

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C3

From: Staff

Date: October 21, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Greenacres Comprehensive Plan
Amendment No. 16-1ER

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Greenacres contains text changes to the Conservation, Infrastructure, Future Land Use, Intergovernmental Coordination, and Capital Improvement elements of the comprehensive plan. The proposed changes are based on the city's Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Conservation, Infrastructure, Future Land Use, Intergovernmental Coordination, and Capital Improvement elements of the comprehensive plan. The proposed amendment is based on the city's EAR, which took place in 2015. The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. The city's EAR-based amendment incorporates updated references, dates, and other information required to be consistent with the Florida Statutes. The city has provided complete versions of each of the elements showing the changes in underline and strikethrough format. Because of the extensive volume of material in the amendment package, the revised elements have been

provided as a supplement to this report on Council's website. The most significant changes in the comprehensive plan are summarized below:

Conservation Element

- Revise the Inventory and Analysis section of the element to describe: 1) recently adopted Ordinance 2016-14 addressing the special flood hazard areas within the city identified by the Federal Emergency Management Agency (FEMA); 2) the city's participation in the National Flood Insurance Program (NFIP); and 3) the city's participation in the NFIP Community Rating System in anticipation of impacts from pending amendments to FEMA Flood Insurance Rate Maps.
- Add new Objective 7 committing to enforcement of the city's Floodplain Management Ordinance (2016-14) to prevent the loss of life and property through the restriction of building in special flood hazard areas.
- Add new Policy a, which indicates the city shall participate in the NFIP Community Rating System and strive to maintain or improve its current rating.
- Add new Policy b, which states the city shall participate in the Insurance Service Office, Inc. Building Code Effectiveness Grading Schedule and strive to maintain or improve its current rating system.

Infrastructure Element

- Revise Policy e under Objective 8 to indicate that roadway capacity concurrency may also be satisfied through compliance with Section 163.3108, Florida Statutes, concerning proportionate share payments and existing deficiencies.
- Revise Policy e under Objective 8 to refer to the city's adopted level of service standards provided in the Infrastructure Element.

Future Land Use Element

- Revise Policy a under Objective 1 to refer to the city's adopted level of service standards provided in the Infrastructure Element.
- Add new Policy b under Objective 12 to include language supporting the requirements for addressing land use compatibility for electric substations consistent with Section 163.3208, Florida Statutes.

Intergovernmental Coordination Element

- Revise Policy a under Objective 1 to indicate the city shall utilize the Palm Beach County Intergovernmental Plan Amendment Review Committee dispute resolution process and shall cooperate with Treasure Coast Regional Planning Council and all other local

governments in a dispute resolution process for facilitating intergovernmental coordination, as prescribed in Section 186.509, Florida Statutes.

Capital Improvements Element

- Revise Policy e under Objective 1 to indicate Capital Improvement Projects will be implemented in order to maintain the city's adopted level of service standards established in the plan. The projects shall be identified as either funded or unfunded and given a level of priority for funding.
- Revise Policy a under Objective 4 to refer to the city's adopted level of service standards provided in the Infrastructure Element.
- Add new Policy f under Objective 4 to indicate the city shall continue to apply concurrency to transportation facilities based on the approved level of service standards set forth in Objective 1, Policy a of the Infrastructure Element through the Concurrency Management System established in Objective 8 of the Infrastructure Element.
- Add new Policy g under Objective 4 to indicate the city's schedule of transportation improvements shall include transportation improvements in the Palm Beach Metropolitan Planning Organization's transportation improvement program adopted pursuant to Section 339.175, Florida Statutes to the extent that such improvements are relied upon to ensure concurrency and financial feasibility in the city.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

City staff indicated the proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on August 5, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Greenacres and the Florida Department of Economic Opportunity.

Attachment

