

ORDINANCE NO. 136

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING THE VILLAGE'S COMPREHENSIVE PLAN BY CREATING CHAPTER 13, PROPERTY RIGHTS ELEMENT; AMENDING CHAPTER 3, TRANSPORTATION ELEMENT BY UPDATING VARIOUS PROVISIONS; AND AMENDING CHAPTER 5 INFRASTRUCTURE ELEMENT, CHAPTER 6 CONSERVATION ELEMENT, CHAPTER 8 INTERGOVERNMENTAL COORDINATION AND CHAPTER 9, CAPITAL IMPROVEMENTS ELEMENT BY ADOPTION OF A 10-YEAR WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, to protect the public health, safety and welfare of its citizens, the Village of Golf, Florida (the Village) has adopted a Comprehensive Plan (the Comprehensive Plan); and

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Village's Comprehensive Plan is "in compliance" with the Growth Policy Act described in Chapter 163, Part II, Florida Statutes (the Act); and

WHEREAS, in 2021, the Florida legislature amended Section 163.3177, Florida Statutes, (Required and optional elements of comprehensive plan) to require local governments to add a property rights element to their comprehensive plan; and

WHEREAS, the Transportation Element of the Village's Comprehensive Plan requires updating various provisions to reflect current conditions; and

WHEREAS, pursuant to Section 163.3177, the Village is required to adopt a ten-year water supply facilities work plan in coordination with the South Florida Water Management District; and

WHEREAS, pursuant to Section 163.3174(4)(a) of the Act, the Village's Local Planning Agency (the LPA) has conducted a public hearing to consider the amendments to the Comprehensive Plan described above (the Proposed Amendments); and

WHEREAS, the Village Council has determined that the Proposed Amendments would be in compliance with the Act; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, the Village Council has conducted a public hearing to consider the transmittal of the Proposed Amendments and after considering public comments has authorized the transmittal of the Proposed Amendments to the Office of Economic Opportunity pursuant to Section 163.3184(4)(b), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA THAT:

SECTION 1. The “Whereas” clauses are incorporated herein as the legislative findings of the Village Council.

SECTION 2. The Comprehensive Plan of the Village of Golf is hereby amended to create Chapter 13, entitled “Property Rights Element.” A copy of the Property Rights Element is attached to this Ordinance as Exhibit “A.”

SECTION 3. The Comprehensive Plan of the Village of Golf is hereby amended at Chapter 3, Transportation Element: Sections 3.0, Introduction; 3.1.1 Data Resources; 3.1.2 Traffic Circulation Characteristics; 3.1.4 Right-of-Way Widths; 3.1.8 Parking and Access Characteristics; 3.1.10 Existing Traffic Circulation Analysis; 3.1.11 Village Planned Improvements; and 3.3, Goals, Objectives and Policies, by adding Objective 2.1.4 regarding designation of historic landscapes. A copy of the amended Transportation Element is attached to this Ordinance as Exhibit “B.”

SECTION 4. The Village hereby adopts the 10-Year Water Supply Facilities Work Plan (the 10-Year Work Plan) attached to this Ordinance as Exhibit “C” and amends its Comprehensive Plan accordingly. The 10-Year Work Plan specifically amends or adds Objectives and Policies to its Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements elements of the Comprehensive Plan in conformance with the 10-Year Work Plan.

The text as amended and adopted herein shall be substituted for and replace the previously adopted text in the amended elements.

SECTION 4. The Village Clerk is hereby directed to transmit the required copies of this Ordinance to the Department of Economic Opportunity and all other parties pursuant to Section 163.3184(4)(e)2., Florida Statutes.

SECTION 5. Repeal of Laws in Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed.

SECTION 6. Severability. If any provision of this Ordinance or its application to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.


SECTION 7. Effective Date. This Ordinance shall become effective pursuant to Section 163.3184(4)(e)5., Florida Statutes (final approval by Department of Economic Opportunity).

Attachments: Exhibit "A" – Chapter 13, Property Rights Element
Exhibit "B" – Chapter 3, Transportation Element
Exhibit "C" – 10-Year Water Supply Facilities Work Plan

FIRST READING this 26th day of January 2022.


SECOND READING this 20th day of April 2022.

VILLAGE OF GOLF




Michael E. Botos, Mayor

ATTEST:



Donn M. Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



Claudia M. McKenna, Village Attorney

Chapter 13

PROPERTY RIGHTS ELEMENT

13.0 INTRODUCTION

A. Purpose

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of the Element, per Chapter 163.3177(i) is to identify property rights that shall be considered in local decision-making.

B. Assessment and Conclusions

As stated in Section A, Purpose, this Element meets the statutory requirements of Chapter 163.3177, F.S.

13.1 GOALS, OBJECTIVES AND POLICIES

- | | | |
|------------|-------|--|
| Goal: | 1.0.0 | It is the GOAL of the Village of Golf to respect judicially acknowledged and constitutionally protected private property rights. |
| Objective: | 1.1.0 | Property Rights. The Village shall consider the property rights during local decision-making processes as described in the policies below. |
| Policies: | 1.1.1 | The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights. |
| | 1.1.2 | The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. |
| | 1.1.3 | The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property. |
| | 1.1.4 | The right of a property owner to dispose of his or her property through sale or gift. |

Chapter 3

TRANSPORTATION ELEMENT

3.0 INTRODUCTION

This Transportation Element of the Village of Golf Comprehensive Plan provides an assessment of existing and projected traffic conditions in the Village. The primary focus of this element is the examination of local traffic circulation issues - how the system works and how it fits in with the overall plan for the Village.

The Village of Golf traffic circulation system is a component included in the Palm Beach County regional roadway network. It has been developed in accordance with transportation plans prepared by the Palm Beach County Metropolitan Planning Organization as well as those of the Village. The responsibility for maintaining local roadways falls with the Village, Village residents, County, and State agencies.

An essential basis for planning traffic circulation systems is the Future Land Use Analysis, specifically the future land use map. Clearly, the future land use map will direct where roadway facilities must be improved and where new roadway facilities may be needed. The criteria for determining the extent of facilities needed are the adopted level of service (LOS) standards.

3.1 EXISTING CONDITIONS

3.1.1 Data Resources

Geographical information was assembled in the form of aerial photographs, property and subdivision maps, and topographic maps showing natural and manmade features which would affect the designation and use of transportation facilities in the community. Future land use was depicted as the current Village of Golf zoning map with supporting documentation for ultimate build out conditions. The most recent 24-hour traffic counts were obtained from the records of the Palm Beach County Department of Engineering (Metropolitan Planning Organization) as of 2007.

~~Information on identifiable transportation improvements (5 years) was taken from the Palm Beach County 5-year Road Program Plan for the years FY 2005-FY2009 which was adopted June 21, 2005 and accounts for all road projects proposed by Palm Beach County for that time period. The only County roadway mentioned on the program is Golf Road which is slated for "study/design" in FY2008 and FY2009. The Village will monitor this project closely and will work with the County to ensure that the Village is not negatively impacted. All of the assembled information was significantly supplemented by knowledge of the local area and local development projects. Data Resources will be updated when the Village adopts the next EAR based amendments.~~

3.1.2 Traffic Circulation Characteristics

The Village's roadway network can generally be described as a perimeter loop system encompassing a recreational golfing community. The pattern of the local roadways relate to the layout of the golf course. All roadways within the residential zoned areas are considered local streets. Most of these local streets are privately owned by the Village residents. A small number of the local streets are owned by the Village.

The primary access to the Village of Golf is via Golf Road (SW 23rd Avenue) between the major arterials of Military Trail (SR 809) located to the west, and Congress Avenue (SR 807) located to the east. Traffic entering the residential areas of the Village must pass through property owned by the Country Club of Florida and a controlled system located at the entranceway to Country Road allowed by an Easement and Use Agreement between Country Club of Florida and the Village recorded October 15, 2010 at Official Record Book 24141, Page 0706 and Amendment to Easement and Use Agreement recorded June 16, 2021, at Official Record Book 32586, Page 0732, all in the public records of Palm Beach County, Florida. The internal perimeter loop roadway system Table 3-2 shows the classification of the principal roadways within the Town's limits.

Maps: Figure 8 depicts the location of primary local traffic circulation routes, the number of lanes per facility and recent traffic volume information, and the functional classification of the principal streets.

3.1.3 Existing Roadway Functional Classification

Based on a review of the existing regional transportation network, local knowledge of the existing use and function of the existing roadway system, and spatial relationships of existing land uses, two (2) functional classifications for streets and roadways in the Village were identified as follows:

A. Minor Arterial

This class of facility connects the major attraction area within the Village and carries high traffic volumes with minor land service functions. These facilities are locally continuous with access to principal major arterials.

B. Local (Land Service) Streets

This class of facility may carry medium to low traffic volumes, are non-continuous within the area, and are the primary land access facilities.

The existing major streets identified in the functional classification are shown on Figure 1 and are summarized below.

1. Minor Arterial
 - a. Golf Road, from the east Village limit to Military Trail, in the east-west direction.
 - b. Woolbright Road, from the north east Village limit to Military Trail, in the east-west direction.
2. Local (Land Service) Roadway
 - a. Country Road, a perimeter looped roadway encompassing the residential area of the community.

The above functionally classified streets constitute the heaviest used streets in the Village. This functional

classification has been developed with recognition that, as the Village continues to grow towards build-out, these roadways will remain in their classification.

3.1.4 Right-of-Way Widths

Right-of-way widths in the Village vary from 30 feet on the private portions of the access roadways to 60 feet on the dedicated portions of Country Road. Most of the residential roadways have an ingress-egress access of 30 feet.

The exception of the above is Golf Road (SW 23rd Avenue), running through the Village and under the jurisdiction of Palm Beach County. The right-of-way width for Golf Road is 80 feet (at the east and west limits of the Village) and 100 feet along the main portion of the northern Village corporate limits. A turn lane has been installed near the Village's residential entrance which makes it convenient to access the Village. ~~The proposal to four (4) lane Golf Road has never come to fruition; however, Palm Beach County's 5 year Road program indicates that funds for study/design of same from Military Trail to Seacrest Boulevard have been set aside for FY 2008 and 2009.~~

3.1.5 Trip Generation

Growth within the study area is mostly comprised of single family, and limited commercial development at the extreme northwest corner of the Village. Based upon the analysis of previous Palm Beach County traffic generation studies, a general list of traffic generation rates have been developed and are depicted below. (Trip generation rates are based on trip origins and destination per 1,000 square feet of gross floor area (GFA), dwelling unit (D.U.), or other specified unit of measure).

TABLE 3-1
TRIP GENERATION RATES

Residential	
Condominium Type Units (Including quadplex/townhouses)	7 Trips/Occupied D.U.
Condominium Type Units (retired)	6 Trips/Occupied D.U.
Single Family	10 Trips/Occupied D.U.
Non-Residential	
General Commercial Retail	
10,000 square feet and under	155.09
50,000 square feet	87.31
75,000 square feet	75.54
100,000 square feet	68.17
Office (10,000 square feet)	22.6 per 1,000 S.F.
Financial Institutions (Including Drive-ups)	
Bank	265.21 per 1,000 S.F.
Gasoline Service Stations	168.56 per Fueling Station
Restaurant	
high turnover sit down	130.34 per 1,000 S.F.
quality	89.95 per 1,000 S.F.
Golf Course	45.3 Trips/Hole (average)
Medical Office or Clinic	36.13 Trips/1,000 S.F.

Palm Beach County Traffic Engineering Trip Generation Rates, 2006

Institute of Transportation Engineering, Trip Generation, 6th Edition

The above factors are presented primarily for future traffic projections as related to individual land uses. The study has developed future traffic projections from past growth statistics (census numbers) for the study area.

Trip Generation Rates will be updated when the Village adopts the next EAR based amendments.

TABLE 3-2
STATE AND COUNTY MAINTAINED ROADWAYS
VILLAGE OF GOLF, 2006

Roadway	Agency	Classification
Golf Road	County	Minor Collector
Woolbright Road	County	Minor Arterial
Military Trail*	County	Minor Arterial

*Military Trail is located outside and parallel to the North West Village of Golf corporate limits. It is listed here only to reflect the western terminus of the other two (2) roadways, and the possible effects it may have on the limited commercial property in the northwest corner of the Village.

Sources: Palm Beach County Traffic Engineering Department, 2006
Florida Department of Transportation, 2006

This table will be updated when the Village adopts the next EAR based amendments.

3.1.6 Existing Traffic Volumes

Table 3-3 provides the Level of Services on the Village of Golf roadways and on County roadways located nearby. Where available, this information is presented in comparison with those volumes reported in the previous Plan. The data indicates that traffic on County controlled roads has increased since the adoption of the last Comprehensive Plan. The internal private roadways are carrying less than 1,500 ADT representing the most favorable driving conditions, or a Level of Service "A".

3.1.7 Existing Levels of Service

According to the Highway Capacity Manual, roadway capacity can be defined as the maximum number of vehicles than can be expected to travel over a given roadway in a given time period under prevailing traffic and road conditions. Level of Service (LOS) indicators provide a summary of the quality of conditions afforded a traveler on a particular facility. Two (2) factors are used to determine a specific level of service speed or travel time and the ratio of traffic volume to the capacity of the road (V/C).

Six (6) levels of service have been established by the Transportation Research Board to describe operating conditions on a roadway or at an intersection, they are designated A through F, with LOS A representing the most favorable driving conditions.

- LOS A: Low volumes of traffic flow freely at high speeds with little restriction on maneuverability.
- LOS B: Reasonably unimpeded traffic flow at average traffic speeds. Maneuvering is slightly restricted, with only occasional stopped delays.
- LOS C: Higher traffic volumes associated with those of urban-area roads. Traffic flows are stable, although lower average traffic speeds prevail and occasional backups may develop.
- LOS D: High traffic volumes and poor signal progression and timing lead. Location No Roadway Name to unstable flows Substantial decrease in operating speed, maneuverability, convenience and comfort may be experienced.
- LOS E: Traffic volumes at or near roadway capacity. Significant delays are common and flows very stable.
- LOS F: Traffic speeds are extremely slow and actual stoppages are common. Long delays are expected with drivers having to wait through more than two cycles of a traffic signal.

Source: Highway Research Board, National Academy of Sciences-National Research Council, Highway Capacity Manual (Washington, D.C. Highway Research Board, Division of Engineering and Industrial Research, 1965), 16.

The Regional Plan for the Treasure Coast states that the regional roadway system in Palm Beach County “shall be planned, developed and maintained to operate at LOS D or better during the peak hour...” The County has prepared recent level of service determinations for the County arterials and collectors and is incorporated in the countywide Traffic Performance Standards Ordinance (“TPSO”) which was adopted to implement Article I. Sec. 1.3(4) of the Palm Beach County Charter as approved by the voters in 1988. By virtue of the ordinance and the charter authority cited, Palm Beach County has exclusive authority to set the LOS on collection and arterial roads which are not the responsibility of any municipality. The LOS set by the County and/or state on County or state roads will be in effect and may be amended from time to time. The Village is required to obtain a “traffic letter” from the County ensuring compliance with the TPSO prior to the issuance of development orders unless the development is deemed exempt in accordance with the terms of the TPSO. All roadways within the Village limits are operating at LOS C or better which is the LOS adopted by the Village.

3.1.8 Parking and Access Characteristics

The is a only limited commercial parcel of land is-in the northwest corner of the Village (at the northeast corner of Military Trail and Woolbright Road), and parking appears to be adequate at this time. Access to this tract is via Woolbright Road. Military Trail is a four (4) lane divided facility. There is also a limited commercial planned development (CPD) approved by the Village in 2019 in the northwest corner of the Village at the southeast corner of Military Trail and Woolbright Road for which parking is adequate. Access to this CPD is via Woolbright Road and Military Trail.

The country club provides adequate parking facilities for its members and guests.

3.1.9 Other Transportation Facilities

At the present time, the Village does not have other modes of transportation as outlined in Section 9J-5.007, FAC. These modes are (but not limited to): 1) Airports, 2) Heliports, 3) Navigation Ports, 4) Railroad lines, 5) High speed rail lines, or 6) Expressways (limited access roadways).

Vehicular transportation is the primary mode of transportation, which includes limited area bus service as provided by the Palm Beach County Transportation Authority (PalmTran). This service has been included in the Existing Traffic Circulation Analysis section below.

3.1.10 Existing Traffic Circulation Analysis

The existing roadway system in the Village of Golf has been significantly influenced in its historical development as a recreational golfing community, and is expected to remain leisurely oriented.

The design capacities of the existing principal roadways are reflected primarily by the number of through lanes. An inventory of through lanes was conducted and is shown in Table 3-3. A comparison of service demand to design capacity, based upon through lanes, was developed to establish the level of service provided by the transportation network segments. The relationship of number of lanes to level of service is shown in Table 3-3.

The level of service analysis shown in Table 3-3 indicates that Golf Road is currently operating at Level of Service "C". This is due to a limited number of access points from the adjacent land parcels. Country Road, the internal roadway within the Village, is a controlled roadway, well maintained, and carries only 1,500 seasonal vehicle trips per day, which is well below its capacity.

The five (5) year program of Palm Beach County anticipates growth in the surrounding areas to the Village, but it is not expected to deteriorate the Level of Service on Golf Road below a "C" value. However, as the Year 2010 projected traffic volumes are approached, Golf Road is projected by the County to become a four lane facility or the level of service on the existing two (2) lane roadway will deteriorate to a "D" value. This was earlier projected to have occurred by the year 2000, but did not primarily due to improvements on Military Trail and Woolbright Road.

3.1.11 Village Planned Improvements

As part of the Village's maintenance program, all internal roadways are inspected and repaired on a regular basis as needed. Where improvements are required (other than maintenance), these are programmed through the annual budgetary process for implementation. ~~In 1983, the Village included in its budget programming a 5-year continuing roadway improvement/maintenance plan which is reviewed annually with current year removed and 5th year added. This practice continues to date and all roadways within the Village are well maintained.~~

3.1.12 Projected Needs

Table 3-4 shows the Year 2000 projected traffic volumes for the principal roadways within the Village. It shows the projected Level of Service assuming the planned improvements cited above are implemented. The results are that no material change will occur that would affect the internal roadways. The completion of Woolbright Road, from Congress Avenue to Military Trail has provided relief that might have otherwise required an additional lane for Golf Road between the same two (2) points.

3.2 NEEDS ASSESSMENT AND ANALYSIS

TABLE 3-3

LOS ON NEARBY COUNTY ROADS AND MAIN VILLAGE ROADS

Roadway Names:	Golf Road Near Congress	Golf Road Near Military Trail	Country Road Main Village Road
No. of Lanes	2	2	2
Capacity of Roadway: @ LOS "C"	13,100	13,100	
Existing LOS:	C	C	A

Source: Palm Beach County Traffic Engineering, 2006

This table will be updated when the Village adopts the next EAR based amendments.

3.2.1 Future Traffic Circulation Analysis

The future traffic circulation analysis for the Village of Golf was based on zoning at build-out. This level of land use was used as an adjustment to the Palm Beach County Thoroughfare Plan traffic assignments. In this process, the thoroughfare study traffic analysis zones were examined by land use type to establish differences in trip generation potential between the Village of Golf zoning build-out and the thoroughfare planning data. These differences were converted to adjustment factors which were then applied to the future traffic assignment. Lane demand was then based on the adjusted future traffic assignment.

Again, after applying the adjusted future traffic assignment to Golf Road, the Village does not anticipate the Level of Service to fall below the "C" value.

Traffic circulation internally within the Village should remain relatively the same in the future as it is today. The current population is 298 and population projections up to the year 2020 is only expected to reach 319 at build out. Any adjustment due to additional residential construction will not effect the roadways within the Village.

The future major roadways are noted by function classification, essentially will remain the same as identified by the existing street listing noted in the beginning of this element.

TABLE 3-4

**TRAFFIC CIRCULATION PLAN
VILLAGE OF GOLF**

Roadway	Location of Volume Projection	Projected Year 2000 Volumes		Proposed Number of Lanes	Year 2006 Level of Service (P.B.C. Plan)	Year 2020 Level of Service
		Daily (ADT)	Peak Hour			
Golf Road	@Entrance to Country Road	11,800	1,060	2L	C	C
Woolbright Road	East of Military Trail	22,400	2,010	4L	C	C

Source: Palm Beach County Engineering Department Records; 2006

This table will be updated when the Village adopts the next EAR based amendments.

3.3 GOALS, OBJECTIVES AND POLICIES

The Village of Golf traffic circulation goals, objectives and policies are intended to assist the Village in guiding the development of future traffic circulation patterns. As a matter of definition each goal statement is intended to establish the long term end towards which transportation and development related activities are ultimately directed.

Each goal statement is supported by one or more specific objectives such that progress toward an objective can be measured. Further, for each objective one or more policies are stated by which progress toward an objective can be achieved. The Village of Golf traffic circulation goals, objectives and policies are as follows:

- | | |
|------------|---|
| Goal: | 1.0.0 Strive to establish a traffic circulation system which safely and efficiently meets existing and future transportation needs and achieves desired levels of service |
| Objective: | 1.1.0 Provide well-maintained and safe roadways through a coordinated effort with the State of Florida, Palm Beach County and private land owners within the Village of Golf. |
| Policies: | <p>1.1.1 The Village of Golf shall conduct an annual traffic signage, signalization and corner road stripping survey to determine those areas in need of improvement.</p> <p>1.1.2 The Village of Golf shall consider a bike path program to determine the construction of bike paths within the Village of Golf.</p> <p>1.1.3 Promote traffic safety by proper traffic control devices and street design improvements.</p> <p>1.1.4 Restrict fast through traffic to arterial roads.</p> |
| Objective: | 1.2.0 The Village, as part of its five (5) year capital improvements program, shall continue to identify needed improvements and timeframes for correction of existing roadway deficiencies. |
| Policies: | <p>1.2.1 Although no new construction of Village of Golf roads are planned, the Village shall continue to review land development regulations to provide for the safe and efficient location of the connections and access points of driveways and roads to roadways.</p> <p>1.2.2 Consider road and street improvement and/or expansion which will facilitate any additional approved development and remain consistent with desired growth.</p> <p>1.2.3 Use signage, enforcement and other traffic control techniques to minimize the impact of "bypass" traffic on Village roadways.</p> <p>1.2.4 Continue to use the development plan review process to control roadway access points and on-site traffic flow, amend the Village's code provisions where necessary within one year of adopting this plan.</p> |
| Objective: | 1.3.0 Provide for the continued coordination and cooperation with the plans and programs of Florida Department of Transportation, West Palm Beach Urban Area Transportation Study, The Metropolitan Planning Organization of Palm Beach County; and Traffic Engineering of Palm Beach County. |

- Policies: 1.3.1 Establish level of service standards at peak hour for all roads within the Village's jurisdiction as provided by Palm Beach County's Traffic Performance Standards Ordinance.
- Objective: 1.4.0 By 2008, The Village of Golf shall adopt a thoroughfare right-of-way protection and acquisition program to ensure adequate rights-of-way are available in accordance with the projected needs of the Village, County and State.
- Policy: 1.4.1 The Village of Golf shall ensure the ultimate rights-of-way identified by the Village, County and State are free from encroachment and/or their values are not excessively increased due to their being developed.
- Goal: 2.0.0 Provide a traffic circulation system which minimizes adverse effects on the natural environment.
- Objective: 2.1.0 Develop future plans for traffic circulation consistent with the future land use plan to provide an adequate level service.
- Policies: 2.1.1 Require Level of Service "C" for average daily traffic conditions and Level of Service "D" for peak season peak hour traffic conditions in order to maintain acceptable level of service for the consistent, safe, and efficient movement of traffic on the regional roadway network in the Village of Golf, including Golf Road and Woolbright Road. Military Trail is not within the Village of Golf limits.
- 2.1.2 Support County and State Level of Service requirements on facilities within those jurisdictions.
- 2.1.3 The Village's intent is to maintain Golf Road as a two (2) lane facility and will work with the County to ensure that development does not adversely impact the level of service for this facility as it presently exists.
- 2.1.4 Adopt legislation to designate Village lands adjacent to Golf Road as a historic landscape. Seek same or similar designation at the State and Federal level.
- Objective: 2.2.0 The Village shall establish level of service standards that are acceptable for existing and future traffic circulation systems.
- Policy: 2.2.1 Proposed Land Use Plan changes shall be approved only with traffic circulation impact studies and mitigation measures to maintain required level of service on effected facilities.

10-YEAR WATER SUPPLY FACILITIES WORK PLAN

Prepared for:

**Village of Golf
Palm Beach County, Florida**

Prepared by:

Mock, Roos & Associates, Inc.

August, 2021

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1.0 Introduction

The purpose of the Village of Golf Water Supply Facilities Work Plan (Work Plan) 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. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The Lower East Coast Water Supply Plan Update was approved by the South Florida Water Management District (SFWMD) on November 8, 2018. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is May 2020.

Residents of the Village of Golf (the Village) obtain their water directly from Village owned water treatment, storage, and distribution facilities (the System). The System also provides water supply to areas outside the Village corporate limits in unincorporated Palm Beach County. The Village is responsible for ensuring that enough capacity is available for existing and future customers within their water service area.

The Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.

3. In consultation with their water supplier, ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent [Section 163.3180 (2), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.709(8) (a) (b), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c)3, F.S.] 5.
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s. 163.3177 (6)(d), F.S.]. The comprehensive plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s. 163.3167 (9), F.S.]
7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure consistency between the Comprehensive Plan with applicable regional water supply plans and regional water supply authorities' plans. [s. 163.3177(6)(h)1., F.S.]
8. Local governments are required to comprehensively evaluate and update the Comprehensive Plan to reflect changes in local conditions every seven years. The evaluation could address the local government's need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [Section 163.3191(3), F.S.].

2.0 Background Information

2.1 Overview

The Village was incorporated in 1957. The boundaries of the Village encompass an area of approximately 541.8 acres or 0.846 square miles bounded by the City of Boynton Beach to the east, the south and partially to the north, and Palm Beach County to the west, and partially to the north. Since its original charter size of 388.82 acres the Village has annexed and de-annexed land areas to arrive at its present configuration. Chapter 10 of the Comprehensive Development Plan provides additional information on the topic.

The Village is substantially built-out. Between 1980 and 2000, Village population grew from 110 to 230, an increase of 109 percent. However, the Village data reveals there were 263 year round residents living within the corporate limits in 2020. Data obtained from Palm Beach County (the County), projected the Village population to be 287 in 2035.

In 2006 the Village Evaluation Appraisal Report (the EAR) based Amendments, concluded that of the total gross acreage in the Village that 34.4% is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as commercial and office (1.9%); Agriculture (17.9%); Recreational (32.3%); Conservation (4.5%); Transportation (4.7%); Public Buildings and Grounds (1.7%) and Vacant Land (2.7%). The Village does not anticipate any increases in land area in the near future, unless there is policy decision from the Village Council to reconsider their position on annexation. In the meantime, the residential growth rate is anticipated to be minimal for the next 10 to 20 years. In 2006, the Village's Building Department records indicated that only 2 permits were issued for new residential construction and no permits for commercial construction. In 2018, 36 acres were rezoned from agricultural to commercial.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

The following regional issues are identified in "he "Lower East Coast Water Supply Plan "018": 1) increased withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee are limited; 2) conservation continues to be relied upon to reduce per capita use and a means to potentially delay or perhaps avoid adding capacity; and, 3) use of reclaimed water continues to be an important alternative source in the region and helps to meet requirements of the 2008 Leah G. Shad Ocean Outfall Program. Various conservation techniques are implemented by the Village through Policies adopted in this Comprehensive Plan and through its land development regulations.

Sections 3.41, Conservation Elements and 3.4.2, Water Reuse, below, describe how the Village is addressing the Relevant Regional Issues.

3.0 Data and Analysis

3.1 Population Information

The Village water supply system provides total service to the land areas within the Village corporate limits, and in addition five (5) other areas (developments) that are in unincorporated Palm Beach County. Those development areas consist of Quail Ridge, Delray Dunes, Indian Hill, Indian Springs, and Brookside. The area served outside the Village is much larger than the Village. Table 1 below provides a summary of historical population and forecast population of the entire water service area. The population projections remain consistent with the currently adopted SFWMD Lower East Coast Water Supply Plan dated November 8, 2018.

Table 1
Existing and Forecast Population, 2015 through 2035

	2015	2020	2025	2030	2035
Village	259	263	268	276	287
Outside	2630	2834	2996	3163	3291
Total	2889	3097	3264	3439	3578

Data for the forecast year of 2020 through 2035 reveals a possible growth of 457 persons over the 15 year period. Although this data is consistent with SFWMD 10-year WSP documents, the Village is of the opinion that very little real growth will occur. There are only a few building lots left within the Village and each of the five sub-service areas located outside the Village are completely built out.

3.2 Maps of Current and Future Areas Served

The map depicting current Village boundaries and the entire System service area is provided in Figure 1.

3.3 Potable Water Level of Service Standard

A water supply system must have the current and reserve capacity to supply sufficient quantities of water for treatment and for distribution to its customers. The untreated water supply (raw water) requirements are greater than the amount required to meet customer demands through the distribution piping network. A typical lime softening treatment facility will result in a loss of 5 to 10 percent within the treatment process with another 10 percent or so lost within the piping network due to inaccurate meters, system flushes, piping leaks and breaks and other occurrences. In the case of the Village's Membrane Water Treatment Facility, 15 to 20 percent of the raw water pumped from the wellfield is lost in the form of reject water or concentrate. Therefore, for every 1,000 gallons of treated water desired, 15 to 20 percent more raw water must be pumped to compensate for that lost as concentrate plus another 10 percent or so for other losses.

Water usage is commonly reviewed where a treatment facility is used, based on the volume of untreated water pumped to the treatment process from the source and that pumped from the treatment facility to the customers through the distribution piping network.

The per person rate of water consumption is then often calculated based on water pumped and population served and used to evaluate the efficiency of a water supply system. Table 2 below shows historical and forecast raw water use data for the years of 2016 through 2035. According to Village Utilities Department data, the 194 gallons per capita day (gpcd) raw water approved in the Water Use Permit (WUP) continues to be used for projection purposes through the ten (10) year planning timeframe (2035). Likewise, the daily demand projections also remain consistent.

Table 2
Historical and Forecast Raw Water Demands

Year	Population Served	Water Demand GPCPD	Daily Demand, MGD	Annual Water Demand Mil. Gal/Yr
2016	2955	186	0.549	200.24
2017	2990	192	0.575	209.89
2018	3025	180	0.545	198.86
2019	3061	162	0.497	181.46
2020	3097	166	0.515	188.11
2025	3264	194	0.633	231.12
2030	3439	194	0.667	243.52
2035	3578	194	0.694	253.36

Note: For Forecast Years 2025, 2030, and 2035 the water demand approved for the WUP was used.

3.4 Water Supply Provided by the Village

The System was issued Water Use Permit (the WUP) from the SFWMD, Permit No. 50-00612-W dated May 28, 2013. This twenty (20) year permit, will expire on May 28, 2033 and provides an annual allocation not to exceed 251 MG per year (0.688 MGD) with a maximum monthly allocation of 28.2563 MG.

All water is pumped by three (3) 10" X 100' ground water wells from the Surficial Aquifer System at a rate of 350 gallons per minute (gpm) to the water treatment system. The water treatment system consists of pre filters, medium pressure pumps, low pressure membranes, air stripping, off-gas odor removal, disinfection and pumping to storage and to the distribution system.

The dual train membrane nano-filtration treatment plant has the capacity to produce 0.864 MGD of treated water (permeate) at a rate of 600 gpm. The maximum treatment rate produces approximately 0.144 MGD of reject water that is disposed of in the sanitary sewer system. Therefore, approximately 15 % to 20% of the raw water pumped is lost due to the nature of the type of treatment system utilized. The average volume of raw water pumped and treated in 2020 was 0.515 MGD which represents approximately 75% of the WUP water withdrawal volume but only 60% of treatment capacity. Since only minimal residential growth is projected, raw water demands are forecast to reach 0.694 MGD in 2035 as shown in Table 2. This forecast volume does exceed the existing allocation of the WUP by 0.006 MGD, and should that demand occur the Village may be required to file for a modified permit, however, since this amount does not result in an exceedance of the system's capacity, no capital outlays will be required.

Table 3 below shows historical and forecast data for treated water consumption by the system for the

years 2016 through 2035. This data was extracted from the WUP.

According to Village Utilities Department data, the approximate 155 gpcd treated water projected from 2025 through 2035 is consistent with the WUP, and continues to be used for projection purposes through the new ten (10) year planning timeframe (2035). Likewise, the Department verifies that the daily demand projections remain consistent with the demands shown in Table 3; therefore, they are the most relevant and realistic for projections purposes.

Table 3
Historical and Forecast Treated Water Demands

Year	Population Served	Water Demand GPCPD	Daily Demand MGD	Annual Water Demand Mil.Gal./Yr.
2016	2955	145	0.43	156.68
2017	2990	145	0.43	158.23
2018	3025	136	0.41	150.41
2019	3061	130	0.40	144.83
2020	3097	132	0.41	149.07
2025	3264	155	0.47	173.00
2030	3439	155	0.47	173.00
2035	3578	155	0.47	173.00

The 0.47 MGD forecast for 2035 represents approximately 54% of the treatment plant capacity. No capacity related capital outlays are forecast through the planning period.

Water storage capacity within the system totals in excess of 0.50 MG. This volume is adequate for the existing system.

The Village has an emergency interconnection with the City of Boynton Beach just north of the intersection of Golf Road and Military Trail. Boynton has sufficient capacity to supply the entire System service area on an emergency basis should the need arise.

A detailed review of the year 2020 showed that system water losses within the distribution network were less than 10% of the water pumped into the distribution system.

The System is well operated and maintained and in compliance with local, state, and federal regulations.

The Village of Golf has no areas of domestic self-supply. The entire system is served by the central system.

3.4.1 Conservation Elements

The Village has been diligent in its pursuit of efficient and effective use of its water resource. This is evidenced by the fact that total annual water use has declined over the past three years and despite only a nominal growth in customers served, water use per person has also continued to decline. Some other elements of the Village's Conservation Programs are as follows:

- The Village adopted Ordinance No. 44 on October 1, 1989 stipulating that no potable water may be used for irrigation purposes. Residential units are not permitted to hook up irrigation systems to the public water supply system.
- The Village is under the jurisdiction of Palm Beach County Ordinance 93-3 that covers all of the water conservation items, including restricted irrigation. Florida Friendly landscaping is encouraged by the Village throughout its service area. Those areas outside the corporate limits fall within the jurisdiction of Palm Beach County Ordinance 93-3 that address Florida Friendly-landscaping techniques for all new developed lots.
- The Village has adopted the southern Standard Building Code thorough Palm Beach County. This code contains requirements for the installation of low volume plumbing fixtures and water restrictions on other fixtures.
- The Village bills residential customers quarterly and commercial customers monthly. Usage rates charged to residential customers increase if the quarterly allowance of 30,000 is exceed.
- The water treatment system is monitored seven (7) days a week enabling a relatively consistent observation of abnormalities that may occur due to major leaks. One advantage of a small and compact service area is being able to detect leaks through ongoing monitoring efforts. The audit data furnished in Attachment D reflects the success of the system being used.
- Since the Village does not allow the construction of irrigation systems tied onto the public water supply system, monitoring the provisions of rain sensing devices is not applicable. Those area outside the corporate limits fall within Palm Beach County Ordinance 93-3. Such devices will not allow for watering from an irrigation system with the occurrence of adequate rainfall.
- The Village staff promotes water conservation through messages on the customers' utility bill, as well as recognizing Water Plant Operators Week with tours of the plant for the public. The Village staff is also available to teach at area schools.
- The Village Council adopted Ordinance No. 135, effective January 26, 2022, implementing mandatory year-round landscape irrigation conservation measures pursuant to Rules established by the South Florida Water Management District for such measures.

3.4.2 Water Reuse

Since Village regulations do not allow its citizens to irrigate their lawns or any other vegetation from the public water supply system, irrigation water is supplied from private wells located on each private property or from small lakes. Presently Village residents do not have ready access to reclaimed water. Reclaimed water is, however, used by three (3) major golf courses that exist within the Village service area. The Country Club of Florida, Quail Ridge, and Delray Dunes use reclaimed water to irrigate their golf course. By contract with the South Central Regional Wastewater Treatment and Disposal Board, 591 million gallons are contracted for purchase. This represents a major contribution to area water conservation.

4.0 Capital Improvements

4.1 Projects

The Village establishes a 5-year Capital Improvement Program (CIP) annually and updates it each year as a part of their normal annual operating budgeting process. Table 4 shows the Water System CIP for the Fiscal Years 2021-2025.

The existing infrastructure has the capacity to meet existing demands and to meet the capacity demands required by the moderate growth projected through 2035.

4.2 CIP Funding

The cost to implement routine CIP projects will be funded on an annual basis from reserve funds and annually replaced “Renewal and Replacement” funds. User rates are reviewed and adjusted annually or as required in order to maintain adequate reserves and fund balances. For Fiscal Year 2022 multiple improvement projects have been grouped. The intent is to fund these with a State Revolving Fund Loan.

TABLE 4
WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM
Fiscal Years 2021-2025

Project Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
A. Water Distribution System						
1. Fire Hydrant Replacement	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000
2. Fire Hydrant Installation	\$ 0	\$ 0	\$10,000	\$ 0	\$ 0	\$10,000
3. Water Meter Replacement	\$ 0	\$70,000	\$70,000	\$50,000	\$ 0	\$ 0
4. 12" Watermain Replacement from WTP	\$ 0	\$320,000	\$ 0	\$ 0	\$ 0	\$320,000
5. 6" Watermain Replacement, Delray Dunes	\$30,000	\$220,000	\$ 0	\$ 0	\$ 0	\$250,000
Subtotal	\$34,000	\$614,000	\$84,000	\$54,000	\$4,000	\$790,000
B. Water Supply & Treatment System						
1. Membrane Replacement	\$95,000	\$ 0	\$ 0	\$ 0	\$ 0	\$95,000
2. WTP Piping, Valves, & Flowmeters	\$25,000	\$175,000	\$ 0	\$ 0	\$ 0	\$200,000
3. Electrical Control Improvements	\$90,000	\$ 0	\$ 0	\$ 0	\$ 0	\$90,000
4. Programming Controls & SCADA	\$5,000	\$42,000	\$ 0	\$ 0	\$ 0	\$47,000
5. Generator Replacement - Diesel	\$15,000	\$225,000	\$ 0	\$ 0	\$ 0	\$240,000
6. Well No. 3 Replacement	\$20,000	\$280,000	\$ 0	\$ 0	\$ 0	\$300,000
7. RAW Watermain Piping Replacement	\$10,000	\$130,000	\$ 0	\$ 0	\$ 0	\$140,000
8. Reroof Existing Buildings	\$ 0	\$ 0	\$ 0	\$ 0	\$25,000	\$25,000
9. Well Video Inspection (two)	\$ 0	\$ 0	\$ 0	\$ 0	\$40,000	\$40,000
Subtotal	\$260,000	\$852,000	\$ 0	\$ 0	\$65,000	\$1,177,000
C. Contingency						
	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$187,500
Total Water System by Fiscal Year	\$331,500	\$1,503,500	\$121,500	\$91,500	\$106,500	\$2,154,500

5.0 Goals, Objectives, and Policies

Comprehensive Plan Goals, Objectives, and Policies (GOPs) are included in the Infrastructure Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and the Conservation Element to ensure implementation and future updates of the 10 Year Water Supply Facilities Work Plan as required by Section 163.3177 (6) (c), F.S. The GOPs have been reviewed and the following GOPs are being updated:

IID Potable Water Sub-Element:

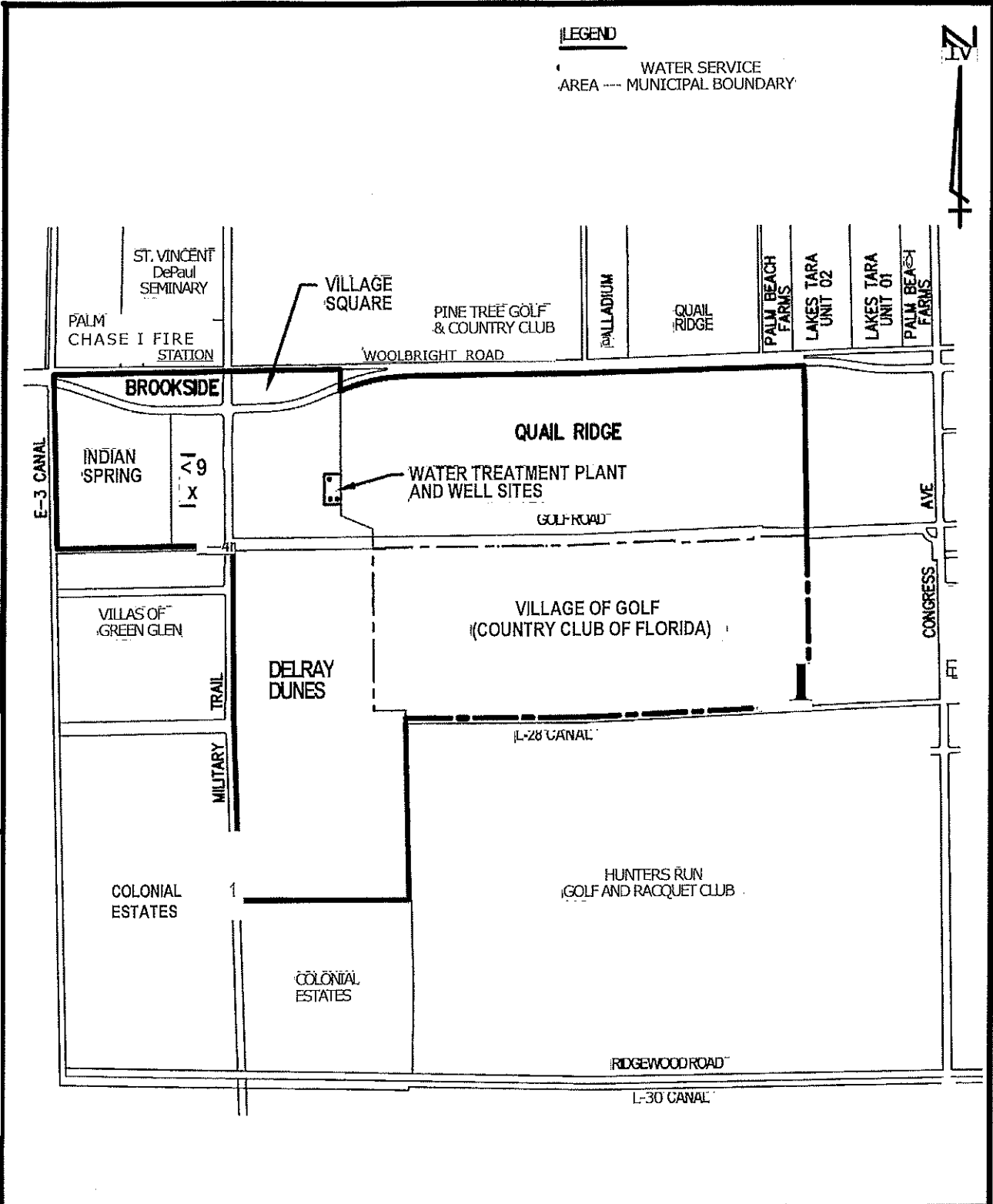
Goal 1.0.0: Implement water supply planning consistent with statutory requirement The Village of Golf hereby adopts by reference the "10-Year Water Supply Facilities Work Plan Update August 2021" for planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village of Golf service area. The Village shall review and update the Work Plan at least every 5 years within 18 months after the governing board of the SFWMD approves an updated regional water supply plan. Any changes affecting the Village Work Plan shall be included in the annual Capital Improvements Plan to ensure consistency with between the Potable Water Sub-Element and the Capital Improvements Element.

Policy 1.3.1: The LOS standard will not exceed 166 gallons per capita day.

8.0 INTERGOVERNMENTAL COORDINATION

The provision of water supply needs in the Village is achieved in coordination with local, county, and regional partners including Palm Beach County and South Florida Water Management District. Palm Beach County works in coordination with the Village to ensure that water supply services are provided to all residents of Palm Beach County in the most efficient and effective manner. SFWMD acts to protect the region's water supply resources and coordinates the implementation of state water regulations and policies through local water planning efforts and water supply services. The Village has adopted objectives and policies in the Intergovernmental Coordination Element to address coordination needs related to water supply. The objectives and policies have been reviewed and no specific needs for additional coordination have been identified.

DWG. NO. 12
 DATE: AUG 24, 2021
 TIME: 1:46pm
 BY: [signature]
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 APPROVED BY: [signature]



REV.:	FL. E.B. NO. 48	FL. LB. NO. 48	SCALE: 1"=2000'
FILED:	MOCK • ROOS		DATE: AUGUST 2021
DRAWING(S):	CONSULTING ENGINEERS		P.A. NO. 73120.11
APPROVED:	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		IDR. NO. A-4444
	PALM BEACH COUNTY, FLORIDA		