



TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026
Adoption Hearing

STAFF REPORT: DEPT. OF COMMUNITY DEVELOPMENT

DESCRIPTION

Ordinance No. 02-2026 on Second Reading

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 **second 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. The Ordinance has been updated to reflect changes to the Water Supply Facilities Work Plan update and to certain policies and objective of the Comprehensive Plan since first reading.

Update from First Reading

Following first reading the Comprehensive Plan the amendments were transmitted to the State Land Planning Agency (FL. Dept. Commerce) for review as required by Statute. The Agency had no comments or objections, therefore the amendments can proceed to adoption. In addition to the State Land Planning Agency, amendments were reviewed by seven agencies. The Town received comments only from the South Florida Water Management District. The Community Development Department has taken the

comments into consideration and made certain changes to both the Water Supply Work Plan Update and Comprehensive Plan amendments. The changes are not substantive, but strengthen the text regarding the Town's commitment to water conservation.

Additionally staff has refined the methodology used for future water projections and the benchmark from which to gauge the success of future conservation initiatives.

These changes since first reading are contained in attachments 1 and 2 of this Staff Report and summarized below.

Water Supply Facilities Work Plan

The figure used for the Town's daily per capita potable water usage (gpcd) has been changed to more closely reflect actual Town usage. In the past 2 updates the Plan used the gpcd that reflected a figure for the entire Seacoast Service area. Thus number, 189 gpcd, is being replaced with 104 gpcd that represents actual Town usage. Future water use projections have been modified to reflect the 104 gpcd. This now establishes a baseline that can be used by the Town to measure its water conservation efforts.

Comprehensive Plan – Additional polices relating to conservation have been added to the “Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element”

Ordinance #02-2026 has been updated to reflect these changes.

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 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 polices 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.

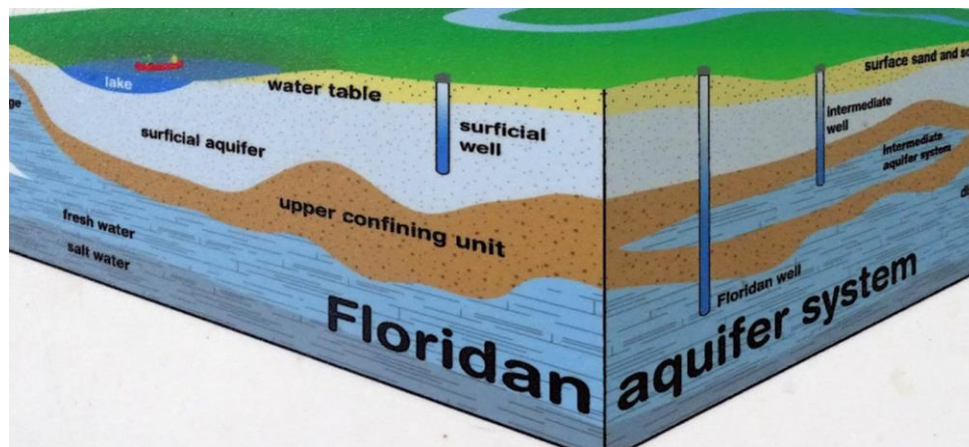
10-Year Water Supply Plan

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. (pages 23-25 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.

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.

Transmittal Hearing

The Town Commission Hearing was held January 21, 2026 and the Commission unanimously approved Ordinance 02-2026 on first reading.

Business Impact Estimate (BIE) Statement

There is no anticipated impact on existing businesses.

Recommended Town Commission Motion

I move to approve Ordinance No. 02-2026 on second reading to amend the Comprehensive Plan of the Town of Lake Park as set forth in the ordinance.

Proposed amendments to the Town of Lake Park Comprehensive Plan

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT

6.7 GOAL, OBJECTIVES AND POLICIES

6.7.1 Objectives and Policies

Objective 1:

The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

Policy 1.5:

Prohibit the installation of individual wells in ~~Planning Area 3~~ Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour ~~(Zone 3)~~ per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

Policy 1.8: The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection" to insure that non-residential uses in zone 3 and 4 do not adversely impact water quality.

Objective 2: The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

Policy 2.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or

periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work Plan in accordance with State requirements.

Objective 7:

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

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 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials ~~Xeriscape~~ practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall ~~promote~~ require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority to educate and engage the public in conservation practices.

Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce its average daily water consumption as included in its Water Supply Facilities Work Plan 2026 Update.

Objective 8

~~The Town shall comply with its 1-year Water Supply Facilities Work Plan (Work Plan) adopted May 2020, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those~~

~~water supply projects, using all available technologies, necessary to meet the Town's water demands for a 1-year period.~~

The Town of Lake Park hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) dated ~~March~~ **April** 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

Policy 8.1

~~Comply with the Town of Lake Park's 1-Year Work Plan and incorporate such Work Plan by reference into the Town of Lake Park Comprehensive Plan.~~

The Work Plan shall be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted ~~November 8, 2018~~ **September 2024** and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. ~~The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.~~

CONSERVATION ELEMENT

Objective 3:

~~Conserve potable water supplies during periods of water shortage.~~

The Town shall actively participate in potable water conservation programs

Policy 3.1

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation

Objective 6

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its Water Supply Facilities Plan every 5 years to reflect updates to the LECWSP in accordance with State Statute. ~~In addition, the Town shall prepare a Ten-Year Water Supply Facilities Work plan in accordance with State requirements.~~

Policy 6.7:

~~Implementation of the 1-year Work Plan shall~~ The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience

INTERGOVERNMENTAL COORDINATION ELEMENT

10.4 GOAL, OBJECTIVES AND POLICIES

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

TOWN OF LAKE PARK 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.

Please see Ordinance #02-2026 for entire document

3. DATA AND ANALYSIS

3.2 Future Usage – Projected Supply and Demand

d. Potable Water Demand Projections for the Town of Lake Park

The last two Work Plan updates by the Town utilized the average gpcd Seacoast service area figures. Rather than use the 188 gpcd that reflects Seacoast service area in 2024, this update has attempted to establish a gpcd based on figures related solely to the Town of Lake. The result is that the actual gpcd for the Town is considerably lower.

Based on 2025 figures provided by Seacoast, 5% of Seacoast's potable water sales were to the Town of Lake Park. In calendar 2025, Seacoast pumped a total of 6.804 billion gallons of finished water system-wide. Therefore, assuming uniform system losses and unaccounted water, Seacoast delivered 340.21 million gallons of water within the Town of Lake Park corporate limits.

The resultant gallons per capita figure is **103.4 gpcd**. This more accurately reflects actual Town usage, and this methodology should be used for future updates.

This significant difference between the Service area average and the Town average can be attributed to various reasons, among them:

- The Seacoast Service area encompasses numerous gated single-family communities with large lots and extensive landscaping, which drive up the per capita figure.
- Most Town residences were built prior to irrigation becoming standard, and thus many do not have irrigation systems.
- Many multi-family buildings are older, compared to north county condos with lush

landscaping.

- Also, a significant percentage of Lake Park's industrial businesses relate to warehouse and distribution, with low employee volumes and few businesses that require water for any industrial purpose.

Table 4 presents the Town's projected finished potable water demand through 2045 using 104 gpcd. This figure remains constant throughout the planning period.

Projections of finished water demand for the Town are presented in **Table 4**. Seasonal adjustments were not considered in the 2012 SFWMD Water Use Permit projections and are not included in the table.

Table 4 Lake Park Projected Finished Water Demand

Year	Lake Park Population Projections Residents ¹	Potable Water Demand (MGD) ²
2025	9,079	1.71 <u>.944</u>
2030	9,644	1.81 <u>1.00</u>
2035	10,199	1.92 <u>1.06</u>
2040	10,472	1.97 <u>1.09</u>
2045	10,598	1.99 <u>1.10</u>

1. Source: Palm Beach County Planning Division, Population Allocation Model, 2020, unless otherwise noted.

2. Residents x ~~189~~ 104 gpcd, converted to MGD.

3. Note: The Town believes that Lake Park will experience a greater population growth than predicted by the Palm Beach County Planning Division, Population Allocation Model, which may be reflected in the next update.

It is projected that by 2045 growth and development will result in an increased demand for potable water from the current ~~1.7 MGD to 2.0 MGD~~ .944 MGD to 1.10 MGD by 2045, as shown in **Table 4**, above.

This need for ~~287,100 gpcd~~ 157,976 more gallons per day represents a ~~47%~~ 16% increase from the current (2025) demand, and will increase Lake Park's share of the total service area demand from 9.3% to 9.9% in the SUA service area. ~~The projected population and thus demand for potable water is estimated to be slightly higher than was projected in the 2020 Update.~~

However, while the total demand for potable water will increase during the planning term, there may be a slight drop in per capita consumption, for reasons discussed above. The projected population is likely to reside in multi-family units, which are recognized as having lower per capita water consumption as recognized above.

As the Town is substantially built out, these new units will be the result of redevelopment replacing older, antiquated buildings. Most units in Lake Park (75% - 80%) were constructed prior to water conservation regulations. New units will be required to meet Town conservation regulations such as ultra-low plumbing fixtures and irrigation systems with rain sensors and modern energy and water saving appliances such as washing machines and dishwashers will also assist with conservation.

The Town will continue coordinating with SUA through the development review and permitting processes to estimate and project potable water use and needs throughout the entire service area.

The current SUA Consumptive Use Permit issued by the SFWMD 2012 ensures adequate water supply throughout the service area through 2032, along with the various improvements completed by SUA since the Town's 2015 Work Plan Update.

SUA has ensured adequate water supply for its service area through 2045, provided that there are no unforeseen impacts on existing and planned supplies

This Plan proposes additional initiatives in partnership with the SUA (below) which together with changing housing types should result in a lower the gpcd, however at this time it is difficult to quantify.

4. CONSERVATION AND RE-USE

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

4.2 Town Initiatives

The Town, as a member of the SUA, participates in, and has access to all the conservation efforts of the SUA in its service area, as described above. In addition, specific Town initiatives are listed below:

~~The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town works in concert with these agencies' efforts to promote conservation through a variety of means.~~

~~The Town will continue to coordinate future water conservation and reuse efforts with SUA, Palm Beach County, and the SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water during the dry season. Finally, Lake Park will administer its own water conservation practices.~~

Note- condensed and relocated below.

c. Future Conservation Initiatives

The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water.

In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner.

As described previously, redevelopment and the change in future housing types to predominantly multi-family is expected to help lower the gpcd. However the Town is committed to continuing to promote and enforce its existing conservation programs listed above.

The Town will consider new initiatives in partnership with the SUA for greater public outreach to encourage greater engagement in conservation. Such initiatives could include:

1. Partnering with the SUA for an enhanced leak detection program, including Town public outreach and education about the cost to homeowners of leaks and the SUA's leak detection program available to them.
2. Partnering with SUA to develop an educational program on water conservation for elementary school age children, who would then encourage these practices within their families.
3. Consideration of matching grants for installation of water conservation devices, for those dwellings constructed prior to regulations related to water conservation.