies by project





Town Coordination

- Align construction with the Town's paving and microresurfacing program
- Identify conflicts with planned roadway work
- Coordinate closures and traffic impacts with Town staff




Lake Park Program | Project Contacts

Keith Webber, P.E., PMP, ENV SP
Chief Operating Officer
Seacoast Utility Authority
kwebber@sua.com

Scott Serra, P.E.
Engineering Manager
Seacoast Utility Authority
sserra@sua.com

Brian Keilty
Capital Projects Construction Coordinator
Seacoast Utility Authority
bkeilty@sua.com

Kelley Conboy, P.E.
Resident Engineer
Holtz Consulting Engineers
Kelley.Conboy@holtzconsulting.com

Tri-City Industrial Park | Septic to Sewer

Project information provided by the Town of Lake Park and its engineer, Engenuity Group

BACKGROUND (TOWN OF LAKE PARK)

- **42 properties on septic:** Tri-City Industrial Park (29), Public Works area (6), and north section (7)
- **Why convert:** groundwater protection, tightening septic regulations, and limits on redevelopment
- **Recommended system:** Engenuity recommended gravity sewer in Tri-City and low-pressure sewer in the other areas. Low-pressure sewer could also serve the entire project area.
- **Status:** conceptual design plans completed; on hold pending funding and Town direction

TOWN OF LAKE PARK

- Engineering, cost estimates, and assessment options
- Adopt and collect special assessment
- Require properties to connect
- Secure funding; bid and award construction
- Convey completed system to Seacoast

SEACOAST

- Review design at all stages for compliance with Seacoast Engineering Standards and Specifications
- Oversee and inspect construction of the utility improvements
- Own, operate, maintain, and replace the system once it is complete and accepted

$4.74M
2022 conceptual estimate (Engenuity)

$6.01M
January 2026 conceptual estimate (Engenuity)

Cost estimates were prepared by the Town of Lake Park's engineer, not Seacoast Utility Authority. They are preliminary, may not reflect current construction costs, and are subject to change based on final design and Seacoast review comments.

Tri-City Industrial Park | Seacoast's Limitations

SEACOAST CANNOT

Levy or collect assessments

Seacoast was created by interlocal agreement. It isn't a chartered subdivision of the State or a special district with assessment power, and it has no access to the tax roll.

SEACOAST CANNOT

Require properties to connect

Under Florida law (s. 381.00655, F.S.), septic owners must connect within 365 days. That clock starts only when the Town notifies property owners that the sewer is complete and ready for connection. FDEP regulates septic systems. Seacoast has no enforcement authority.

SEACOAST CANNOT

Fund installation without Board approval

Staff has no policy or precedent to fund the project; any request must go to the Seacoast Board. Capital improvements and replacements are paid through rates by existing customers, for the infrastructure that serves them.

TOWN FUNDING OPTIONS eligibility varies

- Special assessment on benefiting properties, collected on the tax bill
- FDEP Clean Water State Revolving Fund (SRF) low-interest loans
- FDEP wastewater grants for septic-to-sewer conversion
- State appropriations or federal community project funding
- Town financing repaid through the assessment

RECOMMENDED PATH FORWARD

1. Town's engineer updates plans and costs
2. Estimate the minimum assessment per property
3. Commission decides on an assessment plan and funding
4. Town confirms funding sources
5. Project goes to bid and construction begins

Questions & Discussion

Lake Park Utility Infrastructure Improvement Program