

**COMPREHENSIVE PLAN**

**Town of Haverhill,  
Florida**

**EAR BASED  
AMENDMENTS ADOPTED  
AUGUST 24, 2023**

Prepared By:  
TOWN OF HAVERHILL  
&  
SCHMIDT NICHOLS

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## 1.0 GENERAL REQUIREMENTS

Chapter 163.2511 – 163.3253, Florida Statutes (i.e. Growth Policy; County and Municipal Planning; Land Development Regulation) establish basic requirements for the format and content of the Town of Haverhill Comprehensive Plan.

### 1.1 CHAPTER 163.3161 - 163.3215, FLORIDA STATUTES

Chapter 163.3164(3), Florida Statutes defines “Comprehensive Plan” as a “Plan that meets the requirements of Sections 163.3177 and 163.3178”. Section 163.3177 lists required conditions, studies, surveys, and elements of the Comprehensive Plan, including:

1. Written and graphic material necessary to support the principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area; and
2. Elements of the Comprehensive Plan must be consistent with each other and the Plan shall be economically feasible; and
3. A CAPITAL IMPROVEMENTS element, to be reviewed on an annual basis, designed to consider the need for and the location of public facilities to encourage the efficient use of such facilities; and
4. Coordination of the Comprehensive Plan with: (1) those of adjacent municipalities; (2) the County; (3) the Region (Treasure Coast Regional Planning Council); and (4) the State Comprehensive Plan; and
5. Policy recommendations for the implementation of the Comprehensive Plan; and
6. The following elements: FUTURE LAND USE; TRANSPORTATION; HOUSING; SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUND-WATER AQUIFER RECHARGE; CONSERVATION; RECREATION AND OPEN SPACE; HOUSING; and INTERGOVERNMENTAL COORDINATION.

In addition, it is required that local Comprehensive Plans be compatible with and further the Treasure Coast Regional Planning Council Regional Policy Plan and the Florida Comprehensive Plan.

Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Local governments are charged with setting levels of service for public facilities in their Comprehensive Plans in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development shall be available concurrent with the impacts of such development.

Chapter 163.178, Florida Statutes, which addresses the COASTAL MANAGEMENT element requirement does not apply to Haverhill since the Town does not fall within the Coastal Zone, as defined in Chapter 480.24, Florida Statutes.

### 1.3 COMPONENTS OF THE HAVERHILL COMPREHENSIVE PLAN

The Haverhill Comprehensive Plan and Support Documentation report is structured to meet all the statutory and rule requirements as defined in Sections 1.1 and 1.2 above. However, for the purposes of formal adoption, the following components shall comprise the Town of Haverhill Comprehensive Plan:

#### 1.3.1 Goal, Objectives, and Policies

The following sections of this report shall comprise the goals, objectives, and policies component of the Comprehensive Plan:

FUTURE LAND USE	Section 3.1
TRANSPORTATION	Section 4.1
HOUSING	Section 5.1
SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE	Section 6.1
CONSERVATION	Section 7.1
RECREATION AND OPEN SPACE	Section 8.1
INTERGOVERNMENTAL COORDINATION	Section 9.1
CAPITAL IMPROVEMENTS	Section 10.1

#### 1.3.2 Capital Improvements Implementation

Sections 1.6.5 and 10.3.3.3 of this report shall comprise the Capital Improvements Implementation component of the Comprehensive Plan.

#### 1.3.3 Monitoring and Evaluation

Sections 1.6.1, 1.6.2, 1.6.3, 1.6.4 and 1.6.6 of this report shall comprise the Monitoring and Evaluation component of the Comprehensive Plan.

#### 1.3.4 Maps Showing Future Conditions

Required maps showing future conditions are included within the Goal, Objectives and Policies components of the Comprehensive Plan or are incorporated therein by reference to another Section of this report.

### 1.3.5 Comprehensive Plan Adoption Ordinance

The adoption ordinance shall be included herein at the time of Comprehensive Plan adoption. (To be included as Figure 1-1).

### 1.4 SUPPORT DOCUMENTATION

The balance of this Report, not specifically cited in Sections 1.3.1 to 1.3.5 shall be considered as the support documentation component of the Town of Haverhill Comprehensive Plan and Support Documentation report.

### 1.5 MONITORING AND EVALUATION PROCEDURES

The intent of this Section is to meet that portion of the General Requirements of the State comprehensive planning requirements, regarding monitoring and evaluation procedures. Specifically, in accordance with Section 163.3177(5)(a), Florida Statutes, each Comprehensive Plan shall include at least two planning periods; one covering at least the first ten-year period subsequent to the plan's adoption and one covering at least an overall twenty-year period. Based on the Town's Planning Horizons this would require a planning period of 2032 for the first 10-year period and the 20-year period would be covered in 2042.

In accordance with Section 163.3191 (1), Florida Statutes, at least once every seven (7) years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least ten (10) years as provided in Section 163.3177(5) or to reflect changes in state requirements since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The Statutes further specify that the following matters shall be addressed:

1. Citizen participation in the process; and
2. Updating appropriate baseline data and measurable objectives to be accomplished in the first ten-year period of the plan, and for the long-term period; and
3. Accomplishments in the first ten-year period, describing the degree to which the goals, objectives and policies have been successfully reached; and
4. Obstacles or problems which resulted in underachievement of goals, objectives, or policies; and
5. New or modified goals, objectives or policies needed to correct discovered problems; and
6. A means of ensuring continuous monitoring and evaluation of the Plan during the ten-year period.

The items identified above are addressed either separately or in combination in this section and incorporated as part of the Haverhill Comprehensive Plan.

### 1.5.1 Citizen Participation

The Town of Haverhill adopted a Resolution which adopted specific public participation procedures to be adhered to in updating its Comprehensive Plan. The procedures are identified and discussed below.

When the Town begins the adoption or amendment process, it is required by State law that appropriate public hearings to be held. Chapter 163, Part II, Florida Statutes, needs to be closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arises, the Local Planning Agency should, if it deems it necessary, hold public meetings or hearings, to address such concerns. This would further enhance the citizens' participation in the planning process.

Depending upon the detail and need for summaries, the Local Planning Agency shall decide if, and when, to prepare Executive Summaries of Comprehensive Plan elements and documentation.

### 1.5.2 Updates to Baseline Data and Objectives

All data, information and matters of fact that form the basis for the Comprehensive Plan (support documentation) should be updated in accordance with required timeframes of State law and rules. It is further recommended that data, information, and matters of fact for all elements of the Plan be updated at similar times, rather than intervals. By doing so, the Town will establish a database that will be internally consistent for the entire Comprehensive Plan. This will provide a specific time frame for the collection and analysis of data, information and matters of fact upon which the Plan elements can be developed.

This process should be formalized for a rational and methodical presentation of information. However, the Town Local Planning Agency should assemble data, information and matters of fact on a regular (annual, semi-annual) basis or as information becomes available (when dependent on data and information from sources other than from the local government).

By proceeding in the update process in this manner, the Town can formally synthesize and update baseline information for each ten-year planning increment and develop historical trends to be used for the long-term planning needs.

Based on the compilation of information, the Town should be able to develop a logical, systematic methodology to measure the objectives and implementation activities proposed in the Comprehensive Plan. Data can be evaluated and assessed against those objectives of the Plan that are quantifiable. Updates to matters of fact and basic background information will help assess those objectives and implementation activities that are non-quantifiable.



### 1.5.3 Obstacles, Problems and Achievements

When baseline data, information and matters of fact are periodically updated and analyzed, the successes and failures of the Comprehensive Plan will become evident. The obstacles and problems witnessed by the Town that have affected the implementation of plan directives should be identified and reviewed. Based on the evaluation and assessment of those problems and subsequent underachievement of adopted goals, objectives and policies, the Town should strive toward correcting those shortcomings. Each goal, objective, and policy of every Comprehensive Plan element should be reviewed and assessed according to its current adequacy. If the directions for growth and development have changed in the Town of Haverhill or the emphasis has shifted, additional goals, objectives or policies may need to be incorporated into the Plan to reflect new directions and intentions. When the Evaluation and Appraisal Report (EAR) is prepared, it should follow the procedure described above. This methodology and procedure will keep the Town abreast of its problems and concerns while providing current and up-to-date growth and development directions established in its Comprehensive Plan.

### 1.5.4 Continuous Monitoring and Assessment

Although a formalized Evaluation and Appraisal Report (EAR) is only required to be prepared in accordance with timeframes prescribed by State law and rules, the Town of Haverhill Comprehensive Plan should be continually scrutinized and reviewed for current applicability.

The Town should also coordinate database collection activities with Palm Beach County, Treasure Coast Regional Planning Council, its municipal neighbors, appropriate State agencies and any other jurisdictions/entities that affect the Town's growth and development. These activities would enhance the comprehensive planning process in general and foster increased intergovernmental coordination activities.

### 1.5.5 Monitoring and Evaluating Capital Improvements

The Town shall review the CAPITAL IMPROVEMENTS elements of the Comprehensive Plan each year to evaluate and assess the need for amendments thereto.

Defined capital expenditures and projects should be reviewed to determine what has been accomplished. Any capital projects that have been completed can be reported as implemented. Those projects that have not been accomplished or that have been partially accomplished should be reassessed for current applicability. If determined to still be a valid concern and applicable, then those capital improvements should be re-prioritized and rescheduled appropriately for inclusion in the Plan's CAPITAL IMPROVEMENTS element. Those that are no longer valid or do not apply should be deleted in future plans and projections. These decisions and actions should be compiled, reported, and utilized for inclusion in the Town's EAR.

The monitoring and evaluation of capital improvements should be closely coordinated and timed with the Town's annual budgetary process. The Town's budget, when necessary, contains line item budgets for capital outlays/expenditures. Therefore, it is incumbent upon the Town to have the Mayor and Town Administrator review the Comprehensive Plan at budget preparation time to determine which capital projects have been accomplished in the current year and what anticipated needs are for the ensuing fiscal year. If these needs conflict with what is in the adopted CAPITAL IMPROVEMENTS' element of the Plan, then appropriate modifications need to be accomplished.

#### 1.5.6 Measurability

It is the intent of this Comprehensive Plan to develop objectives which are measurable and policies which provide the means to measure the effectiveness of objectives in moving toward the end state or Goals of the Plan. It is further the intent of this Plan to establish planning timeframes to measure the effectiveness of objectives and policies, as adopted. For purposes of this Comprehensive Plan, it is presumed that the accomplishment of objectives and policies will occur within the ten (10) year planning period, unless otherwise specifically stated or identified in the Plan; or if the objective or policy specifically regards the update, revision to, or preparation of new development regulations, to implement the Town of Haverhill's Comprehensive Plan. Where revisions, updates or preparation of development regulations are required, they will be accomplished within one year from the submittal date of the Comprehensive Plan, pursuant to Chapter 163.3202, Florida Statutes, or as State requirements may change from time to time.

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**TOWN OF HAVERHILL**

**ORDINANCE NO. 513**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA, ADOPTING PLAN AMENDMENT 22-01 TO THE TOWN OF HAVERHILL COMPREHENSIVE PLAN TO IMPLEMENT AMENDMENTS RELATING TO ITS EVALUATION AND APPRAISAL REPORT; TO REMOVE ITEMS WHICH CITE CHAPTER 9J-5 OF THE FLORIDA ADMINISTRATIVE CODE; TO CLAIM EXEMPTION FROM SECTION 163.31777, FLORIDA STATUTES, RELATING TO SCHOOL CONCURRENCY; TO ADD AN OBJECTIVE IN THE FUTURE LAND USE ELEMENT WHICH ACKNOWLEDGES THE CREATION OF THE PALM BEACH INTERNATIONAL AIRPORT OVERLAY; AND TO ADD A PROPERTY RIGHTS ELEMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT, PROVIDING FOR AUTHORITY TO CODIFY; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, F.S. 163.3191 (1) requires that each local government prepare an Evaluation and Appraisal Report for their Comprehensive Plans, as amended; and

**WHEREAS**, Section 163.3191, Florida Statutes, requires that each local government adopt an Evaluation and Appraisal Report ("EAR") every seven years assessing the local government's progress in implementing the Comprehensive Plan; and

**WHEREAS**, the Town Council of the Town of Haverhill convened on June 9, 2022, at a publicly noticed meeting and with a vote of 5-0 to transmit the EAR amendments to the State for Comment; and

**WHEREAS**, in accordance with recent amendments to Chapter 163, Florida Statutes, the Town also wishes to amend its Comprehensive Plan to:

- A. Remove items which reference Chapter 9J-5 of the Florida Administrative Code, which has since been repealed since the last update of the Town's Comprehensive Plan
- B. Include the addition of an Objective in the Future Land Use Element which acknowledges the creation of the Palm Beach International Airport Overlay at the direction of the Palm Beach International Airport
- C. Claim exemption from Article 163.31777 of the Florida Statutes, which requires the municipalities to join into an Interlocal agreement with the applicable school district to address concurrency issues
- D. Include the Property Rights Element

**WHEREAS**, all of the foregoing amendments to the Town of Haverhill Comprehensive Plan have been incorporated within Comprehensive Plan Amendment 21-01; and

**WHEREAS**, the Town's Local Planning Agency conducted a duly advertised public hearing on June 9, 2022, to consider Comprehensive Plan Amendment 22-01 and has recommended approval of the Plan Amendment; and

**WHEREAS**, the Town Council has conducted all duly advertised public hearings required by Chapter 163, Florida Statutes, and wishes to formally adopt Comprehensive Plan Amendment 22-01; and

**WHEREAS**, the Town Council determines that the adoption of this Ordinance is in the interests of the health, safety and welfare of the residents and citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAVERHILL** as follows:

**Section 1.** The foregoing recitals are hereby ratified as true and correct and incorporated herein.

**Section 2.** In accordance with the requirements of F.S. 163.3191 (1) the Town Council hereby adopts Comprehensive Plan Amendment 22-01, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference, setting forth the following amendments to the Town of Haverhill Comprehensive Plan:

- A. EAR-based amendments as required by Section 163.3191, Florida Statutes;
- B. The removal of items which reference Chapter 9J-5 of the Florida Administrative Code, which has since been repealed since the last update of the Town's Comprehensive Plan;
- B. The addition of an Objective in the Future Land Use Element which acknowledges the creation of the Palm Beach International Airport Overlay as the direction of the Palm Beach International Airport;
- C. An exemption from Article 163.31777 of the Florida Statutes, which requires the municipalities to join into an Interlocal agreement with the applicable school district to address concurrency issues; and
- D. Inclusion of the Property Rights Element.

**Section 3.** If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

**Section 4.** All ordinances or parts of ordinances and resolutions or parts of resolutions of the Town of Haverhill, Florida, which are in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

**Section 5.** The effective date of this Ordinance shall be the same as the date of the second and final hearing of this Ordinance after the Town has received comment from the State Land Planning Agency.

PASSED AND APPROVED ON FIRST READING this 9th day of June 2022.

THE SECOND AND FINAL READING was held this 24<sup>th</sup> day of August, 2023. Council member \_\_\_\_\_ offered the foregoing Ordinance and moved its adoption. The Motion was seconded by Council member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

<b>JAY G. FOY, MAYOR</b>	_____
<b>LAWRENCE GORDON, VICE MAYOR</b>	_____
<b>DENNIS WITHINGTON, Council Member</b>	_____
<b>RAYMOND CARANCI, Council Member</b>	_____
<b>TERESA JOHNSON, Council Member</b>	_____

The Mayor thereupon declared this Ordinance approved and duly adopted by the Town Council of the Town of Haverhill, Florida.

**ATTEST:**

**TOWN OF HAVERHILL, FLORIDA**

\_\_\_\_\_  
**Tracey L. Stevens,**  
**Town Administrator**

\_\_\_\_\_  
**Jay G. Foy, Mayor**

RESOLUTION NO. 69

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA, ADOPTING PUBLIC PARTICIPATION PROCEDURES TO BE FOLLOWED IN UPDATING THE TOWN OF HAVERHILL COMPREHENSIVE PLAN, PURSUANT TO AND IN CONFORMANCE WITH REQUIREMENTS OF THE 1985 LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS, Chapter 163, Part II, Florida Statutes, entitled the Local Government Comprehensive Planning and Land Development Regulation Act, requires that public participation procedures be adopted; and**

**WHEREAS, the Town Council as the designated local planning agency, has developed a proposed set of public participation procedures to meet state comprehensive planning requirements,**

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA, that:**

**Section 1: The public participation procedures as proposed and listed below are adopted:**

- 1. The Town shall put the real property owners of Haverhill on notice that it has begun to update and prepare a proposed revised Comprehensive Plan in conformance with the 1985 Local Government Comprehensive Planning and Land Regulation Act. Notice shall be given by posting the Notice on the Town Hall Bulletin Board and by advertising in at least one newspaper of general circulation in the Town; and**
- 2. The notice shall inform the property owners that copies of documentation regarding the Comprehensive Plan shall be on file at Town Hall, 4585 Charlotte Street, Haverhill, Florida, as they become available for public inspection and review; and**
- 3. The notice shall explain that written comments regarding the Comprehensive Plan are encouraged from the public and that written comments shall be forwarded to the Local Planning Agency, Town of Haverhill, 4585 Charlotte Street, Haverhill, Florida 33417; and**

4. The Town Council shall keep the property owners of Haverhill informed by periodically providing a status report of the Comprehensive Planning Program at its regularly scheduled Council meetings. The time, date and location of regularly scheduled meetings and special workshops that will be addressing the Comprehensive Plan shall be posted on the Town Hall Bulletin Board. If and when deemed necessary and appropriate, the Town Council shall utilize such other methods as deemed appropriate to notify real property owners and to inform the property owners of particular concerns and issues related to the Planning Program; and
5. At a minimum, the Town shall hold appropriate public hearings as dictated by the 1985 Local Government Comprehensive Planning and Land Development Regulation Act. However, if deemed necessary and appropriate by the Local Planning Agency and/or Town Council, additional public hearings shall be held to discuss various elements or concerns related to the Comprehensive Plan; and
6. The Town Administrator shall provide a written response to each written comment submitted to the Local Planning Agency and/or Town Council. The response shall indicate the nature of action(s) taken by the Local Planning Agency and/or Town Council regarding the written comment and the date that the comment was read and heard; and
7. The Local Planning Agency and Town Council, at a minimum, shall provide information to the property owners of Haverhill consistent with these public participation requirements. Executive summaries will be prepared only when, and if, deemed necessary and appropriate by the Local Planning Agency or Town Council; and
8. These public participation procedures shall be instituted as expeditiously as possible upon acceptance and adoption by the Town of Haverhill, Florida, Town Council.

**Section 2:** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 1989.

**TOWN OF HAVERHILL, FLORIDA**

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

## COMPREHENSIVE PLAN AMENDMENTS PROCEDURES

### A. INTENT

The Town Council shall be designated as the Local Planning Agency within the meaning of Chapter 163.3161, et. seq., Florida Statutes, as amended which is cited as the Local Government Comprehensive Planning and Land Development Regulation Act. It is hereby determined that the responsibilities of the Land Development Regulation Commission as set forth in Section 163.3164(21), Florida Statutes, shall be performed by the Town of Haverhill Local Planning Agency which is also the Town Council.

All proposed amendments to the Comprehensive Plan shall be evaluated by staff, the Town Council sitting as the Local Planning Agency, and the Town Council for consistency with the Comprehensive Development Plan of the Town of Haverhill and shall not be approved unless found to be consistent with the Comprehensive Plan. It is also the intent of the Town that all rezoning shall be in accordance with and serve to implement the Local Government Comprehensive Planning and Land Development Regulation Act. It is intended that the applicant for a rezoning provide information which is sufficient to determine whether the proposed rezoning is consistent with the Comprehensive Plan and further that pursuant to Sections 163.3194, 163.3197, 163.3201, Florida Statutes. The materials submitted by the applicant may be imposed by the Town Council as requirements of limitations with regard to subsequent development of the property and that the Town Council may impose any other requirements or limitations in order to ensure that the development of the property is consistent with the Comprehensive Plan and ensure that impacts created by the development are mitigated.

### B. GENERAL PROCEDURES

1. Applications and Notice Consistent with State Law. All applications for amendments to the Comprehensive Development Plan or any portion thereof and all notice provisions shall be in accordance with the mandates set forth in Chapter 163, et seq., and Chapter.166, et seq., Florida Statutes, as amended from time to time.
2. Comprehensive Development Plan Amendments. All application procedures, public hearings, and notice requirements for Comprehensive Development Plan Amendments shall follow requirements as set forth in the state law, specifically, Chapter 163 et seq, as amended.



3. Simultaneous Applications. Where a rezoning application would occur pursuant to an amendment to the Comprehensive Development Plan, the two (2) applications shall be processed simultaneously but as two (2) separate petitions, except where provided, for otherwise by any section of the Town of Haverhill Code of Ordinances. This simultaneous procedure shall also apply for applications for rezoning and would necessitate an application for an amendment to the Comprehensive Development Plan.

4. Initiation of Amendments. Amendments to the Comprehensive Development Plan shall be initiated only by the Town Council, the Local Planning Agency, or by the petition of the owners of fifty-one (51%). percent or more of the area involved in the proposed amendment.

5. Application Materials to be Submitted. An application on the forms provided by the Town shall be submitted with the required fee in order to initiate an amendment to the Comprehensive Development Plan and shall contain, at a minimum, the following information.

- a. The names, addresses, and phone numbers of all owners, applicants, and agents.
- b. A statement of the applicant's interest in the development of the property.
- c. Intended use of the site.
- d. Existing zoning district and proposed zoning district.
- e. Existing category shown on the future land use map, and proposed category.
- f. Street address or location of the subject parcel.
- g. A copy of the latest recorded Warranty Deed.
- h. If the ownership is under joint or several ownership: a written consent to the application by all owners of record.
- i. If the applicant is a contract purchaser: a copy of the purchase contract and written consent of the owner and seller.
- j. If the applicant is represented by an authorized agency: a copy of the agency agreement or written consent of the applicant.
- k. If the applicant is a lessee: a copy of the lease agreement and the written consent of the owner.

1. If the applicant is a corporation or other business entity: the name of the officer or person responsible for the application, and written proof that said person has the delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is, in fact, an officer of the Corporation.
  
- m. A sealed boundary survey of the subject parcel prepared by a surveyor registered in the State of Florida, dated not more than six (6) months prior to the date of submission of the application, at a scale prescribed by the Town, and containing the following information:
  1. An accurate legal description of the subject parcel; and
  2. A computation of the total acreage of the subject parcel to the nearest one-hundredth of an acre.
  
- n. A copy of the Palm Beach County Property Appraiser's maps showing all the subject properties.
  
- o. A statement by the applicant justifying the requested change in the Comprehensive Development Plan, including reasons why the property is unsuitable for development under the existing zoning and/or comprehensive Plan designation and more suitable for development under the proposed Comprehensive Plan designation.
  
6. Fees: Fees shall be paid at the time that the application is submitted, according to the fee schedule adopted by the Town Council by resolution.
  
7. Processing by the Planning Department (Town Planner)  
 The Town Clerk shall receive all applications and shall review such applications for completeness. The Town Council shall set the dates for public hearings before the Local Planning Agency and before the Town Council. Notice of such dates shall be transmitted to the Town Clerk for public notice and/or notification of the surrounding property owners, in accordance with the requirements set forth herein. The Town Council may specify certain periods of time during which applications for Comprehensive Plan Amendments may be submitted.
  
8. Report and Recommendations by the Town Planner  
 The Town Planner shall evaluate application with respect to the following criteria:
  - a. Whether the proposed Comprehensive Plan amendment would be consistent with applicable Comprehensive Plan policies. The Town Planner shall also recommend limitations or requirements which would have to be imposed on subsequent development of the property in order to comply with policies contained in the Comprehensive Plan.

- b. Whether the proposed Comprehensive Plan amendment would be contrary to the established land use pattern or would create an isolated district unrelated to adjacent and nearby districts or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare.
- c. Whether changed or changing conditions make the proposed Comprehensive Plan amendment desirable.
- d. Whether the proposed Comprehensive Plan amendment would be compatible with utility systems, roadways, and other public facilities.
- e. Whether the proposed Comprehensive Plan amendment would be compatible with current and future use of adjacent and nearby properties or would affect the property values of adjacent and nearby properties.
- f. Whether the property is physically developable under existing zoning.
- g. Whether the proposed Comprehensive Plan amendment is of a scale which is reasonably related to the needs of the neighborhood and the Town as a whole.
- h. Whether there are adequate sites elsewhere in the Town for the proposed use, in districts where such use is already allowed.

9. Transmittal of Recommendations. The Town Planner shall transmit his/her findings and recommendations, together with the application and materials submitted by the applicant as listed above, to the Town Council (Local Planning Agency) for review as to consistency of the proposed Comprehensive Plan amendment with Comprehensive Plan policies and with respect to other Town policies and Code requirements.

10. Public Notice and Notice to Surrounding Property Owners. Applications for Comprehensive plan amendments shall be advertised consistent with applicable requirements of Florida Statutes and as set forth herein.

11. Action by Local Planning Agency. The Local Planning Agency shall conduct a public hearing, consistent with applicable requirements of Florida Statutes. After conducting the public hearing, the Local Planning Agency shall recommend to the Town Council either that the application be approved, approved subject to modifications, or denied. The Local Planning Agency shall base its recommendations upon findings which may be based on the report by the Town Planner, and/or staff comments, or may be based on the materials submitted by the applicant or a combination of all the above. If the Local Planning Agency votes to recommend approval of the Comprehensive Plan amendment, such findings shall include a statement that the proposed Comprehensive Plan amendment is consistent with the Comprehensive Plan where the Local Planning Agency recommends limitations or requirements as conditions of the Comprehensive Plan amendments, the Local Planning Agency shall also include a finding that such limitations and requirements are necessary for consistency with the Comprehensive Plan.

12. Action by Town Council. The Town Council shall conduct a public hearing(s) consistent with applicable requirements of Florida Statutes, and as set forth herein. After conducting the public hearing(s), the Town Council shall either vote to approve the application, approve the application subject to modifications, or deny the application. The Town Council shall base its action on findings which may be based on the recommendations of the Local Planning Agency, the report of the Town Planner, and other staff reports, or the materials submitted by the applicant, or a combination of all the above. If the Town Council votes to approve the amendment, such findings shall include a statement that the proposed amendment is consistent with the Comprehensive Plan. The Town Council may approve any land use category or type and intensity of use which is the same as or less intensive than that which was requested in the application, or which covers the same area or a lesser area than was requested in the application, provided that the area does not extend beyond the property described in the application. The Town Council shall adopt an ordinance to amend the Comprehensive Plan, in accordance with applicable requirements of Florida Statutes. Where an amendment to the Comprehensive Plan is proposed in conjunction with an amendment to the zoning regulations, the procedures set forth in Section 163.3184, Florida Statutes, as amended, for review of such proposed amendments by the State shall also be utilized. Where the Town Council votes to impose limitations or requirements as conditions of approval, the Town Council shall also include findings that such limitations and requirements are necessary for consistency with the Comprehensive Plan.

13. Limitation on Further Consideration. Within one (1) year after the date of final action by the Town Council or withdrawal of the application by the applicant, no application for like or similar amendment may be submitted for the same property. Only an application which proposes a less intensive amendment may be submitted within the time limitations specified above.

14. Limitations on Changes to Application, after Application has been Submitted. After notice of the public hearing(s) has been published or notification has been mailed to surrounding property owners, the application may not be modified before final adoption of the ordinance to amend the Comprehensive Development Plan, so as to include any areas outside of the parcel described on the original application, increase, the intensity of uses, or substantially increases the level of any measurable impact, nuisance, or hazard, compared to that which was shown in the original application. All such changes shall require a new application. Changes which decrease any of the impacts listed above may be requested by the applicant, recommended by the Town Planner, Local Planning Agency, or required by the Town Council or State of Florida, without requiring a new application.

## 2.0 CONSISTENCY WITH THE STATE OF FLORIDA COMPREHENSIVE PLAN

### 2.1 INTRODUCTION

The “Consistency” element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria.

This element contains an analysis, in matrix form, of the goals, objectives and policies of the various elements of this Comprehensive Plan in terms of their consistency with the adopted goals of the Florida Comprehensive Plan.

### 2.2 CONSISTENCY ANALYSIS

A listing of adopted State Comprehensive Plan goals is presented on Table 2-1, while an analysis of the Haverhill Comprehensive Plan, in terms of the State Goals is presented on Figure 2-1. The matrix indicates which Haverhill objectives and policies, by Comprehensive Plan element, further specific State goals.

Due to the clarity of the numbering system used to identify objectives and policies within Comprehensive Plan elements, it is concluded that page references are not necessary.

TABLE  
2-1  
CONSISTENCY MATRIX KEY

<u>REF. NO.</u>	<u>STATE PLAN ELEMENT</u>	<u>STATE GOAL</u>
1.	EDUCATION:	The creation of an educational which is intended to provide adequate skills and knowledge for students to develop their full potential, embrace the highest ideas and accomplishments, make a positive contribution to society, and promote the advancement of knowledge on human dignity.
2.	CHILDREN:	Florida shall provide programs sufficient to protect health, safety, and welfare of all its children.
3.	FAMILIES:	Florida shall strengthen the family and promote its economic independence.
4.	THE ELDERLY:	Florida shall improve the quality of life for its elderly citizens by promoting improved provision of services with an emphasis on independence and self-sufficiency.
5.	HOUSING:	The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at

- the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective programs.
6. HEALTH: Florida shall cultivate good health for all Its citizens, promote individual responsibility for good health, assure access to affordable, quality health care, and reduce health care costs as a percentage of the total financial resources available to the state and Its citizens.
  7. PUBLIC SAFETY: Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting the lives and property from natural and man-made disasters.
  8. WATER RESOURCES: Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.
  9. COASTAL & MARINE RESOURCES: Florida shall ensure that development and marine resource use and beach access improvements in coastal areas do not endanger public safety or important natural resources. Florida shall, through acquisition and access improvements, make available to the state’s population additional beaches and marine environment, consistent with sound environmental planning.

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10. NATURAL SYSTEMS RECREATION LANDS: Florida shall protect and, acquire unique natural habitats and ecological systems such as wetlands, tropical hardwood hammocks, palm hammocks and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.
11. AIR QUALITY: Florida shall comply with all national air quality standards by 1987, and by 1992 meet standards which are more stringent than 1985 state standards.
12. ENERGY: Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors, while at the same time promoting an increased use of renewable energy resources.
13. HAZARDOUS & NON-HAZARDOUS MATERIAL & WASTE: All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually limited.
14. MINING: Florida shall protect its air, land and water resources from the adverse effects of resource extraction and ensure that the disturbed areas are reclaimed or restored to beneficial use as soon as reasonably possible.
15. PROPERTY RIGHTS: Florida shall protect private property rights, and recognize the existence of legitimate and often competing, public and private interests in land use regulation and other government action.
16. LAND USE: In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.

- 17. PUBLIC FACILITIES: Florida shall protect the substantial investments in public facilities that already exist, and shall plan for and finance new facilities to serve residents in a timely, orderly and efficient manner.
- 18. CULTURAL & HISTORICAL RESOURCES: By 1995, Florida shall increase access to its historical and cultural resources and programs and encourage the development of cultural programs of national excellence.
- 19. TRANSPORTATION: Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.
- 20. GOVERNMENT EFFICIENCY: Florida governments shall economically and efficiently provide the amount and quality of services required by the public.
- 21. ECONOMY: Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capital, income for its residents.
- 22. AGRICULTURE: Florida shall maintain and strive to expand its food, agriculture, ornamental, horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national or international marketplace.
- 23. TOURISM: Florida will attract at least 55 million tourists annually by 1995, and shall support efforts by all areas of the state wishing to develop, or expand tourist-related economics.
- 24. EMPLOYMENT: Florida shall promote economic opportunities for its unemployed and economically disadvantaged residents.
- 25. PLAN IMPLEMENTATION: Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination, and maximizing citizen improvement

Source: LRM, INC.; 11/88.



### 3.0 FUTURE LAND USE

#### 3.1 GOAL, OBJECTIVES AND POLICIES

##### 3.1.1 Town Goal Statement.

Ensure that the current character of Haverhill is maintained, while allowing remaining vacant parcels to be developed in a manner consistent with present residential neighborhoods and commercial areas. Further, ensure that the Town remains primarily a residential community offering: (1) a range of municipal services consistent with current levels; (2) housing alternatives consistent with existing residential neighborhoods; (3) non-residential development opportunities compatible with established locational and intensity factors; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the Potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses, environmental degradation and excessive traffic resulting in the degradation of quality of life for Town residents.

##### 3.1.2. Objectives and Policies

OBJECTIVE 1: Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land development regulations which: (1) coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services; (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town Goal Statement and Future Land Use Map; and (3) encourage redevelopment, renewal or renovation, where and when necessary.

Policy 1.1: Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision of land; and
- b. Regulate the use and intensity of land development consistent with this element in a manner to ensure the compatibility of adjacent land uses and provide for open space; and
- c. Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management; and
- d. Regulate signage; and
- e. Ensure safe and convenient onsite traffic flow and vehicular parking needs; and
- f. Ensure that public facility, utility, and service authorization has been procured prior to issuing any development order; and
- g. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan; and
- h. Ensure the proper maintenance of building stock and property by continually updating and enforcing adopted building and related codes.

Policy 1.2: Land development regulations shall be adopted which address the location and extent of non-residential land uses in accordance with the Future Land Use Map. Development may include non-residential uses as indicated on the Future Land Use Map and/or regulated by the Town Zoning Code.

Policy 1.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below:

- a. Low Density Residential – No more than one (1) dwelling unit per lot is permitted and density shall not exceed 4.0 dwelling units per gross acre based on a minimum lot size of 10,000 square feet. Accessory Dwelling Units (ADUs) to single family detached dwellings, that do not exceed 1,000 square feet in area, may be permitted on minimum 10,000 square foot lots if allowed by Town code.
- b. Medium Density Residential – No more than two (2) dwelling units per lot shall be permitted, and density shall not exceed 6.0 dwelling units per gross acre. A single-family detached unit shall be allowed on a minimum 5,500 square foot lot. A duplex shall be allowed on a minimum 12,500 square foot lot, while a unit attached on top of another unit joined by a common wall on a lot line shall be allowed on a minimum 6,250 square foot lot. ADUs to single family detached dwellings, that do not exceed 1,000 square feet in area, may be permitted on minimum 10,000 square foot lots if allowed by Town code.
- c. High Density Residential – Not to exceed 8.0 dwelling units per gross acre. A single-family detached unit shall be allowed on a minimum 5,500 square foot lot. A duplex shall be allowed on a minimum 12,500 square foot lot, while a unit attached on top of another unit joined by a common wall on a lot line shall be allowed on a minimum 6,250 square foot lot. ADUs to single family detached dwellings, that do not exceed 1,000 square feet in area, may be permitted on minimum 10,000 square foot lots if allowed by Town code.

Policy 1.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based upon and be consistent with the following standards for commercial land use intensities as indicated below:

- a. Location shall be in accordance with the Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map; and
- b. Maximum lot coverage ratio shall be as defined in the Town Zoning Code; and
- c. Maximum building height shall be governed by district regulations in the Town Zoning Code and be based upon consistency with development trends in the vicinity and compatibility with neighboring noncommercial land uses; and
- d. Adequate off-street parking and loading facilities.

Policy 1.5: The following maximum Floor Area Ratios (F.A.R.s) are established as intensity standards for Commercial development:

- Maximum F.A.R. (Standard Lot): 1.24
- Maximum F.A.R. (Corner Lot): 1.04

Policy 1.6: Land uses designated as Public Buildings and Grounds on the Town's Existing and Future Land Use Maps shall be subject to standards established in the Building Requirements Section of the respective zoning district in which these uses are permitted as Special Exception Uses. Likewise, these uses, if located within designated Commercial land use areas, shall be subject to the F.A.R. and standards established within the Building Requirements Section of the C-1, Limited Commercial District of the Town's Zoning Code.

Policy 1.7: Land development regulations shall contain performance standards which:

- Require buffering and open space; and
- Require landscaping; and
- Regulate planned developments.

Policy 1.8: Land development regulations shall contain planned development provisions which allow design flexibility within projects under unity of title as a means of promoting ingenuity and imagination in the planning and development or redevelopment of large tracts of land under one ownership or control.

Policy 1.9: New development shall be permitted only when environmentally sound, safe, water and wastewater systems are available or will be provided concurrent with the impacts of development. Individual wells shall not be allowed to serve new developments in areas where it cannot be demonstrated that the physical and chemical requirements of the Florida Department of Environmental Regulation (FDER) for public water supplies can be met. In order to ensure that environmentally sound and safe water and wastewater systems are available for new development, the Town shall utilize for evaluation and analysis of any new development or redevelopment request, Palm Beach County's Wellfield Protection Ordinance. Projects not consistent with the Ordinance shall not be approved.

Policy 1.10: Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of Town collector streets, where necessary, to feed traffic to arterial roads and highways.

Policy 1.11: Land uses designated Other Public Facilities on the Town's Existing and Future Land Use Maps shall be subject to the standards established in the Building Requirements Section of the respective zoning district in which these uses are permitted as Special Exception Uses.

Policy 1.12: Any development within the designated Conservation land use areas shall be restricted to structures essential to, and compatible with, the operation and maintenance of the canals (water bodies). The maximum buildable area within the Conservation areas shall not exceed 10% of the total right-of-way of the canals.

OBJECTIVE 2: Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the municipal character as prescribed in the Town Goal Statement.

Policy 2.1: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District.

Policy 2.2: The Town land development regulations shall address and limit activities which have the potential to contaminate land and water resources.

Policy 2.3: The Town shall encourage protection of wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving current potable water providers.

Policy 2.4: At the time of each required Comprehensive Plan update, the Town shall consider the need for the identification, designation of and protection of historically significant properties.

OBJECTIVE 3: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to final project approval. No development orders and permits for future development and redevelopment activities shall be issued if they have the effect of allowing or encouraging the proliferation of urban sprawl.

Policy 3.1: The development of residential and non-residential land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, and emergency medical service.

Policy 3.2: Public facilities and utilities shall be located to: (1) maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy 3.3: Remaining properties not utilizing central water and wastewater systems shall be governed by the provisions of Palm Beach County Environmental Control Rule - 3, which regulates the use and installation of individual sewage disposal systems.

OBJECTIVE 4: The Town shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy 4.1: Requests for development orders, permits or project proposals shall be coordinated, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District and State and federal agencies.

Policy 4.2: No annexation actions shall be taken until such time that the FUTURE LAND USE, CAPITAL IMPROVEMENTS AND INTERGOVERNMENTAL COORDINATION elements are updated in a manner consistent with the Annexation Policy adopted by the Palm Beach Countywide Planning Council.

Policy 4.3: The Town shall coordinate with Palm Beach County Water Utilities Department (PBCWUD) to review all future proposed land use change applications to ensure the availability of adequate water supplies.

Policy 4.4: The Town shall include PBCWUD in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development.

OBJECTIVE 5: The Town shall provide an optional alternative procedure to develop or redevelop certain lands within the Town as Planned Business Campus Developments.

Policy 5.1: To encourage land planners, architects, engineers, builders, and developers to exercise ingenuity and imagination in the planning and development (or redevelopment) or relatively large tracts of land under one (1) ownership or control.

Policy 5.2 To provide standards by which such flexibility may be accomplished, while maintaining and protecting interest so that:

- A more creative approach may be taken to the land development of contiguous tracts of land.
- A more desirable environment may be accomplished than would be possible through strict application of the minimum requirements of this ordinance.
- Land may be used more efficiently, resulting in smaller networks of utilities and streets with consequent lower construction and maintenance costs.
- Application of Planned Business Campus Development procedures to a given site will minimize land use conflicts and encourage harmonious development of the site and surrounding areas, community facilities, and patterns of vehicular circulation.

Policy 5.3

The uses permitted in each PBCD district shall be only those specifically approved. Permitted uses shall be limited to:

- Licensed Medical and Health Care Facilities
- Architects, Engineers, and Planners Offices
- Attorneys Offices
- Accountants and Bookkeepers Offices
- Business and Professional Offices of a similar nature as above, as determined by the Town Council
- Publicly owned and operated buildings and facilities as determined by the Town such as governmental offices and other uses and facilities similar to the uses permitted in this policy
- Neighborhood parks and recreation areas

Policy 5.4:

The following uses shall be specifically prohibited in PBCD Districts:

- Residential
- Churches
- General retail sales, rentals, or leasing establishments
- Fast food service establishments
- Restaurants, bars, taverns, lounges, or night clubs
- Adult bookstores / entertainment establishments
- Insurance offices
- Veterinarian offices
- Kennels
- Check Cashing Establishments
- Pawn shops
- Bulk storage of petroleum products
- Outdoor retail sales, except plant nurseries
- Day, hour, or short-term labor offices
- Industrial uses of any type
- Self-storage facilities
- Outdoor storage of any type
- Any other uses similar to the above as determined by the Town

Policy 5.5: The following general guidelines and standards shall be applied regarding the overall permitted uses for the PBCD District:

- All land included within a PBCD shall be under unified control of the entire area within the proposed PBCD District.
- All PBCD District proposals for development shall be required to go through the master planning process.
- Minimum total open space (including streets, parking, lawn, landscaped areas, patios, recreation areas and the like) required in a PBCD shall vary in accordance with the zoning district which it is located. Such open space requirements, stated in terms of minimum ratio of open (outdoor) area per total ground or first floor area of the project, are as follows:

<u>Pre-existing Zoning District</u>	<u>Maximum Floor Area Ratio (FAR)</u>	<u>Minimum Open Space Ratio (OSR)</u>
R-1	.141	5.1
R-2	.187	8.1
R-3	.230	10.1

- Additional restrictions and regulations regarding building design, engineering, environmental, health, irrigation, lighting, noise, solid waste, signs, site design and landscaping, vegetation protection, use limitations and other matters shall be contained within the Town’s land development codes and zoning code.

OBJECTIVE 6: The Town shall establish a Palm Beach County International Airport Overlay zoning designation (PBIAO). Palm Beach International Airport (PBIA) has required all municipalities impacted by applicable airport approach paths to enter into an interlocal agreement with PBIA to ensure Federal Aviation Administration (FAA) regulations are met through review by PBIA.

OBJECTIVE 7: Development and redevelopment activities shall be undertaken in a manner that discourages urban sprawl, considers greenhouse gas reduction and promotes energy efficiency.

Policy 7.1: The Town shall promote compact developments as an alternative development pattern in those areas specifically identified by use of overlays, mixed use concepts, traditional neighborhoods and other similar development styles which are aimed at reducing reliance on the automobile, promotes pedestrian and other non-automotive modes of transportation, will be accessible to public transit facilities, and which incorporates efficient use of the land and movement of the public.

Policy 7.2: The Town shall continue to pursue creating connections of sidewalks, pedestrian trails and bicycle paths to public recreation areas, Town Hall, commercial areas and other high use areas.

### 3.1.3 Future Land Use Classification System

Land use categories listed on the following Table are hereby adopted as the “Future Land Use Classification System”:

Low Density Residential – Density shall not exceed 4.0 dwelling units per gross acre. ADUs permitted if allowed by Town Code.

Medium Density Residential – Density shall not exceed 6.0 dwelling units per acre. ADUs permitted if allowed by Town Code.

High Density Residential – Density not to exceed 8.0 dwelling units per gross acre. ADUs permitted if allowed by Town Code.

Commercial – Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision of performance of services.

Recreation/Open Space – Land uses and activities within land areas where recreation occurs and lands which are either developed or vacant and concerned with active or passive recreational use. These uses can also be suitable for conservation uses.

Public Buildings & Grounds – Lands and structures that are owned, leased, or operated by a government entity, such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment.

Other Public Facilities – Land uses and activities within land areas concerned with other public or private facilities and institutions such as churches, clubs, fraternal organizations, homes for the aged and infirm, and other similar uses.

Conservation – Land areas designated for the purpose of conserving or protecting natural resources, or environmental quality, and includes land areas for such purposes as flood control, protection of quality or quantity of groundwater or surface waters, flood plain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Transportation – Land areas and uses devoted to the movement of goods and people including streets and associated rights-of-way.

Planned Business Campus Development (PBCD) – Land uses and activities which are intended to provide optional alternatives to develop or redevelop certain lands within the Town as Planned Business Campus Developments.



### 3.1.4 Future Land Use Map Series

#### 3.1.4.1 Future Land Use Plan

The Town of Haverhill Future Land Use Plan is displayed on Figure 3-3. There are no designated historic districts or significant properties meriting protection within the Town at this time.

#### 3.1.4.2 Natural Resources

The following natural resources data are hereby incorporated, by reference, within the Future Land Use Map Series:

1. Surface water features (Ref: Figure 3-2); and
2. Generalized Soils (Ref: Figure 3-1 and Tables 3-1 and 3-2).

There are no wetlands, coastal vegetation, flood plains, or beaches within Haverhill. Further, there are no existing or planned potable water wellfields or cones of influence or any known minerals of any determined value within the Town.

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FIGURE 3-1: Generalized Soils Map

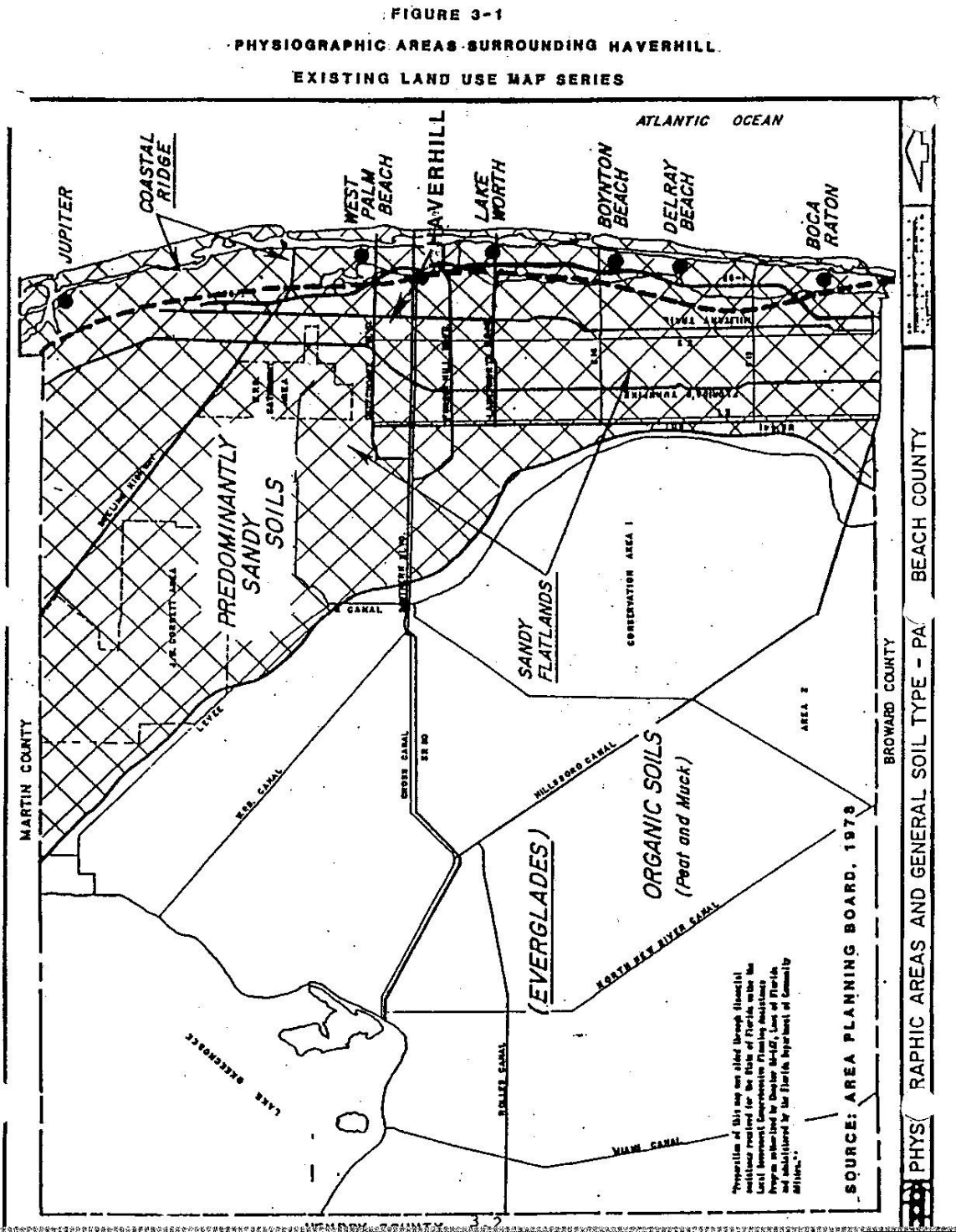


TABLE 3-1

Ref. #	<u>SOIL TYPE – CHARACTERISTICS</u>
An.	<p data-bbox="406 315 1406 493"><u>An-Anclote fine sand.</u> This is a nearly-level, very poorly drained, deep, sand soil in small depressions and poorly defined drainageways. This soil has the pedon described as representative of the series. The water table is within 10 inches of the surface for 6 months or more in most years and recedes to below a depth of 20 inches in the driest seasons.</p> <p data-bbox="406 535 1406 640">Included with this soil in mapping are small areas that have a black surface layer thicker than 24 inches and small areas of Pompano, Basinger, Placid, Sanibel, and Okeelanta soils.</p>
Ba	<p data-bbox="406 682 1406 861"><u>Ba-Basinger fine sand.</u> This is a nearly-level, poorly drained, deep, sand soil in broad grassy sloughs in the eastern part of the county. This soil has the pedon described as representative of the series. The water table is within 10 inches of the surface for 2 to 6 months in most years and within 10 to 30 inches for the rest of the year.</p> <p data-bbox="406 903 1406 1039">Included with this soil in mapping are small areas of Myakka, Immokalee, Pompano, Anclote, and Placid soils. Also included are some areas where the soil has a thin layer of organic material on the surface and a few places where a loamy substratum is deep in the soil.</p>
Ho	<p data-bbox="406 1081 1406 1333"><u>Ho-Holopaw fine sand.</u> This is a nearly-level, poorly drained soil that has a thick sandy surface layer and a loamy subsoil at a depth of 40 to 72 inches. This soil is on broad, low-lying flats and in depressions throughout the eastern part of the survey area. It has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 6 months during most years. Depressions are covered by water for 6 months or more in most years.</p> <p data-bbox="406 1375 1406 1585">Included with this soil in mapping are small areas of Pompano, Basinger, Oldsmar, Riviera, Boca, Pineda, and Wabasso soils. Small areas of similar soils that have a thin organic surface layer are included in areas near the organic soils of the Everglades. Also included are similar soils that have thin, brown stained layers and soils that have a subsurface layer of brown and yellow.</p>
Im	<p data-bbox="406 1627 1406 1885"><u>Im-Immokalee fine sand.</u> This is a nearly-level, poorly drained, deep, sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. This soil is in broad flatwood areas in the eastern part of the survey area. It has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but it is below 40 inches in dry periods.</p>

Included with this soil in mapping are small areas of Myakka, Basinger, Wabasso, and Oldsmar soils.

Mk Mk-Myakka sand. This is a nearly-level, poorly drained, deep, sandy soil that has a dark colored layer, weakly cemented with organic matter, above a depth of 30 inches. It is in broad, flatwoods areas in the eastern part of the survey area. This soil has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months in most years. It is within a depth of 10 to 40 inches for 6 months or more in most years and recedes to below 40 inches during extended dry periods.

Included with this soil in mapping are small areas of soil that have a thick, dark colored surface layer, and small areas of Immokalee, Pomello, Basinger, Wabasso, and Oldsmar soils.

On On-Okeelanta muck. This is a nearly-level, very poorly drained, organic soil that has sandy mineral material within a depth of 40 inches. It is in large freshwater marshes and small, isolated depressions. It has the pedon described as representative of the series. Under natural conditions, the soil is covered by water, or the water table is within 10 inches of the surface for 6 to 12 months in most years, except during extended dry periods.

Included with this soil in mapping are small areas of Pahokee, Lauderhill, Terra Ceia, Okeechobee, Sanibel, and Tequesta soils; and soils that have a slightly higher fiber content and are less well-decomposed.

PO Po-Pompano fine sand. This is a nearly-level, poorly drained, deep, sandy soil in broad, grassy sloughs, concave depressions and drainageways. It has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 6 months in most years and within 30 inches for more than 9 months. Water covers depressions for more than 3 months in most years.

Included with this soil in mapping are small areas of Basinger, Anclote, Immokalee, Holopaw, and Riviera soils; and soils that have a brownish yellow, ironstrained layer.

Ur Urban land. Urban land consists of areas that are more than seventy percent (70%) covered with shopping centers, parking lots, large buildings, streets, sidewalks, and related facilities where the natural soil cannot be observed. Unoccupied areas, mostly lawns, parks, vacant lots, and playgrounds consist of soils in the Arrendondo, Candler, Hague, Kendrick, Sparr, and Blichton series that have been altered by cutting, ditching, shaping, or by having sandy filled materials spread on the surface of the soils to a depth of five (5) to twelve (12) inches. These unoccupied areas are too small to be mapped separately. Since this mapping unit has been put to an urban related use for the foreseeable future, it is not rated for different uses.

TABLE 3-2

SOIL LIMITATIONS FOR DEVELOPMENT  
LIMITATION SUMMARY

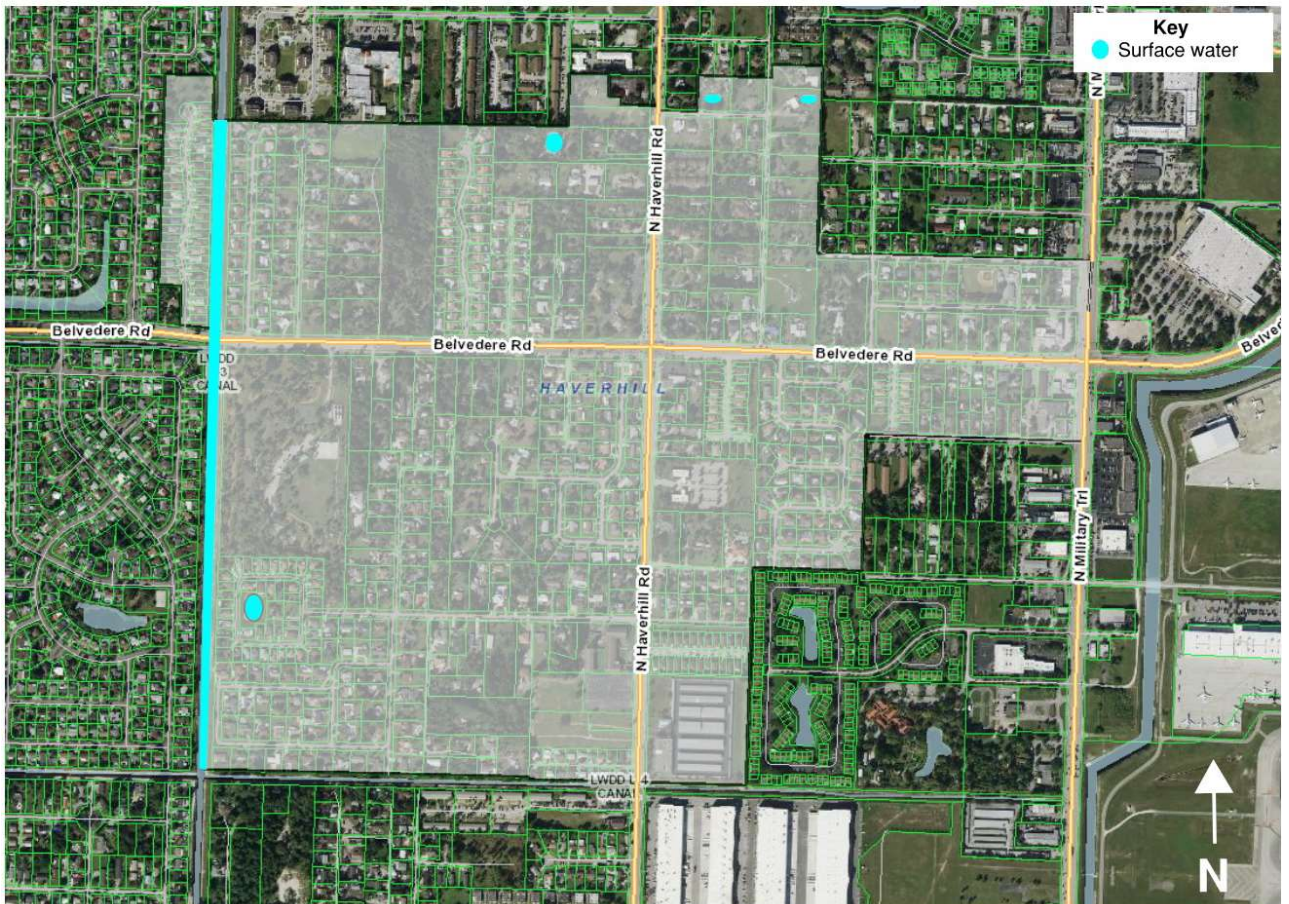
<i>TABLE 3-1 Ref.</i>	<i>PLAYGROUNDS</i>	<i>DWELLINGS</i>	<i>COMMERCIAL</i>	<i>ROADS</i>	<i>SEPTIC TANKS</i>
An	Severe	Severe	Severe	Severe	Severe
Ba	Severe	Severe	Severe	Severe	Severe
Ho	Severe	Severe	Severe	Severe	Severe
Im	Severe	Severe	Severe	Severe	Severe
MK	Severe	Severe	Severe	Severe	Severe
On	Severe	Severe	Severe	Severe	Severe
PO	Severe	Severe	Severe	Severe	Severe
Ur	N/A	N/A	N/A	N/A	N/A

1. For Additional Detail Ref: Soil Survey of Palm Beach County Area, Florida; USDA,SCS, 12/78
2. Without Basements
3. Small Commercial Buildings
4. Local Roads and Streets
5. Absorption Fields
- NA No rating for Urban Land Complexes or Beaches

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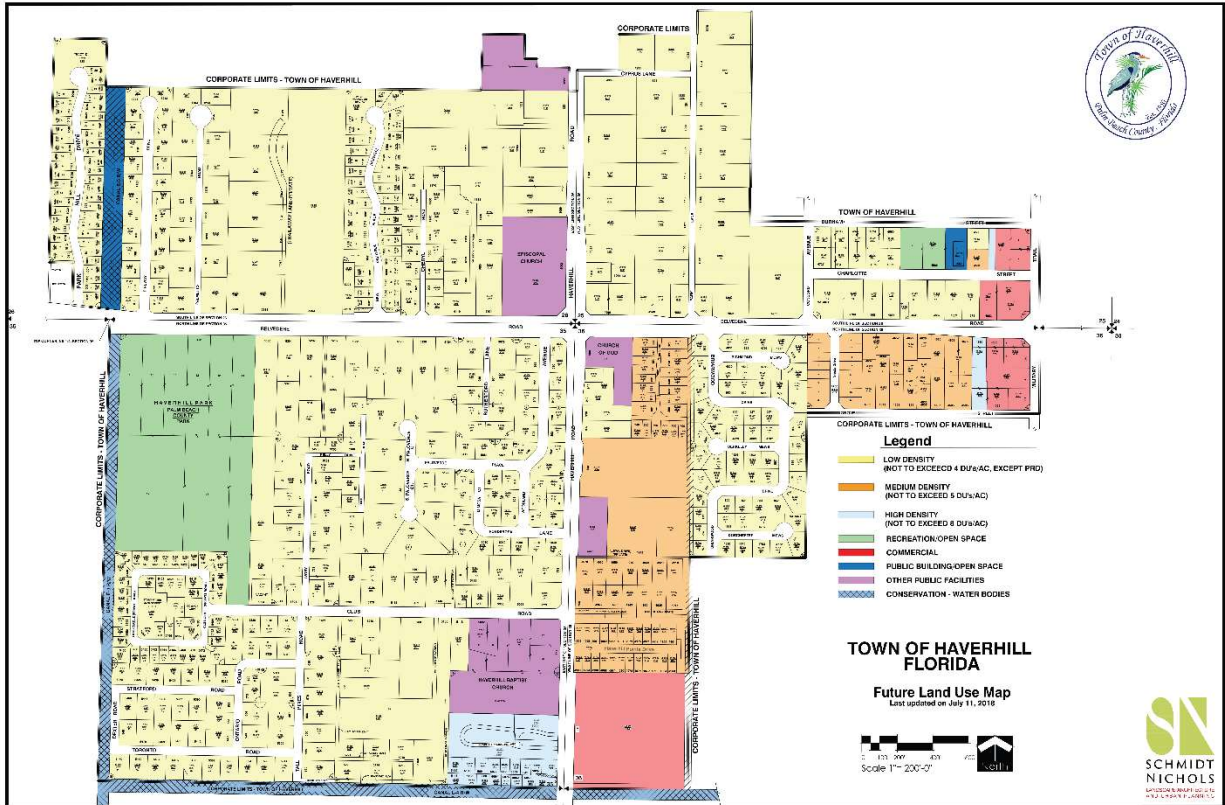
**FIGURE 3-2: Surface Water Features**

### Town of Haverhill: Surface Water Map



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FIGURE 3-3  
FUTURE LAND USE MAP



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## 4.0 TRANSPORTATION

### 4.1 GOAL OBJECTIVES, AND POLICIES

#### 4.1.1 Town Goal Statement:

A safe, convenient, and efficient motorized and non-motorized transportation system shall be available to all residents and visitors to the Town, consistent with the Town Goal Statement.

#### 4.1.2 Objective and Policies

OBJECTIVE 1: In the review of development projects, the Town shall coordinate with the plans and programs of other jurisdictions to assure consistency with those plans and programs.

Policy 1.1: The Town hereby adopts the following Level of Service (LOS) standards for each listed transportation facility type to assure consistency with other jurisdiction's LOS standards:

- a. Urban Minor Arterial roadways - LOS Standard C
- b. Urban Major Arterial roadways - LOS Standard C

Policy 1.2: The Town shall prioritize new roadway projects by first addressing existing roadway deficiencies that evidence a high accident frequency.

Policy 1.3: The Town shall coordinate with the Florida Department of Transportation (FDOT) on LOS standards for the State Highway System and with Palm Beach County for LOS standards on County-owned and operated roadways.

Policy 1.4: Appropriate restrictions shall be implemented in the review of development orders and permits for development of sites fronting on Belvedere Road. Notwithstanding anything contained herein to the contrary, the Town hereby adopts a policy to maintain an acceptable level of service for Belvedere Road and to impose restrictions so as not to allow significant impact or degradation on the level of service from Belvedere Road.

Policy 1.5: Maintain a Proportionate Fair-Share Program that assesses fair-share mitigation options that developers will be required to satisfy in meeting traffic concurrency requirements; and which is coordinated with Palm Beach County, FDOT and other affected jurisdictions for facilities not under the jurisdiction of Haverhill.

OBJECTIVE 2: Projected traffic circulation system demand for the short and long-term planning periods of this Comprehensive Plan will be coordinated with FDOT and the County.



Policy 2.1: The Town shall continue to be a participant in the Palm Beach Countywide Traffic Performance Standard ordinance for ensuring that adequate roadway capacity is available concurrent with new development.

Policy 2.2: The Town shall review all proposed development projects and coordinate with responsible agencies to assure that roadway improvements are planned in compliance with the LOS Standards.

Policy 2.3: The Town shall coordinate and cooperate with FDOT and Palm Beach County to manage the number and type of access points connecting to the State Highway System and County-owned and operated roadways, respectively.

OBJECTIVE 3: The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.

Policy 3.1: The Town shall prohibit on-street parking on all arterial and major collector roads.

Policy 3.2: The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

OBJECTIVE 4: The Town transportation system will emphasize safety.

Policy 4.1: The Town Clerk's Office shall be responsible for coordinating with Palm Beach County in order to prepare an annual accident frequency report for all collector and arterial roads within the Town.

Policy 4.2: The Town shall coordinate with the appropriate agencies to implement improvements at the dangerous points as identified in the accident analysis of this element.

OBJECTIVE 5: Traffic circulation planning will be coordinated with the future land uses shown on the Future Land Use Map of this Plan, current FDOT and Palm Beach County Transportation Plans, and plans of neighboring jurisdictions.

Policy 5.1: The Town shall review future updates to FDOT Transportation Plans and coordinate with the Palm Beach County Metropolitan Planning Organization (MPO) in order to update or modify this element, if necessary.

Policy 5.2: The Town shall review for compatibility with the Town Goal Statement, the traffic circulation plans and programs of FDOT, the County and neighboring municipalities as they become available in the future.

Policy 5.3: The Town shall work with neighboring jurisdictions to restrict truck traffic on Belvedere Road and Haverhill Road to improve safety conditions.

Policy 5.4: The Town shall continue to participate in and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) and the Multi-Jurisdictional Issues Forum, to implement the Goals, Objectives, and Policies of this Transportation element.

Policy 5.5: The Town shall continue to coordinate with FDOT, Palm Beach County MPO, the Florida Department of Community Affairs (DCA), Treasure Coast Regional Planning Council (TCRPC) and other municipalities and appropriate jurisdictions to promote sustainable transportation principles within Palm Beach County.

Policy 5.6: The Town shall construct road and street improvements and/or expansions which are consistent with the Short Range (5-Year) Schedule of Improvements contained in the Capital Improvements element of this Plan, and the Town shall require developers to construct other roads not designated in the Town's Short Range Schedule, or other jurisdictions' plans which will facilitate additional development and remain consistent with desired growth.

**OBJECTIVE 6:** Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.

Policy 6.1: The Town shall prepare and adopt a Future Transportation Map as part of this TRANSPORTATION element which identifies future roadway rights-of-way.

**OBJECTIVE 7:** Continue current high level of roadway maintenance.

Policy 7.1: The Town shall plan maintenance and repair efforts of local streets well in advance of wear and deterioration.

Policy 7.2: The Town will provide for maintenance and repair funding in the annual budgeting process.

**OBJECTIVE 8:** Continue to ensure adequate traffic circulation and access to new developments and continue to provide an energy efficient multi-modal transportation system that is efficiently managed, which circulates traffic safely and conveniently, and which reduces greenhouse gas emissions, and which separates vehicular and non-vehicular traffic.

Policy 8.1: The Town shall strictly enforce land development regulations during the plan review and implementation process.

- Policy 8.2: The Town shall discourage excessive curb cuts including the control of the connections and access points of driveways and roads to roadways on arterial and major collector streets.
- Policy 8.3: Promote traffic safety by proper traffic control devices and street design improvements.
- Policy 8.4: Require sidewalks in areas of all new development.
- Policy 8.5: Restrict fast through-traffic to major or minor arterials.
- Policy 8.6: The Town shall coordinate transportation demand strategies by requiring that facilities for bicycle and pedestrians are provided for in future development and redevelopment proposals and these requirements be made a part of the site plan review process.
- Policy 8.7: The Town shall work with the MPO toward reducing per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through municipal representation on the MPO and providing for Tri-Rail, alternative fuels, ride sharing, alternative work hour programs, public transit, parking management and other transportation control measures that are being continually developed as part of a Countywide effort.
- Policy 8.8: Support Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ride sharing and other innovative transportation system management activities that are implemented by the appropriate agencies within Palm Beach County.
- Policy 8.9: The Town shall discourage the use of dead-end streets, loop streets and oversized blocks in favor of through streets and shorter blocks; provide cut-throughs for pedestrian access to transit; and, promote landscaping of rights-of-way.
- Policy 8.10: In order to comply with the “Haverhill Area Neighborhood Plan” currently in effect, the Town shall oppose the addition or expansion of travel through lanes and/or turning lanes along Belvedere and Haverhill Roads, including the intersection thereof, that would increase traffic volumes and greenhouse gas emissions.
- Policy 8.11: The Town shall oppose further installation of medians along Belvedere and Haverhill Roads that will result in increased travel times and concurrent increases in greenhouse gas emissions.

Policy 8.12: Support LOS standard on Belvedere and Haverhill Roads as adopted by Palm Beach County; however, pursuant to the “Haverhill Area Neighborhood Plan” that was mutually approved and adopted by the Town of Haverhill and Palm Beach County by interlocal agreement, Belvedere and Haverhill Roads shall not be expanded from their current configurations, regardless or irrespective of level of service, which furthers the Town’s efforts to limit greenhouse gas emissions.

**OBJECTIVE 9:** The Town shall encourage adequate public mass transit transportation systems in Palm Beach County by supporting P.B.C.’s efforts established in the Transportation element of their Comprehensive Plan by implementing the following Policies.

Policy 9.1: The Town shall work with the County and support the MPO’s efforts to increase the presence and use of mass transit services in the County through modification of the existing route system and by increasing service in areas with high propensity for transit use.

Policy 9.2: The Town supports the County’s efforts to improve design and functionality of transit stations/stops. Attention should be given to how their location relates to surrounding areas and how they promote a pedestrian environment and usage. Design should relate to transit user amenities, sidewalks and bicycle paths that link to other nodes in a well-developed system.

Policy 9.3: The Town shall not object to the County’s efforts to encourage the future location of Palm Tran bus routes with new development.

Policy 9.4: The Town shall not object to the County’s efforts to encourage the use of rail modes of transportation.

Policy 9.5: The Town shall support efforts of FDOT, to the extent possible, in securing federal, State and County funds for continued use of the South Florida Rail Corridor.

Policy 9.6: The Town continues to support an improved intra-county public transportation system.

Policy 9.7: The Town supports the concept for the development of a regional public transportation system.

Policy 9.8: The Town shall coordinate with the appropriate agencies on the adoption and implementation of the Central Palm Beach County Transportation Corridor Study which seeks to provide Bus Rapid Transit (BRT) connections between the central western areas of the County, including Haverhill.

OBJECTIVE 10: Encourage Palm Beach County through Palm Tran to provide public para-transit transportation services to eligible persons who qualify under the “Americans with Disabilities Act” (ADA).

Policy 10.1: The Town shall support efforts of Palm Tran to maintain an adequate fleet of sedans, vans and mini-buses for individuals who qualify for ADA para-transit.

Policy 10.2: The Town shall support efforts of Palm Tran to maintain services for eligible riders with disabilities, who are unable to transport themselves, by providing para-transit services.

OBJECTIVE 11: Support the MPO’s coordinating responsibilities regarding transportation services for the transportation disadvantaged pursuant to Chapter 427, Florida Statutes (F.S.).

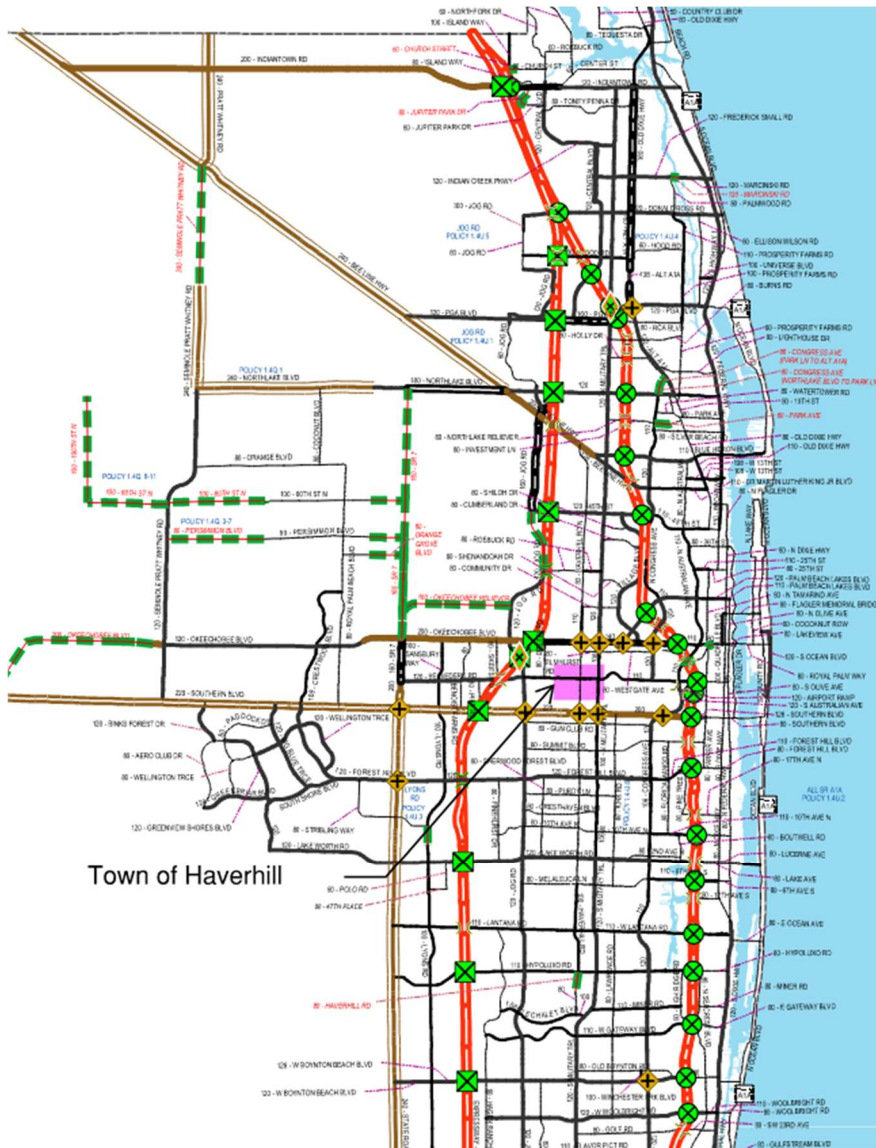
Policy 11.1: Support the MPO by making services available to individuals qualifying under Chapter 427, F.S. by managing and monitoring a system of transportation operators and by coordinating provider organizations.

Policy 11.2: Support the MPO, designated as the Community Transportation Coordinator, to maximize the use of public school transportation and public fixed route or fixed schedule transit service for the transportation of the transportation disadvantaged.

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# FUTURE TRANSPORTATION MAP

Figure 4-1



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## 5.0 HOUSING

### 5.1 GOAL, OBJECTIVES AND POLICIES

#### 5.1.1 Town Goal Statement

Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the FUTURE LAND USE PLAN Map; and (2) the current residential character of the Town. Further, ensure that the character of new housing stock remains consistent with that currently in evidence while accommodating the needs of projected population levels.

#### 5.1.2 Objectives and Policies

**OBJECTIVE 1:** The quality of existing housing stock and residential neighborhoods shall be maintained by assuring that substandard housing conditions are prevented.

**Policy 1.1:** Maintain minimum housing and building regulations that contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which, at a minimum:

- A. Establish minimum standards for sanitary, water supply, heating and cooking and garbage disposal facilities; and
- B. Establish minimum requirements for light and ventilation; and
- C. Establish minimum requirements for electrical systems; and
- D. Establish general requirements for the exterior and interior of structures; and
- E. Establish minimum dwelling space and sanitary requirements.

**Policy 1.2:** Maintain administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:

- A. Designate a Town housing official; and
- B. Establish the following definitions of housing condition:

**Standard Condition** – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the current Florida Building Code.

Substandard Condition – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the current Florida Building Code, as determined by the Building Official, where the costs of rehabilitation, renovation or code compliance are valued at less than 50% of the total value of the structure.

In Need of Replacement – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the current Florida Building Code, as determined by the Building Official where the costs of Rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure; and

C. Establish administrative procedures.

**OBJECTIVE 2:** Code enforcement activities shall be maintained through periodic inspections, oriented to conserving the current condition of the housing stock and identification of residential structures in need of rehabilitation or demolition. The definitions of “Standard”, “Substandard” and “In Need of Replacement” shall be used as the basis for defining rehabilitation or demolition needs.

Policy 2.1: Assist any efforts on the part of Town residents to upgrade neighborhood housing conditions by providing Code enforcement assistance.

Policy 2.2: Review and amend, where and when necessary, Town Housing, Building and Construction Codes to incorporate updated criteria oriented to conserving existing housing stock.

Policy 2.3: At the time of each required Comprehensive Plan update, consider the need to designate any housing structures as locally historically significant and in need of special consideration.

**OBJECTIVE 3:** Adequate and affordable housing, consistent with the current character of the Town, shall be provided for the existing population and anticipated population growth, including housing to accommodate the defined specialized needs of very low, low and moderate income, elderly or handicapped or displaced residents.

Policy 3.1: Require housing construction that is compatible with the existing service capabilities as defined in the TRANSPORTATION AND SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER RECHARGE element and which does not adversely impact environmental features.



- Policy 3.2: Require developers to coordinate with the Town during the design and completion of residential developments to assure that municipal and neighborhood characteristics are maintained, and any defined special housing needs are accommodated.
- Policy 3.3: Consider innovative housing delivery alternatives (e.g. construction techniques and materials, site planning concepts, etc.) oriented to facilitating reduced housing costs.
- Policy 3.4: Allow for a broad range of housing densities and types in residential environments consistent with the FUTURE LAND USE element. Such concepts as Mixed Use, Workforce Housing, Accessory Dwelling Units (ADU's), Special Overlay Areas and other innovative techniques should be adopted and maintained by the Town in its land development codes, when determined to be appropriate and necessary.
- Policy 3.5: Various housing types shall be encouraged on varying sized lots, as prescribed in the Town's Zoning Ordinance, while maintaining the densities assigned to the R-1, R-2 and R-3 zoning districts and as identified in the FUTURE LAND USE element of this Comprehensive Plan.
- Policy 3.6: Assure that reasonably located, standard housing, at affordable cost, is available to persons displaced through public action prior to their displacement.
- Policy 3.7: Allow for the placement of mobile homes in medium density residential areas pursuant to Ch. 320.8285(5), Florida Statutes.
- Policy 3.8: Group homes shall be permitted in residential districts pursuant to Chapter 419, Florida Statutes.
- Policy 3.9: The following provisions, criteria and regulations are established for the provision of Accessory Dwelling Units (ADU's):
1. ADU's may be allowed in all residential land use areas designated on the Town of Haverhill Future Land Use Map if allowed by Town Code, and subject to approval by the Town Council.
  2. ADU's shall only be permitted on lots of not less than 10,000 square feet in area.

3. A maximum of one (1) ADU may be permitted as an accessory use to a principal single family detached unit which is existing and owner occupied. The ADU may be attached to the principal structure or be a freestanding building.
4. An ADU shall not exceed 1000 square feet of living area under a solid roof. Floor area under a solid roof that is utilized as a porch, patio, porte cochere, carport or garage shall not exceed 500 square feet.
5. Prior to issuance of a building permit for an ADU, or occupancy, whichever first occurs, the owner of the property shall submit an application for an ADU on a form provided by the Town accompanied with a site plan of the property showing the location of the proposed ADU in relation to the principal residence and all necessary identifications iterated in this Policy.
6. Only one (1) bathroom shall be permitted in an ADU.
7. The footprint of the ADU and principal building shall be combined for the purpose of determining lot coverage.
8. A minimum of one (1) parking space shall be provided for each ADU in addition to the parking required for the principal residence.
9. A detached (freestanding) ADU may not exceed twenty five (25) feet in height.
10. The ADU shall remain accessory to, and under, the same ownership as the principal dwelling and shall not be subdivided or sold as a condominium or otherwise.
11. The owner of the property shall execute an agreement with the Town that provides for the removal of all kitchen equipment in the event that the principal residence or ADU, whichever is the case, is no longer owner occupied or occupied by a family member.
12. The ADU shall be compatible with the principal dwelling unit and surrounding properties as follows:
  - a. Exterior design of the ADU shall be compatible with the existing principal residence through architectural use of building forms, height, construction materials, colors, landscaping, roof style and other methods that conform to acceptable practices.

- b. The exterior design shall be in harmony with and maintain the scale of the neighborhood.
- c. The ADU shall not result in excessive noise, traffic or parking congestion.
- d. Adequate water and wastewater systems shall be available to service the ADU.
- e. The site plan shall provide for adequate open space and landscaping that is useful for both the ADU and principal residence, and for privacy and screening of adjacent properties.
- f. The location and design of the ADU shall maintain a compatible relationship to adjacent properties and shall not materially impact the privacy, light, air or parking of adjacent properties.
- g. ADU's shall generally limit the major access stairs, decks, patios, entry doors and major windows to the street or principal residence. Efforts should be made to minimize the impact of privacy of the neighboring rear or side yards from windows.

Policy 3.10: The Town shall continue to formally participate in the Palm Beach County Community Development Block Grant (CDBG) Program through interlocal agreement.

OBJECTIVE 4: Consideration shall be given to the location of group or Foster Care facilities licensed by the Florida Department of Health and Rehabilitative Services as licensed home occupations in a manner consistent with the character of existing neighborhoods.

Policy 4.1: The Town shall incorporate into the residential zoning districts Zoning Code provision for different classes of group homes and foster care Facilities.

Policy 4.2: The Town shall monitor the development and distribution of group homes and foster care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided; however, it is recognized that State law prevails in this case.

OBJECTIVE 5: The private sector delivery process shall continue to be relied upon as the means for providing housing to accommodate Town residents until such time that it is demonstrated that the formulation of alternative housing implementation programs is necessary.

Policy 5.1: If it is determined by the Town that the private sector delivery process is not adequately functioning, in terms of meeting the housing needs of residents, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available federal, state, and local assistance programs.

OBJECTIVE 6: The Town shall promote energy efficiency and the use of renewable energy resources in the construction of new homes and buildings, as well as during redevelopment activities.

Policy 6.1: The Town shall support and implement updates and amendments to the Florida Building Code which address increased energy efficiency and renewable energy resources in the construction of new buildings and homes.

Policy 6.2: By 2010, the Town shall adopt land development regulations that support the use of energy efficient and renewable energy resources such as solar panels for energy water heating, water cisterns for water conservation, use of low volume fixtures and other innovative and energy saving devices.

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## 6.0 SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE

### 6.1 GOAL, OBJECTIVES AND POLICIES

#### 6.1.1 Town Goal Statement

Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Town; (2) protect public and private investments; (3) maintain the current character of the Town; and (4) assure the health, safety, and welfare of Town residents.

#### 6.1.2 Objectives and Policies

**OBJECTIVE 1:** The Town shall ensure through the land development approval process, that at the time a building permit is issued, adequate public facility capacity is available or will be available at the time of occupancy.

**Policy 1.1:** Facility Level of Service standards as displayed on Table 6.6-1 are hereby adopted and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

**Policy 1.2:** All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted Level of Service standards.

**Policy 1.3:** The Town shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information as development permits are issued.

**Policy 1.4:** Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a Certificate of Occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with PBCWUD to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the Town's Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.

TABLE 6.6-1

HAVERHILL PUBLIC FACILITY UTILITIES  
LEVEL OF SERVICE STANDARDS

<i>PUBLIC FACILITY</i>	<i>LEVEL OF SERVICE STANDARD</i>
<u>POTABLE WATER</u>	<u>AVERAGE DAY WATER CONSUMPTION RATE</u>
<u>Individual Well Area</u>	126 gpcd/One well per lot in accordance with Palm Beach County Environmental Control Rules (ECRs) 2 and 3.
<u>Central Public Water Supply</u>	126 gal/cap/day for those lots being served by Palm Beach County Utilities central system.
<u>SANITARY SEWER</u>	<u>AVERAGE DAY SEWAGE GENERATION RATE</u>
<u>Individual Septic Tank Areas</u> Residential	One septic tank per lot in accordance with Palm Beach County's Environmental Control Rule (ECR) 3.  The use of existing properly constructed and functioning septic tank systems within the Town are acceptable.  When a central sanitary sewer system becomes available to currently unsewered areas, hook-up to the central system shall be required.
<u>Central Wastewater Areas</u>	100 gal/cap/day
<u>SOLID WASTE</u>	7.6 pounds/capita/day

STORMWATER MANAGEMENT

DESIGN STORM

New Development  
and Redevelopment

Three year frequency, 24 hour duration (one day) rainfall intensity curve, as established by the Lake Worth Drainage District.

Peak post-development runoff rate to equal peak pre-development runoff rate.

First inch of rainfall to be retained on site.

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SOURCE: Town of Haverhill, 2008.

OBJECTIVE 2: The Town shall maintain a five-year and ten-year schedule of capital improvements needs, to be updated annually, in conformance with the CAPITAL IMPROVEMENTS element. Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy 2.1: Existing and future deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - The majority of septic tanks in the Town are functioning properly with the residents indicating that they are having no problems whatsoever. At the present time, it is unnecessary to consider a plan for the provision of a sanitary sewer system to the unserved areas. Accordingly, the Town shall monitor, evaluate and annually test the adequacy of the septic tanks to determine if, and when, the need should arise for such a waste water system.

Solid Waste - The Town shall maintain an agreement with the Solid Waste Authority for a program for centralized collection of toxic household and commercial wastes.

Stormwater Management - Institute a program of annual inspections of the drainage system as a means of monitoring the efficiency of the system. Results of the inspections and other general assessments of the drainage system serving Haverhill shall be identified as required in its Annual NPDES Report. Any deficiencies requiring upgrades or new capital improvements shall be reflected, as appropriate, in the 5 and 10-Year Schedules of Improvements.

Potable Water - Any capital improvements projected to the Palm Beach County Water Utilities central potable water system that are located within the Town's corporate limits shall be listed and identified in the Schedules of Improvements contained within this CIE; even if there are no Town costs incurred.

Groundwater Recharge - Participate, through the occupational license procedure, with Palm Beach County to identify and regulate businesses that potentially could pollute the groundwater supply.

Policy 2.2: A Capital Improvements Coordinating Committee shall be created for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of needs.

Policy 2.3: Proposed capital improvement projects will be evaluated and ranked according to the following suggested priority level guidelines:

Level One - whether the project is needed to protect public health and safety in order to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two - whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three - whether the project represents a logical extension of facilities and services within a designated Town Planning Area.

**OBJECTIVE 3:** The Town of Haverhill shall continue to provide solid waste collection services and drainage services to meet existing and projected future demands.

Policy 3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain a high level of collection service for the residents of the Town with a system that ensures the lowest possible cost to Haverhill's residents relative to the highest level of service.
2. Maintain a public information service in order to keep to citizens of the Town aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection (including hazardous wastes).
3. To require a collection service that best serves the residents of Haverhill.



4. Develop and maintain regulations which should address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.

Policy 3.2: The basic drainage policy shall consist of the following components:

1. Continue routine maintenance of catch basins and conduits.
2. Regulate swale plantings and sodding.
3. Protect environmentally sensitive areas by controlling adjacent activities.
4. Require use of vegetation, mulches and berms for control of pollutants from construction sites.
5. Enforce the flood protection ordinance to maintain the flooding protection provided by natural features.

**OBJECTIVE 4:** The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services to the Town of Haverhill to meet existing and projected future demands.

Policy 4.1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Town's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy 4.2: Maintain a local resource recovery program and establish efficient public information for this cause.

**OBJECTIVE 5:** Current providers shall continue to operate sanitary sewer and potable water facilities to meet existing and projected future demands unless it is determined that existing operational mechanisms are not functioning efficiently.

Policy 5.1: Require a high level of service to the residents of the Town by Palm Beach County Water Utilities Department (PBCWUD).

Policy 5.2: Require periodic monitoring of rate structures so that the lowest possible cost results to Town residents.

Policy 5.3: Maintain a high level of coordination between the Town and the PBCWUD in regard to quality of maintenance and operation of both the sanitary collection and water supply systems.

OBJECTIVE 6: Town stormwater drainage requirements should provide for protection of natural drainage features and ensure that future development utilizes storm water management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy 6.1: Limit post-development runoff rates and volumes to pre-development conditions and preserve existing natural drainage features.

Policy 6.2: Protect and preserve water quality by the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation.

OBJECTIVE 7: The Town shall actively participate in potable water supply, water conservation and water reuse programs of the PBCWUD and South Florida Water Management District, both on 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: SFWMD xeriscape practices shall be encouraged by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3: The Town shall promote the use of low volume fixtures when reviewing all building permit applications.

Policy 7.4: Cooperate and coordinate with PBCWUD and the SFWMD in the preparation and updates to their Water Supply Plans to ensure appropriate input of data and information pertinent to those Plans.

Policy 7.5: At the time of each required Evaluation and Appraisal Report (EAR), the Town shall incorporate necessary 10-Year Water Supply Plan directives enacted by PBCWUD and the SFWMD.

Policy 7.6: Consider revising potable water level of service (LOS) standard to include residential and non-residential categories pending their prior adoption by Palm Beach County.

OBJECTIVE 8: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan.

Policy 8.1: The Town of Haverhill hereby adopts by reference the Palm Beach County Water Supply Facilities Work Plan (Work Plan) into the Town of Haverhill's Comprehensive Plan, dated October 13, 2022, for a 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 Town of Haverhill.

## **CONSERVATION**

**OBJECTIVE 2:** Protect and preserve potable water supplies.

- Policy 2.1:** Require minimum lot sizes and separation of individual wells from septic tank drain fields in conformance with Palm Beach County Environmental Control Rule 3 criteria.
- Policy 2.2:** Participate in the formulation and coordinate in the implementation of potable water conservation programs developed by PBCWUD as part of its 20-Year Water Supply Plan and Consumptive Use Permit.
- Policy 2.3:** Promote and institute, where practical, water conservation techniques and programs in cooperation with the SFWMD and other appropriate agencies.
- Policy 2.4:** Continue to coordinate with the SFWMD in the conservation of potable water supplies during times of declared water shortages, or water shortage emergencies, by participating in the District’s Water Shortage Plan.
- Policy 2.5:** Cooperate with PBCWUD in the development and implementation of water reuse programs, to the extent that they are applicable to Haverhill.

## **INTERGOVERNMENTAL COORDINATION**

**OBJECTIVE 1:** Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current service providers

- Policy 1.9:** Require all applicants for development approval to procure written confirmation of availability of potable water service prior to the issuance of a building permit.
- Policy 1.10:** At the time of each required EAR, confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the PBCWUD 20-Year Water Supply Facilities Plan.
- Policy 1.11:** The Town shall request PBCWUD to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Haverhill either through interlocal agreement, Ordinance, or other effective means.
- Policy 1.12:** Require coordination of the Town of Haverhill “10-Year Water Supply Facilities Work Plan” with the Palm Beach County 20-Year Water Supply Plan and the South Florida Water Management District’s Lower East Coast Regional Water Supply Plan and future updates to these Plans.

## **CAPITAL IMPROVEMENTS**

The purpose of the Capital Improvements element and the short range (5-Year) and long range (10-Year) Schedules of Improvements are to identify the capital improvements necessary to implement the Comprehensive Plan and ensure that adopted LOS standards are achieved and maintained for concurrency-related facilities (e.g. sanitary, solid waste, stormwater management, potable water, transportation, recreation and open space and schools). If LOS standards cannot be met, the local government must deny applications for development orders and permits until the deficiency is addressed. The Schedules of Improvements must address deficiencies and be financially feasible. As previously revealed there are no potable water supply facilities identified within the corporate limits of Haverhill in the PBCWUD projections; therefore, none appear in the current short and long range Schedules.

The Town of Haverhill Comprehensive Plan must be updated annually per state planning requirements. If Palm Beach County identifies any potable water supply capital improvements projects in the future which are located within Haverhill, the appropriate Schedule of Improvements must be updated to reflect those improvements; even if there is no cost to be borne by the Town.

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## 7.0 CONSERVATION

### 7.1 GOAL, OBJECTIVES AND POLICIES

#### 7.1.1 Town Goal Statement

Protect, conserve and enhance existing natural resources including vegetative and fish habitats.

#### 7.1.2 Objectives and Policies

OBJECTIVE 1: Protect air quality within the Town and seek opportunities to attain the highest possible air quality and reduce greenhouse gas emissions.

Policy 1.1: Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within 30 days of completion of clearing work.

Policy 1.2: Open burning of land clearing debris shall be prohibited.

Policy 1.3: The Town shall continue to meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection and shall continue to support strategies to reduce greenhouse gas emissions.

Policy 1.4: The Town shall strive to reduce the potential for motorized vehicle emissions by promoting alternative transportation modes of travel which help to reduce greenhouse gas emissions through the dissemination of information on car-pooling, public transit and bicycle and pedestrian facilities, and by opposing roadway expansions throughout the Town, including Belvedere and Haverhill Roads.

OBJECTIVE 2: Protect and preserve potable water supplies.

Policy 2.1: Require minimum lot sizes and separation of individual wells from septic tank drain fields in conformance with Environmental Control Rule-3 criteria.

Policy 2.2: Participate in the formulation and coordinate in the implementation of potable water conservation programs developed by PBCWUD as part of its 10-Year Water Supply Plan and Consumptive Use Permit.

Policy 2.3: Promote and institute, where practical, water conservation techniques and programs in cooperation with the SFWMD and other appropriate agencies.

Policy 2.4: Continue to coordinate with the SFWMD in the conservation of potable water supplies during times of declared water shortages, or water shortage emergencies, by participating in the District's Water Shortage Plan.

Policy 2.5: Cooperate with PBCWUD in the development and implementation of water reuse programs, to the extent that they are applicable to Haverhill.

OBJECTIVE 3: Conserve native plant communities.

Policy 3.1: Develop erosion control plans if erosion of the canal banks becomes an identified problem.

Policy 3.2: Require the preservation of native plant species to the extent possible when citing the location of residential units on platted lots. Allow a variance to setback and/or yard requirements for the purpose of preserving native plant species. The Town's landscape regulations shall provide for the preservation of a minimum percentage of native vegetation that are indigenous to South Florida for all new development and redevelopment areas. The regulations shall also provide mitigation measures for those circumstances where it is needed.

OBJECTIVE 4: To protect and enhance the water quality of surface waters within the Town.

Policy 4.1: Any future development in Town that discharges into surface waters, shall not degrade water quality below established State standards.

Policy 4.2: Strive to minimize direct and indirect stormwater runoff that may degrade the quality of surface waters through the Town's continued participation in the NPDES (National Pollution Discharge and Elimination System) Stormwater Permitting Program.

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## 8.0 RECREATION AND OPEN SPACE

### 8.1 GOAL, OBJECTIVES AND POLICIES

#### 8.1.1 Town Goal Statement

Ensure that the existing and future recreation and open space facilities and programs are improved and maintained in order to meet projected needs of Town residents.

#### 8.1.2 Objectives and Policies

OBJECTIVE 1: Continue to provide a high level of maintenance of all existing facilities.

Policy 1.1: Provide funding through the annual budgeting process and review user and permit fees.

OBJECTIVE 2: Plan for both a short and long-range Capital Improvement Program for facilities.

Policy 2.1: Continue current five-year Capital Improvement Program planning for existing recreation and open space facilities through annual updating consistent with the adopted Short Range (5-Year) Schedule of Improvements contained in the Capital Improvements element of this Comprehensive Plan.

Policy 2.2: Institute a long-range Capital Improvement Program for recreation and open space land and facilities to accommodate the needs and desires of the projected ultimate population and which is consistent with the adopted Long Range (10-Year) Schedule of Improvements contained in the Capital Improvements element of this Comprehensive Plan.

Policy 2.3: Consider recreational site dedications for new developments.

OBJECTIVE 3: Establish levels of service standards for recreation facilities and open space areas that are consistent with demands of the current population estimates and projections adopted in this Comprehensive Plan. (See TABLE 8-1)

Policy 3.1: Current level of service (LOS) standards for recreation and open space facilities shall be incorporated and maintained in the Town's land development regulations.

TABLE 8-1

RECREATION AND OPEN SPACE LOS STANDARDS

<u>Facility</u>	<u>Standard</u>
Neighborhood Park	1.0 acres/1000 pop.
Community Park	2.5 acres/1000pop.
Recreation Activity	Standard
Swimming	1 pool/25,000 pop.
Tennis	1 court/2000 pop.
Basketball	1 court/2000 pop.
Shuffleboard	1 court /5000 pop.
L.L. Baseball	1 field/3000 pop.
Sr. Baseball	1 field/6000 pop..
Adult Softball	1 field/6000 pop.
Football/Soccer	1 field/4000 pop.
Exercise Trail	10 stations/10,000 pop.
Handball and Racquetball	1 court/5000 pop.
Playground	1 area/3000 pop.
Volleyball	1 court/6000 pop.

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SOURCE: “Regional Comprehensive Development Plan” APB 1976 – “Outdoor Recreation in Florida, 1981” & Town of Haverhill, 6/07.

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## 9.0 INTERGOVERNMENTAL COORDINATION

### 9.1 GOAL, OBJECTIVES AND POLICIES

#### 9.1.1 Town Goal Statement

Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the Haverhill Comprehensive Plan. Further intergovernmental coordination shall be oriented to maintaining the current character of the Town, while addressing issues and needs necessary to maintain adopted level of service standards.

#### 9.1.2 Objectives and Policies

**OBJECTIVE 1:** Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current service providers.

**Policy 1.1:** All relevant information necessary for review and comment by affected governments shall, upon request, be supplied by the Town.

**Policy 1.2:** Coordinate, as appropriate, with Palm Beach County, the Palm Beach County School Board, neighboring entities, jurisdictions and municipal service providers regarding pending land use amendments or land development decisions within Haverhill. Formally notify by letter appropriate governments and involve all potentially affected entities, jurisdictions and/or service providers in the initial stages of the planning and review process of pending planning or development activities on lands adjacent to their borders when the action of one government may create an impact on neighboring jurisdictions' public facilities and services. Comments from adjacent jurisdictions shall be formally considered prior to making a land use planning or development decision in these areas.

**Policy 1.3:** Formally consider and implement regional goals, objectives, and policies of the Treasure Coast Regional Planning Council (TCRPC) Regional Policy Plan during the land development decision-making process, and the Town shall utilize the TCRPC informal mediation process to resolve conflicts with other local entities, jurisdictions and/or service providers.

- Policy 1.4: Continue the current level of participation in the implementation of the Palm Beach County Housing Assistance Plan.
- Policy 1.5: Request the Florida Department of Health and Rehabilitative Services for assistance to revise the Town Zoning Code to provide greater opportunities in Haverhill for Group Homes.
- Policy 1.6: Maintain a program for waste separation within the Town.
- Policy 1.7: Notify by letter and involve all potentially affected entities, jurisdictions and/or service providers in the initial stages of the planning and development review process when the action of one government may create an impact on neighboring jurisdiction's public facilities and services.
- Policy 1.8: Secure the cooperation of neighboring entities, jurisdictions and/or service providers through interlocal agreements and intergovernmental coordination that address how the cost for impacts to public facilities and services will be borne and by whom, when the impacts are imposed upon other entities, jurisdictions and/or service providers. Interlocal agreements and the IPARC process will be used to identify and implement joint planning areas, when deemed to be appropriate.
- Policy 1.9: Require all applicants for development approval to procure written confirmation of availability of potable water service prior to the issuance of a building permit.
- Policy 1.10: At the time of each required EAR, confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the PBCWUD 20-Year Water Supply Facilities Plan.
- Policy 1.11: The Town shall request PBCWUD to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Haverhill either through interlocal agreement, Ordinance, or other effective means.
- Policy 1.12: Require coordination of the Town of Haverhill "10-Year Water Supply Facilities Work Plan" with the Palm Beach County 20-Year Water Supply Plan and the South Florida Water Management District's Lower East Coast Regional Water Supply Plan and future updates to these Plans.

Policy 1.13: The Town shall coordinate with those schools within its jurisdiction which are part of the State University system regarding the development of campus master plans, or amendments thereto, to be done in accordance with Section 240.115, Florida Statutes.

OBJECTIVE 2: Coordinate with Palm Beach County to assure: (1) that enclaves are not created by annexation activities; and (2) that land use conflicts with adjacent unincorporated areas do not occur.

Policy 2.1: Prior to commencement of any annexation, the Town shall file a report with the Board of County Commissioners, Palm Beach County, identifying the areas to be annexed identifying the service including water and wastewater systems provided to the area to be annexed and describing any new services to be provided by the Town to said area.

Policy 2.2: Actively participate in the comprehensive planning process of Palm Beach County regarding the protection of existing land uses in Haverhill from potential adverse impacts of development on adjacent properties.

OBJECTIVE 3: Establish level of service standards consistent with those of State and Regional governments, local governments and current service providers, while recognizing potential differences in local circumstances.

Policy 3.1: Consider the size of the Town and available County facilities in the vicinity when establishing level of service standards.

OBJECTIVE 4: The Town of Haverhill shall utilize existing mechanisms to coordinate and cooperate with agencies and governments charged with planning and/or review responsibilities at all levels of government.

Policy 4.1: Periodically evaluate and strengthen existing interlocal agreements, as necessary, for fire and police protection, emergency medical services communications, civil defense/disaster planning and preparedness.

Policy 4.2: Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

Policy 4.3: The Town shall continue to participate in the “Comprehensive Plan Amendment Interlocal Agreement” with its fellow cities, County, School Board, South Florida Water Management District and various special districts that also opt to participate in a formalized

effort to establish a Countywide intergovernmental coordination program for reviewing proposed changes to comprehensive plans of other units of local government providing services, but not having regulatory authority over the use of land.

Policy 4.4: The Town shall continue to participate in the “Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement” with its fellow cities, County, School Board, South Florida Water Management District and various special districts that also opt to participate in a formalized effort to create a multi-jurisdictional issues forum from which will facilitate the identification and possible resolution of Countywide issues by providing a vehicle for consensus building through the joint research of issues and debate on same.

Policy 4.5: The Town shall utilize the Palm Beach Countywide Intergovernmental Coordination Process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein. The Multi-Jurisdictional Issues Coordination Forum shall be utilized as a means of collaborative planning on population projections, the location and extension of public facilities subject to concurrency, and for matters of inter-jurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

Policy 4.6: Coordinate with Palm Beach County and other affected jurisdictions such as FDOT regarding mitigation to impacted to road facilities not under the jurisdiction of Haverhill receiving fair-share mitigation.

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## 10.0 CAPITAL IMPROVEMENTS

### 10.1 GOAL, OBJECTIVES, AND POLICIES

#### 10.1.1 Town Goal Statement

The Town shall undertake actions necessary to efficiently provide needed public facilities to all residents within Haverhill in a timely manner which protects investments in and maximizes the use of existing facilities, and promotes orderly compact urban growth. Further decisions to finance public facilities improvements shall be based upon the use of sound fiscal policy oriented to minimizing Town debt service liabilities.

#### 10.1.2 Objectives and Policies

**OBJECTIVE 1:** Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) replace worn out or obsolete facilities, as indicated in the 5-Year and 10-Year Schedules of Improvements of this element.

Policy 1.1: The Town shall include all projects identified in the elements of this Comprehensive Plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the 5-Year and 10-Year Schedules of Improvements.

Policy 1.2: The Town shall, as a matter of priority, schedule funding for any capital improvement projects in the 5-Year and 10-Year Schedules of Improvements which are designed to correct existing public facility deficiencies.

Policy 1.3: A Capital Improvements Coordinating Committee is hereby for the purpose of evaluating and ranking in order of priority projects proposed for inclusion in the 5-Year and 10-Year Schedules of Improvements.

Policy 1.4: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- (a) whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities; and
- (b) whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development; and

- (c) whether the project represents a logical extension of facilities and services within a designated Town Planning Area.
- (d) whether the project is financially feasible based on the established criteria for evaluating capital improvement projects.

OBJECTIVE 2: Future development shall bear a proportionate cost of facility improvements in order to maintain adopted Level of Service standards.

Policy 2.1: The Town shall require local street improvements of any new development necessitated by such development.

OBJECTIVE 3: The Town shall manage its fiscal resources to ensure the provision of needed capital improvements.

Policy 3.1: Prior to the issuance of certificates of occupancy, the Town shall ensure that all public facilities are available to serve any development for which development orders were previously issued.

Policy 3.2: In providing capital improvements, the Town shall limit the maximum ratio of outstanding general obligation indebtedness to be no greater than 15% of the property tax base.

Policy 3.3: The Town shall annually assess all potential revenue sources (General Fund, investment accounts and Certificates of Deposit) and projected capital improvements expenditures, and as part of the annual budgetary process, and as a basis for adopting up-to-date 5 and 10-year capital improvement schedules and capital budget.

Policy 3.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

OBJECTIVE 4: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this Plan, the Town land development regulations, and the availability of necessary public facilities needed to support such development at the time needed. Further, the Town shall continue to provide for the issuance of development orders or development permits only when roadway, potable water, sanitary sewer, solid waste, drainage/stormwater management and recreation/open space areas are available at the levels of services identified in this Comprehensive Plan to accommodate the impact from the requested development order or development permit at the time such impacts are anticipated to occur.

Policy 4.1: The Town shall use LOS standards adopted in the various elements of this Comprehensive Plan, and as identified in TABLE 10-1 in this element, in reviewing the impacts of new development and redevelopment upon public facility provision. For public school facilities the Town shall implement the concurrency management system detailed in Objective 6 below, and in the PUBLIC SCHOOL FACILITIES element.

Policy 4.2: The Town shall maintain a concurrency management system and an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available, or will be available when needed to serve the development.

Policy 4.3: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- (a) contribute to a condition of public hazard as described in the SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER, AND NATURAL GROUNDWATER RECHARGE ELEMENT; and
- (b) exacerbate any existing condition of public facility capacity deficits, as described in the TRAFFIC CIRCULATION ELEMENT; SANITARY SEWER, SOLID-WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER RECHARGE ELEMENT; and RECREATION AND OPEN SPACE ELEMENT; and
- (c) generate public facility demands that may be accommodated by capacity increases planned in the 5-Year and 10-Year Schedules of Improvements; and
- (d) conform with future land uses as shown on the future land use map of the FUTURE LAND USE ELEMENT, and public facility availability as described in the SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT AND NATURAL GROUNDWATER RECHARGE ELEMENT; and
- (d) if public facilities are developer-provided, accommodate public facility demands based upon adopted LOS standards; and
- (f) if public facilities are provided, in part or whole, by the Town, demonstrate financial feasibility, subject to this element; and
- (g) affect state agencies' and water management districts' facilities plans.

TABLE 10-1

HAVERHILL PUBLIC FACILITIES  
LEVEL OF SERVICE STANDARDS

<u>PUBLIC FACILITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
<u>POTABLE WATER</u>	
<u>AVERAGE DAY WATER CONSUMPTION RATE</u>	
<u>Individual well Area</u> Residential	126 gpcd/One well per lot in accordance with Palm Beach County Environmental Control Rule (ECR) #2 and #3.
Central Public Water Supply	126 gal/cap/day for those lots being served by Palm Beach Utilities central system.
<u>SANITARY SEWER</u>	
<u>Individual Septic Tank Areas</u> Residential	One septic tank per lot in accordance with Palm Beach County's Environmental Control Rule (ECR) #3.  The use of existing properly constructed and functioning septic tank systems within the Town are acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards (Ch. 62-302, FAC for surface water, Ch. 62-520, FAC for groundwater and Ch. <del>100-6</del> 64E-9, FAC for bathing places) and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.
Central Sewer System	The Palm Beach County LOS Standard for 100 gallons/capita/day shall be the standard implemented for all centrally sewered areas.
<u>SOLID WASTE</u>	
	7.6 pounds/capita/day



STORMWATER MANAGEMENT

DESIGN STORM

Three year frequency, 24 hour duration (one day); rainfall intensity curve, as established by the Lake Worth Drainage District.

Peak post-development runoff rate to equal peak pre-development runoff rate.

TRANSPORTATION (Roads)

Urban Major Arterials – LOS Standard C  
Urban Minor Arterials – LOS Standard C, except Belvedere and Haverhill Roads (County roads) which shall be LOS D.

RECREATION AND OPEN SPACE

STANDARD

Neighborhood Park	1.0 acres/1000 pop.
Community Park	2.5 acres/1000 pop.
Swimming	1 pool/25,000 pop.
Tennis	1 court/2000 pop.
Basketball	1 court/2000 pop.
Shuffleboard	1 court/5000 pop.
L.L. Baseball	1 field/3000 pop.
Sr. Baseball	1 field/6000 pop.
Adult Softball	1 field/6000 pop.
Football/Soccer	1 field/4000 pop.
Exercise Trail	10 station/10,000 pop.
Handball and Racquetball	1 court/5000 pop.
Playground	1 area/3000 pop.
Volleyball	1 court/6000 pop.

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SOURCE: Town of Haverhill & JLH Associates, 6/07.

Policy 4.4: Development orders and permits will not be issued unless adequate facilities which meet adopted levels of service standards are available or are assured to be available concurrently with the impacts development.

OBJECTIVE 5: The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the PUBLIC SCHOOL FACILITIES element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals, if applicable and not “exempt” from school siting and co-location requirements, shall be based upon the School District of Palm Beach County’s ability to maintain the minimum level of service standards. This OBJECTIVE and supporting Policies do not apply if the Town is “exempt” from these requirements.

Policy 5.1: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the PUBLIC SCHOOL FACILITIES Element Policy 1.8.

Policy 5.2: In determining that the necessary public school facilities shall be in place when the impacts of the development occur, the following procedures shall be used:

1. The construction of the facilities is the subject of a binding and guaranteed contract with the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued; and
2. The phasing and construction of the improvements are made binding conditions of approval of the development order or development permit; and
3. The necessary facilities or services are under construction and bonded at the time a Development Order is issued; or
4. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table 10-7 of this element, which shall reflect the addition of FISH capacity for each school as shown in APPENDIX B, Concurrency Service Area Table, of the PUBLIC SCHOOL FACILITIES Element support documentation.

5. In accordance with Policy 5.1, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

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## 10.2 CAPITAL IMPROVEMENTS IMPLEMENTATION

### 10.2.1 Schedules of Improvements

The Five-Year and 10-Year Schedules of Capital Improvements for Fiscal Years is presented on Tables 10- 2 and 10-3, respectively.

### 10.2.2 Implementation, Monitoring and Evaluation

The Five-Year and 10-Year Schedules shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis as part of the Town budget procedure. Any revisions and/or amendments to the Five-Year and Ten-Year Schedules of Improvements shall be made at that time.

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TABLE 10-2

SHORT RANGE (5-YEAR) SCHEDULE OF IMPROVEMENTS: FY2023/24 – FY2026/27  
 -Town of Haverhill-

Element/ Project Description	Schedule	Project Cost (\$)	General Location	Revenue Source	Consistent w/Other Elements
<b><u>POTABLE WATER</u></b>					
- None Scheduled					
<b><u>SANITARY SEWER</u></b>					
- None Scheduled					
<b><u>SOLID WASTE</u></b>					
- None Scheduled					
<b><u>STORMWATER MANAGEMENT</u></b>					
- Ditch & Drainage Improvements	FY23/24	150,000	Club Rd W	ARPA	Yes
- New Outfall, Regrade Swales, New Gutters	FY23/24	300,000	Southwest Neighborhood	ARPA	Yes
- Culvert Lining	FY24/25	150,000	Paloverde Pl	Gen Fund	Yes
<b><u>TRANSPORTATION</u></b>					
- Road Re-Surfacing & Striping	FY 25/26 to FY27/28	100,000	Various Streets	Gen Fund	Yes
- Street Lighting	FY23/24 to FY24/25	100,000	Various Streets	ARPA	Yes

**RECREATION/  
OPEN SPACE**

- Town Ballfield Modifications	FY24/25 to FY25/26	100,000	Charlotte St	ARPA	Yes
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**OTHER**

- None Scheduled

SOURCE: Town of Haverhill & McLeod, McCarthy & Associates, PA.

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TABLE 10-3

LONG RANGE (10-YEAR) SCHEDULE OF IMPROVEMENTS: FY 2027/28 –2031/32  
 -Town of Haverhill-

Element/ Project Description	Schedule	Project Cost (\$)	General Location	Revenue Source	Consistent w/Other Elements
<b><u>POTABLE WATER</u></b>					
- None Scheduled					
<b><u>SANITARY SEWER</u></b>					
- None Scheduled					
<b><u>SOLID WASTE</u></b>					
- None Scheduled					
<b><u>STORMWATER MANAGEMENT</u></b>					
- None Scheduled					
<b><u>TRANSPORTATION</u></b>					
- None Schedule					
<b><u>RECREATION/ OPEN SPACE</u></b>					
- None Scheduled					
<b><u>OTHER</u></b>					
-None Scheduled					

SOURCE: Town of Haverhill & McLeod, McCarthy & Associates, PA.

## 11.0 PUBLIC SCHOOL FACILITIES

### 11.1 GOAL, OBJECTIVES, AND POLICIES

#### 11.1.1 Town Goal Statement

It is the GOAL of the Town of Haverhill to: (1) Provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis; and (2) maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school sitting, and the development of public education facilities concurrent with residential development and other services.

#### 11.1.2 Objectives and Policies

**OBJECTIVE 1:** The Town shall ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the ten-year planning periods and through the long-term planning period.

**Policy 1.1:** The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108 % or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

**Policy 1.2:** If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies



that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the Concurrency Service Area (CSA), the Comprehensive Plan will be amended to reflect the LOS for that school type in that CSA.

Policy 1.3: The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 10-year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity.

Policy 1.4: Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PS 1.1 and described in the Concurrency Service Area Boundary Descriptions in Table 11-1.

1. The criteria for Concurrency Service Areas shall be: Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria:
  - a. School locations, student transporting times, and future land uses in the area.
  - b. Section lines, major traffic-ways, natural barriers, county and some municipal boundaries.
2. Each CSA shall demonstrate that:
  - a. Adopted level of service standards will be achieved and maintained for each year of the ten-year planning period; and
  - b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, approved de-segregation plans and other relevant factors.

- c. Consistent with s.163.3180(13)(c)2, F.S. changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b) above, are met.

Policy 1.5: The Town of Haverhill shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.6: For purposes of urban infill, the impact of a home on an existing single-family lot of record shall not be subject to school concurrency.

Policy 1.7: The Town of Haverhill shall suspend or terminate its application of School concurrency upon the occurrence and for the duration of the following conditions:

1. School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:
  - a. The occurrence of an "Act of God"; or
  - b. The School Board does not adopt an update to its Capital Facilities Plan by September 15th of each year; or
  - c. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
  - d. Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or
  - e. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 1.9.2 below.
2. School Concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:
  - a. Where an individual school in a particular CSA is twelve or

- more months behind the schedule set forth in the School District Capital Facilities Plan, concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or
  - b. The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
  - c. Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
- 3. The County shall maintain records identifying all Concurrency Service Areas in which the School District has notified the County that the application of concurrency has been suspended.
- 4. Once suspended, for any of the above reasons concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs have been achieved.

OBJECTIVE 2: To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the ten-year planning period.

Policy 2.1: Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standard for each year of the five-year planning period.

- 1. Donation of buildings for use as a primary or alternative learning facility; and/or
- 2. Renovation of existing buildings for use as public school facilities; and
- 3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 2.2: A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

OBJECTIVE 3: To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 3.1: The Town of Haverhill, in coordination with the School District and other local governments, shall maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

OBJECTIVE 4: To establish a process of coordination and collaboration between the Town, the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 4.1: When, and if, applicable, the Town of Haverhill shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 4.2: There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 4.3: The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Storm Water Utility or Drainage District.

Policy 4.4: The Town of Haverhill shall encourage the location of schools proximate to urban residential areas, if applicable, by:

- a. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or Town of Haverhill capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements; and

- b. Providing for the review for all school sites as indicated in Policy 4.1 above; and
- c. Allowing schools as a permitted use within all urban residential land use categories, unless the Town is “exempt” from these requirements as granted by the Florida Department of Community Affairs (DCA) and the School Board.

Policy 4.5: The Town of Haverhill shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, and if the Town is not “exempt” from these requirements, as sites for these public facilities and school are chosen and development plans prepared.

OBJECTIVE 5: To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 5.1: The Town of Haverhill shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

- 1. School sitting criteria; and
- 2. Level of service update and maintenance; and
- 3. Joint approval of the public school capital facilities program; and
- 4. Concurrency service area criteria and standards; and
- 5. School utilization.

Policy 5.2: The Town of Haverhill shall provide the School District with its Comprehensive Plan, along with the five-year land use and population projections to facilitate development of school enrollment projections and shall update this information, as mutually deemed necessary. The Town of Haverhill shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long-range facilities maps to ensure consistency and compatibility with the provisions of this Element.

Policy 5.3: The Town of Haverhill shall advise the School District of a proposed public school site’s consistency with the Town of Haverhill Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 5.4: The Town of Haverhill shall provide opportunity for the School District to comment on comprehensive plan amendments, rezoning, and other land- use decisions which may be projected to impact on the public schools facilities plan.

Policy 5.5: The Town of Haverhill shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters; and
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes; and
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 6: To establish a joint process of coordination and collaboration between the Town of Haverhill, Palm Beach County and the School District in the planning and decision making on population projections.

Policy 6.1: The County shall convert the Bureau of Economic and Business Research (BEBR) projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential considering the adopted Future Land Use maps of all local government Comprehensive Plans.

Policy 6.2: The Town of Haverhill commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised, as required, to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC).

TABLE 11-1

CONCURRENCY SERVICE AREA (CSA) BOUNDARY DESCRIPTIONS

The Palm Beach County School District is divided into twenty one CSAs for school concurrency. The Palm Beach County School CSA boundaries, described in the following paragraphs, are bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2, F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

<u>CSA</u>	<u>Boundaries</u>
#1	<p>NORTH -The Martin / Palm Beach County Border            SOUTH -Donald Ross Rd            EAST -The Atlantic Ocean            WEST -Florida’s Turnpike</p>
#2	<p>NORTH -The Martin / Palm Beach County Border            SOUTH -Donald Ross Rd and the South Section Line of Sections (using T-R-S) 41-42-2 1. 41-42~20, 41-42-19. 41-41-24, and 41-41-23, then Southwest along the centerline of the C-I 8 canal to the Bee Line Hwy            EAST -Florida’s Turnpike            WEST -Bee Line Hwy</p>
#3	<p>NORTH -Donald Ross Rd            SOUTH -The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42.42-12, East of Military Trail, then South along Military Trail to Northlake Blvd. then West along Northlake Blvd to Florida’s Turnpike            EAST -The Atlantic Ocean            WEST -Florida’s Turnpike</p>
#4	<p>NORTH -The South Section Line of Sections(using — T-R-S) 41-42-21, 41-42-20, 41-42-19. 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy. then Northwest along the Bee Line Hwy until the intersection of Bee Line Hwy and the West Section Line of Section 41-41-18            SOUTH -Northlake Blvd West to Grapeview Blvd. North along Grapeview Blvd to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07</p>

- EAST -Florida's Turnpike  
 WEST -The West Section Line of (using T-R-S)  
 41-41-18 South of the Bee Line Hwy. and the West  
 Section Lines of Sections 41-41-19. 41-41-30.  
 41-41-31, 42-41-06, and 42-41-07
- #5
- NORTH -The South Section Line of Sections (using  
 T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and  
 42-42-12 West to Military Trail  
 SOUTH -The South Section Line of Sections (using  
 T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31,  
 and 42-42-36 West to Military Trail  
 EAST -The Atlantic Ocean  
 WEST -Military Trail
- #6
- NORTH -Northlake Blvd  
 SOUTH -The South Section Line of Sections (using T-R-S) 42-42-  
 36 West of Military Trl, 42-42-35, 42-42-34, 42-42-33, 42-42-32,  
 and 42-42-31  
 EAST – Military Trl  
 WEST – The West Section Line of Sections (using TRS) 42-42-18,  
 42-42-19, 42-42-30, and 42-42-31
- #8
- NORTH -The South Section Line of Sections (using  
 T-R-S) 42-43-34. 42-43-33, 42-43-32. 42-43-3 1, and  
 42-42-36 West to Military Trail  
 SOUTH -The North Line of the South Half of Sections  
 (using TRS) 43-43-23. 43-43-22, 43-43-2 1.  
 43-43-20, 43-43-19, and 43-42-24 East of  
 Military Trail  
 EAST -The Atlantic Ocean  
 WEST -Military Trail  
 NORTH -The South Section Line of Sections (using  
 T-R-S) 42-42-36 (West of Military Trail), 42-42-35,  
 42-42-34, 42-42-3 3, 42-42-32. and 42-42-31  
 SOUTH -The North Section Line of Sections  
 (using TRS) 43-42-24 West of Military Trail,  
 43-42-23, 43-42-22. 43-42-21. 43-42-20. and  
 43-42-19  
 EAST -Military Trail



WEST -The West Section Line of Sections (using T.R-S) 43-42-06, 43-42-07, 43-42-18, and 43-42-19 North of the South Line of the North Half

NORTH -Northlake Blvd West to Grapeview Blvd.  
North along Grapeview Blvd. then West along the South Section Line of Sections (using T-R-S) 42-41-08. and 42-41-07, then South along the West Section Line of 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve. West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14. 42-40-15, 42-40-17. and 42-40-18. then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13. then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13

SOUTH -Southern Blvd West of 441, West to the West Section Line of Section (using T-R-S) 43-40-3 3

EAST -The East Section Line of Sections (using T.R-S) 43-41-01. 43-41-12. 43-41-13, 43-41-24. 43-41-25, and 43-41-36 South to Southern Blvd

WEST -The L-8 Canal South of the South Section Line of Section (using T-R-S) 42-40-31 and West of the West Section Line of Section 43-40-08, the West Section Line of Section 43-40-08 South -of the L-8 Canal, the West Section Line of Sections 43-40-16, 43-40-21, 43-40-28, and 43-40-33 South to Southern Blvd

#11

NORTH -The North Line of the South Half of Sections (using TRS) 43-43-23. 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trail

SOUTH -The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03. 44-43-04, 44-43-05, 44-43-06, and 44-42-0 1 East of Military Trail

EAST -The Atlantic Ocean -

WEST -Military Trail

#12

NORTH -The North Section Line of Sections (using TRS) 43-42-24 West of Military Trail. 43-42-23, 43-42-22, 43-42-21. 43-42-20, and 43-42-19

SOUTH -The South Section Line of Sections (using T.R-S) 44-42-01 West of Military Trail, 44-42-02, 44-42-03, 44-42-04, 44-42-05, and 44-42-06 EAST -Military Trail

WEST -The West Section Line of Section (using T.-R-S) 43-42-19 South of the North Line of the South Half, and State Rd 7

#14

NORTH -The South Section Line of Sections (using T-R-S) 44-43-02, 44-43-03, 44-43-04, 44-43-05, 44-43-06. and 44-42-01 East of Military Trail

SOUTH -The South Section Line of Sections (using T-R-S) 44-43-26. 44-43-27. 44-43-28. 44-43-29, 44-43-30. and 44-42-25 East of Military Trail

EAST -The Atlantic Ocean

WEST -Military Trail

#15

NORTH -The South Section Line of Sections (using - T-R-S) 44-42-01 West of Military Trail. 44-42-02, 44-42-03. 44-42-04, 44-42-05, and 44-42-06

SOUTH -The L-14 Canal

EAST -Military Trail

WEST -State Rd 7

#16

NORTH -Southern Blvd West of 441. West to the West Section Line of Section (using T-R-S) 43-40-33

SOUTH -The South Section Line of Sections (using T-R-S) 44-41-25. 44-41-26, 44-41-27. 44-41-28, 44-41-29, and 44-41-30 East of the L-40 Canal

EAST -U.S. Hwy 441 / State Rd 7

WEST -The L-40 Canal and the West Section Line of Section 43-40-33 South of Southern Blvd

#17

NORTH -The South Section Line of Sections (using T-R-S) 44-43-26. 44-43-27. 44-43-28. 44-43-29, 44-43-30, 44-42-25, 44-42-26. and 44-42-27 East of Jog Rd

SOUTH -The Boynton Canal

EAST -The Atlantic Ocean

WEST -Jog Rd

#18

NORTH -The L-14 Canal West to the Florida Turnpike. then North along the Turnpike to the South Section Line of Section (using T-R.S) 44-4 1.29. then West along the South Section Line of Sections 44-42-30, 44-41-25, 44-41-26, 44-41-27, 44-41-28, 44-41-29 and 44-41-30 East of the L.40 Canal

SOUTH -The Boynton Canal

EAST -Jog Rd

WEST -The L-40 Canal

#19

NORTH -The Boynton Canal

SOUTH -The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05. 46-43-06, 46-42-01. 46-42-02. 46-42.03. 46-42-04. 46-42-05. 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-0 1 extended to the L.40 Canal

EAST -The Atlantic Ocean

WEST -The L-40 Canal

#20

NORTH -The South Section Line of Sections (using T-R-S) 46-43-03, 46-43-04, 46-43-05, 46-43-06, 46-42-01. 46-42-02, 46-42-03. 46-42-04. 46-42-05, 46-42-06, State Rd 7 South to the South Section Line of Section 46-41-01, West along the South Section Line of Section 46-41-01 extended to the L-40 Canal

SOUTH -The South Section Line of Sections (using T-R.S) 46-43-28, 46-43-29, 46-43-30. 46-42-21 46-42-26, 46-42-27, 46-42-28. 46-42-29,46-42-30, 46-41-25, and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of 1-95 generally. approximates the C-15 Canal

EAST -The Atlantic Ocean

WEST -The L-40 Canal

#21

NORTH -The South Section Line of Sections (using T-R-S) 46-43-28, 46-43-29, 46-43-30. 46-42-25, 46-42-26. 46-42-27. 46-42-28, 46-42-29. 46-42-30. 46-41-25. and 46-42-26 East of the L-40 Canal, the portion of the line formed by these Section Lines West of 1-95 generally approximates the C-15 Canal

SOUTH -The Palm Beach / Broward County Border

EAST -The Atlantic Ocean

WEST -The L-40 and L-36 Canals

#22

NORTH -The Martin / Palm Beach County Borden

SOUTH -The Palm Beach / Broward County Border

EAST -From the Martin / Palm Beach County Borden. the Bee Line Hwy South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31. 42-41-06. 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve. West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15. 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along The West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21. 44-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach / Broward County Border.

WEST -The Shoreline of Lake Okeechobee South to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22. and 41-37-23, then South along the East Section Line of Sections 41-37-26. 41-37-35, 42-37-02. 42-37-11. 42-37-14. 42-37-23. 42-37-26, and 42-37-35. then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02. 43-37-11. 43-37-14. 43-37-23, 43-37-26, and 43-37-35. then in a Southerly direction to the East Section Line of Section 44-37-02. then South along the East Section Line of Sections 44-37-02. 44-37-11. 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22. 44-35-15, 44-35-10, 44-35-03, 43-35-34 and 43-35-27 to the Shoreline of Lake Okeechobee. then Westerly along the Shoreline of Lake

Okeechobee to the Palm Beach / Hendry County Border,  
 South along the Palm Beach / Hendry County Border to the  
 Palm Beach / Broward County Border

#23

NORTH -The South Section Line of Sections (using  
 T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23  
 SOUTH -The L-16 and L-21 Canals, also referenced as the Bolles Canal  
 EAST -The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-  
 35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and  
 42-37-35, then West along the South Section Line of Section  
 42-37-35 to the East Section Line of Section 43-37-02, then  
 South along the East Section Lines of Sections 43-37-02, 43-  
 37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a  
 Southerly direction to the East Section Line of Section 44-37-  
 02, then South along the East Section Line of Sections 44-37-  
 02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal  
 WEST -The West Section Line of Sections (using T-R-S) 43-35-27 South  
 of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-  
 35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34  
 South to the L-2 1 or Bolles Canal

TABLE 11 –2  
 PUBLIC SCHOOL CONCURRENCY MAP SERIES

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Enrollment numbers based on FY20001- FY2005 Five-Year Plan of the School District of Palm Beach County 3/1/2001

**CONCURRENCY SERVICE AREA 18**

SCHOOL NAME	00/01			03/02			02/03			03/04			04/05			05/06		
	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.
Manatee Elementary	1238	978	126%	1079	978	110%	1047	978	107%	1056	978	108%	1059	978	108%	1030	978	105%
Coral Reef Elementary	1084	870	112%	979	870	101%	1092	970	113%	1101	970	114%	1089	970	110%	1046	970	108%
<b>Total Elementary</b>	<b>2320</b>	<b>1948</b>	<b>119%</b>	<b>2058</b>	<b>1848</b>	<b>106%</b>	<b>2139</b>	<b>1948</b>	<b>110%</b>	<b>2157</b>	<b>1948</b>	<b>111%</b>	<b>2128</b>	<b>1948</b>	<b>109%</b>	<b>2076</b>	<b>1948</b>	<b>107%</b>
Woodlands Community Middle	1725	1443	120%	1575	1443	109%	1605	1443	111%	1650	1443	114%	1695	1443	117%	1710	1443	119%
<b>Total Middle</b>	<b>1725</b>	<b>1443</b>	<b>120%</b>	<b>1575</b>	<b>1443</b>	<b>109%</b>	<b>1605</b>	<b>1443</b>	<b>111%</b>	<b>1650</b>	<b>1443</b>	<b>114%</b>	<b>1695</b>	<b>1443</b>	<b>117%</b>	<b>1710</b>	<b>1443</b>	<b>119%</b>

Cross reference the schools in this CSA with Capital Facilities Plan, Chapter 4, Planning Zones 10.

**Elementary**

Manatee Elementary

To receive enrollment relief with the opening of the new Boynton/Delray Area Elementary (M) in 2002.

Coral Reef Elementary

Monitor enrollment.

**Middle**

Woodlands Community Middle

A Technical Advisory Group (T.A.G.) school capacity study will be undertaken prior to 2004. To receive enrollment relief with schools in neighboring CSAs by 2004.

**Notes:**

- \* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

**CONCURRENCY SERVICE AREA 21**

(Continued)

Cross reference the schools in this CSA with Capital Facilities Plan, Chapter 4, Planning Zones 12,13 and 14.

**Elementary Schools**

<b>Addison Mizner Elementary</b>	To receive enrollment relief with the modernization of Boca Raton Elementary in 2002.		<b>Middle Schools</b>	
<b>Boca Raton Elementary</b>	Modernization completed in 2002. New capacity 490.		<b>Eagles Landing Middle</b>	To receive enrollment relief with the opening of new Boca Raton Area middle school (GG) in 2003.
<b>Coral Sunset Elementary</b>	To receive enrollment relief with the opening of the new West Boca Area Elementary School (H) in 2001.		<b>Loggers Run Middle</b>	To receive enrollment relief with the new Boca Raton Area middle school (GG) in 2003.
<b>Del Prado Elementary</b>	To receive enrollment relief with the opening of the New West Boca Area Elementary School in 2001.		<b>Omnit Middle</b>	Monitor enrollment.
<b>Hammock Pointe Elementary</b>	To receive enrollment relief with the opening of the new West Boca Area Elementary School (H) in 2001.		<b>New West Boca Raton Area Middle (98-GG)</b>	Scheduled to open in 2003. New capacity 1000.
<b>Sandpiper Shores Elementary</b>	To receive enrollment relief with the opening of the new West Boca Area Elementary School (H) in 2001.		<b>High Schools</b>	
<b>Whispering Pines Elementary</b>	Monitor enrollment.		<b>Boca Raton High</b>	Modernization completed in 2003. New capacity 2500.
<b>New West Boca Raton Area Elementary (98-H)</b>	To open in 2001; capacity 970. To provide relief within this and neighboring CSAs.		<b>Olympic Heights High</b>	To receive enrollment relief with the opening of Atlantic High School addition in 2004.
			<b>Spanish River High</b>	To receive enrollment relief with the modernization of Boca Raton High School in 2003.

**Notes:**

\* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

**CONCURRENCY SERVICE AREA 20**

SCHOOL NAME	00/01			01/02			02/03			03/04			04/05			05/06		
	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util
Banyan Creek Elementary	1022	777	132%	1045	777	134%	768	777	98%	722	777	93%	741	777	95%	742	777	95%
Merikami Park Elementary	987	1025	95%	992	1025	97%	999	1025	97%	1003	1025	98%	1016	1025	99%	1056	1025	103%
Orchard View Elementary	939	1034	91%	976	1034	94%	932	1034	90%	1001	1034	97%	1021	1034	99%	1028	1034	99%
Pine Grove Elementary	703	728	97%	724	728	99%	703	728	97%	711	728	98%	720	728	99%	724	728	99%
Plumosa Elementary	583	671	87%	566	671	84%	559	671	83%	551	671	82%	545	671	81%	562	671	84%
S.D. Spady Elementary	481	441	109%	593	441	134%	568	441	133%	580	441	132%	577	600	96%	592	600	99%
Village Academy	214	490	44%	328	490	67%	402	490	82%	479	490	98%	498	490	102%	504	490	103%
<b>Total Elementary</b>	<b>4929</b>	<b>5166</b>	<b>95%</b>	<b>5224</b>	<b>5166</b>	<b>101%</b>	<b>5011</b>	<b>5166</b>	<b>97%</b>	<b>5047</b>	<b>5166</b>	<b>98%</b>	<b>5118</b>	<b>5325</b>	<b>96%</b>	<b>5208</b>	<b>5325</b>	<b>98%</b>
Carver Middle	1711	1377	124%	1229	1377	89%	1144	1377	83%	1101	1377	80%	1088	1377	79%	1072	1377	78%
<b>Total Middle</b>	<b>1711</b>	<b>1377</b>	<b>124%</b>	<b>1229</b>	<b>1377</b>	<b>89%</b>	<b>1144</b>	<b>1377</b>	<b>83%</b>	<b>1101</b>	<b>1377</b>	<b>80%</b>	<b>1088</b>	<b>1377</b>	<b>79%</b>	<b>1072</b>	<b>1377</b>	<b>78%</b>

Cross reference the schools in this CSA with Capital Facilities Plan, Chapter 4, Planning Zones 11,17 and 18.

**Elementary Schools**

Banyan Creek Elementary

To receive enrollment relief with the opening of the new Boynton/Delray Area Elementary (I) in 2002.

Merikami Park Elementary

Magnet without boundaries.

Pine Grove Elementary

Magnet with boundaries.

S.D. Spady Elementary

Magnet without boundaries. Addition in 2004. New capacity 600.

Village Academy Elementary

Magnet without boundaries. Opens in 2000 for grades K-2. Capacity 480. An additional grade will be added each year to achieve K-5 by 2003.

**Notes:**

\* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

**Middle Schools**

Carver Middle

To receive enrollment relief with the opening of the new Boca/Delray Area Middle School (BB) in 2001.



**CONCURRENCY SERVICE AREA 21**

SCHOOL NAME	03/01			03/02			02/03			03/04			04/05			05/06		
	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util
Addison Mizner Elementary	805	657	133%	822	657	125%	706	657	107%	688	657	104%	683	657	104%	689	657	106%
Boca Raton Elementary	335	225	149%	313	225	139%	319	490	65%	400	490	82%	385	490	79%	396	490	79%
Callusa Elementary	470	779	60%	550	779	71%	512	778	66%	484	778	62%	474	779	61%	497	779	64%
Coral Sunset Elementary	969	797	122%	819	797	103%	800	797	100%	775	797	97%	782	797	98%	802	797	101%
Del Prado Elementary	1207	767	157%	885	767	115%	814	767	106%	818	767	107%	821	767	107%	816	767	106%
Hammock Pointe Elementary	948	775	122%	863	775	111%	856	775	111%	845	775	109%	847	775	109%	843	775	109%
J.C. Mitchell Elementary	702	778	90%	706	779	91%	690	779	88%	678	779	87%	670	779	86%	685	779	89%
Sandpiper Shores Elementary	1270	790	161%	820	790	104%	769	790	97%	788	790	100%	818	790	104%	835	790	106%
Verde Elementary	741	759	98%	812	759	107%	823	759	108%	804	759	106%	806	759	106%	827	759	109%
Waters Edge Elementary	783	1050	75%	817	1050	78%	829	1050	79%	866	1050	82%	942	1050	90%	950	1050	90%
Whispering Pines Elementary	904	825	110%	831	825	101%	777	825	94%	764	825	93%	756	825	92%	785	825	95%
New West Boca Raton Area Elem 96-H				867	970	91%	1017	970	105%	1048	970	108%	1016	970	105%	1028	970	106%
<b>Total Elementary</b>	<b>9244</b>	<b>8203</b>	<b>113%</b>	<b>9145</b>	<b>9173</b>	<b>100%</b>	<b>8914</b>	<b>9438</b>	<b>94%</b>	<b>8968</b>	<b>9438</b>	<b>95%</b>	<b>9002</b>	<b>9438</b>	<b>95%</b>	<b>9163</b>	<b>9438</b>	<b>97%</b>
Boca Raton Middle	1182	1216	98%	1200	1216	99%	1222	1216	100%	1218	1216	100%	1203	1216	99%	1180	1216	97%
Eagles Landing Middle	1425	1330	107%	1572	1330	118%	1630	1330	123%	1358	1330	102%	1408	1330	106%	1360	1330	102%
Leggerts Run Middle	1407	1216	115%	1655	1216	136%	1795	1216	148%	1209	1216	99%	1239	1216	102%	1235	1216	102%
Ornni Middle	1263	1251	101%	1275	1251	102%	1357	1251	108%	1352	1251	108%	1360	1251	109%	1344	1251	107%
New Boca Raton Area Middle 96-GG										835	1000	84%	963	1000	96%	1005	1000	101%
<b>Total Middle</b>	<b>5287</b>	<b>5013</b>	<b>105%</b>	<b>5702</b>	<b>5013</b>	<b>114%</b>	<b>6004</b>	<b>5013</b>	<b>120%</b>	<b>6072</b>	<b>6013</b>	<b>101%</b>	<b>6173</b>	<b>6013</b>	<b>103%</b>	<b>6124</b>	<b>6013</b>	<b>102%</b>
Boca Raton High	1844	2018	91%	2013	2016	100%	1837	2016	96%	2413	2500	97%	2555	2500	102%	2659	2500	107%
Olympic Heights High	2568	2587	99%	2992	2587	115%	3014	2587	117%	2774	2587	107%	2774	2587	107%	2856	2587	110%
Spanish River High	3235	2378	136%	3372	2378	142%	3304	2378	139%	2720	2378	114%	2694	2378	109%	2805	2378	110%
<b>Total High</b>	<b>7648</b>	<b>6981</b>	<b>110%</b>	<b>8377</b>	<b>6981</b>	<b>120%</b>	<b>8221</b>	<b>6981</b>	<b>118%</b>	<b>8147</b>	<b>7465</b>	<b>109%</b>	<b>7923</b>	<b>7465</b>	<b>106%</b>	<b>8020</b>	<b>7465</b>	<b>107%</b>

Notes:  
\* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

CONTINUED ON FOLLOWING PAGE

**CONCURRENCY SERVICE AREA 19**

SCHOOL NAME	00/01			01/02			02/03			03/04			04/05			05/06		
	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.
Forest Park Elementary	634	619	102%	685	619	112%	683	619	112%	660	619	111%	675	619	109%	682	619	110%
Galaxy Elementary	709	652	109%	694	652	106%	653	652	100%	619	652	95%	591	652	91%	603	652	92%
Hagen Road Elementary	523	713	73%	542	713	76%	535	713	75%	558	713	78%	578	713	81%	622	713	87%
Poinciana Elementary	680	922	75%	721	922	78%	718	922	78%	710	922	77%	707	922	77%	723	922	78%
New Boynton/Delray Area Elem. (88-I)				800	970	93%	800	970	93%	1010	970	104%	1032	970	106%	1046	970	108%
<b>Total Elementary</b>	<b>2556</b>	<b>2906</b>	<b>88%</b>	<b>2652</b>	<b>2906</b>	<b>91%</b>	<b>3499</b>	<b>3876</b>	<b>90%</b>	<b>3587</b>	<b>3876</b>	<b>93%</b>	<b>3563</b>	<b>3876</b>	<b>92%</b>	<b>3676</b>	<b>3876</b>	<b>95%</b>
Congress Community Middle	1375	1344	102%	1016	1344	76%	1011	1344	75%	1004	1344	75%	1014	1344	75%	1021	1344	76%
New Boynton/Delray Area Middle (88-BB)				749	1300	58%	923	1300	71%	1015	1300	78%	1013	1300	78%	1008	1300	78%
<b>Total Middle</b>	<b>1375</b>	<b>1344</b>	<b>102%</b>	<b>1765</b>	<b>2644</b>	<b>67%</b>	<b>1934</b>	<b>2644</b>	<b>73%</b>	<b>2019</b>	<b>2644</b>	<b>76%</b>	<b>2027</b>	<b>2644</b>	<b>77%</b>	<b>2029</b>	<b>2644</b>	<b>77%</b>
Atlantic High	2852	1747	163%	2133	1747	122%	2176	1747	125%	2212	1747	127%	2467	2500	99%	2411	2500	96%
<b>Total High</b>	<b>2852</b>	<b>1747</b>	<b>163%</b>	<b>2133</b>	<b>1747</b>	<b>122%</b>	<b>2176</b>	<b>1747</b>	<b>125%</b>	<b>2212</b>	<b>1747</b>	<b>127%</b>	<b>2467</b>	<b>2500</b>	<b>99%</b>	<b>2411</b>	<b>2500</b>	<b>96%</b>

Cross reference the schools in this CSA with Capital Facilities Plan, Chapter 4, Planning Zones 11 and 18.

**Elementary Schools**

Forest Park Elementary  
 Monitor enrollment.  
 New Boynton/Delray Area Elementary (88-I)  
 Open in 2002. Capacity 970.  
 Poinciana Elementary  
 Magnet without boundaries.

**Middle Schools**

Congress Community Middle  
 New Boynton/Delray Area Middle (88-BB)  
 High Schools  
 Atlantic High

To receive enrollment relief with the opening of the new Boca/Delray Area Middle School (88) in 2001.

Open in 2001. Capacity 1300.

To receive enrollment relief with the opening of new Boynton Beach Area High School (III) in 2001. Modernization completed in 2004. New capacity 2500.

**Notes:**  
 \* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

**CONCURRENCY SERVICE AREA 22 - No schools**

**CONCURRENCY SERVICE AREA 23**

SCHOOL NAME	00/01			01/02			02/03			03/04			04/05			05/06		
	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.	Enroll.	Cap.	Util.
Belle Glade Elementary	761	1020	75%	765	1020	75%	766	1020	75%	763	1020	75%	731	1020	72%	749	1020	73%
Glada View Elementary	501	663	76%	582	663	88%	553	663	83%	547	663	83%	547	663	83%	552	663	83%
Gove Elementary	765	807	95%	809	807	100%	835	807	104%	837	807	104%	851	807	103%	819	807	101%
K.E. Cunningham/Canal Point Elem	617	767	80%	645	767	84%	632	767	82%	642	767	84%	619	767	81%	628	767	82%
Pahokee Elementary (K-6)	682	250	273%	770	725	106%	751	725	104%	739	725	102%	741	725	102%	743	725	102%
Pioneer Park Elementary	681	1045	65%	666	1045	64%	641	1045	61%	620	1045	59%	617	1045	59%	623	1045	60%
Rosenwald Elementary	424	708	60%	494	708	70%	470	708	66%	470	708	66%	461	708	65%	452	708	64%
<b>Total Elementary</b>	<b>4411</b>	<b>5260</b>	<b>84%</b>	<b>4731</b>	<b>5735</b>	<b>82%</b>	<b>4649</b>	<b>5735</b>	<b>81%</b>	<b>4618</b>	<b>5735</b>	<b>81%</b>	<b>4547</b>	<b>5735</b>	<b>79%</b>	<b>4566</b>	<b>5735</b>	<b>80%</b>
Lake Shore Middle	1237	1500	82%	1199	1500	80%	1171	1500	78%	1136	1500	76%	1121	1500	75%	1116	1500	74%
<b>Total Middle</b>	<b>1237</b>	<b>1500</b>	<b>82%</b>	<b>1199</b>	<b>1500</b>	<b>80%</b>	<b>1171</b>	<b>1500</b>	<b>78%</b>	<b>1136</b>	<b>1500</b>	<b>76%</b>	<b>1121</b>	<b>1500</b>	<b>75%</b>	<b>1116</b>	<b>1500</b>	<b>74%</b>
Glades Central High	1410	1596	88%	1540	1596	96%	1451	1596	91%	1403	1596	88%	1376	1596	86%	1348	1596	84%
Pahokee Mid/Sr. (Grades 7-12)	1079	1308	82%	1049	1308	80%	1044	1308	80%	1000	1308	76%	962	1308	74%	902	1308	69%
<b>Total High</b>	<b>2489</b>	<b>2804</b>	<b>88%</b>	<b>2589</b>	<b>2904</b>	<b>89%</b>	<b>2495</b>	<b>2904</b>	<b>86%</b>	<b>2403</b>	<b>2904</b>	<b>83%</b>	<b>2338</b>	<b>2904</b>	<b>81%</b>	<b>2260</b>	<b>2904</b>	<b>77%</b>

Cross reference the schools in this CSA with Capital Facilities Plan, Chapter 4, Planning Zones 15 and 16.

**Elementary Schools**

- Gove Elementary: Evaluate program driven space needs and develop a long-range plan to reduce relocatable use.
- Pahokee Elementary (K-6): Modernization completed in 2001. New capacity 725.

**Notes:**

- \* The program and boundary adjustments necessary to effectively utilize capacity may occur at any time.

## 12.0 PROPERTY RIGHTS ELEMENT

### 12.1 GOALS, OBJECTIVES AND POLICIES

Residents of the Town of Haverhill have chosen to live in the Town and often have bought a home, the most significant financial decision many people make, and, oftentimes, have started a business in or are employed in the Town. Decisions are made because of issues that the Town addresses such as the condition of streets and parks, the proximity to daily needs, and community safety. Businesses locate in the Town for its resources. They care about human assets, such as customers and workers. And residents, businesses, and property owners, alike, care about physical assets such as public infrastructure and the environment/natural resources available within the Town. Businesses rely on local government plans so they can count on these resources being available. Real estate investors study Town rules and regulations in order to make financial plans and accurately evaluate investment opportunities. For investments in real estate to have low risk, the Town must protect and improve the quality of a community over time. Land values reflect how desirable a community is in many ways. Regulating land use and protecting property rights are not conflicting goals. Rather, local government rules and regulations generally create value in property and bring stability to real estate markets and the community values of a jurisdiction. Rules that benefit the public also protect property rights. A local government's process for regulating land greatly impacts real estate markets and property rights. Transparency, predictability and reliability are strategies for implementing land use rules and regulations in a way that benefits people and respects property rights. Transparency means people can see and participate in processes for developing rules and regulations. Predictability means a local government follows rules and regulations that are clear and unambiguous as a result of professional drafting of the documents and civic-oriented public officials deliberating upon proposals which are ultimately adopted or enacted. Real estate investors should be able to read rules and regulations that are clear and understandable and be able to readily ascertain whether local government will be likely to permit a development proposal. Residents should be able to read rules and regulations and then know what kind of development will most reasonably occur in their community. Reliability means a local government follows through on its commitments. Local governments should make realistic plans and should follow them. And, local governments should only change their plans and rules and regulations after thorough consideration and broad as possible participation that would have the most potential of leading to strong support or consensus. When a government is reliable, people can make long-term investments in the community which is one key to a successful local economy. The Town is dedicated to attaining the most benefits from sound planning for its citizens and those who own property and businesses within the Town.

### 12.1 GOAL, OBJECTIVES, AND POLICIES

#### 12.1.1 Town Goal Statement.

The Town of Haverhill shall make all local decisions with respect for private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

### 12.1.2. Objectives and Policies

**OBJECTIVE 1:** The Town of Haverhill shall respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1: The Town of Haverhill shall consider in its decision-making the right of a property owner to physically possess and control his, her or its interests in the property including, but not limited to, rights arising from easements, leases, or mineral rights.

Policy 1.2: The Town of Haverhill shall consider in its decision-making the right of a property owner to use, maintain, develop, and improve his, her or its property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3: The Town of Haverhill shall consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4: The Town of Haverhill shall consider in its decision-making the right of a property owner to dispose of his, her or its property through sale or gift.

Policy 1.5: The Town of Haverhill shall adhere to the rule of law in making land use decisions whether legislative, administrative, or quasi-judicial.

Policy 1.6: The Town's land development regulations shall provide for applicable processes, procedures and standards to implement this Objective.

**OBJECTIVE 2:** People have the right to participate in planning and development decisions that affect their lives and property. The Town of Haverhill's decision-making processes and procedures shall be transparent so that all people may reasonably participate in decisions that affect their lives and property.

Policy 2.1: The Town of Haverhill recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any affected person may participate in, as is consistent with controlling law, and be a party to, a hearing on a land use decision. Likewise, the general public which may not have true legal standing under controlling law, shall have the right to participate as is established under Florida law.

Policy 2.2: The Town of Haverhill recognizes that it should make planning and development decisions in response to true and accurate information. The Town of Haverhill shall, in accordance with controlling law, provide every affected person an opportunity to be heard, to present and rebut evidence and to be informed of all information on which the Town bases its decision as is required under Florida law.

Policy 2.3: The Town of Haverhill recognizes that a person cannot participate in decisions about which they are unaware. The Town shall provide notice as required by controlling law and shall adhere to a policy of open meetings and freedom to review and copy public records which are bedrock principles of Florida law.

Policy 2.4: The Town of Haverhill recognizes that planning and development decisions raise issues which the Town may not be capable of adequately addressing in a single hearing, and that the best decisions are made when every affected person has the opportunity to participate early and throughout the decision-making process.

Policy 2.5: The Town's land development regulations shall provide for applicable processes, procedures and standards to implement this Objective.

OBJECTIVE 3: People rely on the land use designations assigned to real property under the provisions of the Town's *Comprehensive Plan* and on the zoning districts or classifications assigned to properties when deciding how to use property. The Town of Haverhill's decision-making processes shall be reliable and predictable to promote sound, long-term investments in the community.

Policy 3.1: The Town of Haverhill shall respect the right of people, including elected and appointed officials, citizens, and property owners, to fairly evaluate proposed decisions relating to real property.

Policy 3.2: The decision-making processes of the Town shall ensure that public meetings and public hearings afford the right to participation by the public as a general matter and afford administrative due process with regard to matters that are decided in the course of quasi-judicial hearing processes and procedures.

Policy 3.3: The Town's land development regulations shall provide for applicable processes, procedures and standards to implement this Objective.