

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B4

From: Staff

Date: February 16, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Tequesta Comprehensive Plan
Amendment No. 18-1ER

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 Village of Tequesta was received on January 22, 2018 and contains text changes to the Future Land Use, Transportation, Housing, Utilities (Infrastructure), Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, and Public School Facilities elements of the comprehensive plan as well as the Map Series. The proposed changes are based on the village'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 Future Land Use, Transportation, Housing, Utilities (Infrastructure), Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, and Public School Facilities elements of the comprehensive plan as well as the Map Series based on the village's EAR, which was completed in January of 2016. 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 village also sought to update the plan by embracing the sustainable community concept of "An urban area with a long-term planning and

management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality; choices in housing type, price and size; and a unique identity.” The village has provided complete versions of each of the elements showing the changes in strikethrough and underline 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:

Future Land Use Element

- Revise Goal 1.0.0 and add related policies to call for redevelopment, as well as development, to promote a strong sense of community within the established character of the village; encourage sustainability and protect natural resources; encourage redevelopment of commercial plazas to support economic development and sustainable planning practices; promote a vibrant economy and walkability through mixed use designations on main corridors; and monitor aesthetic and architectural initiatives through the Planning and Zoning Board.
- Revise Policy 1.5.8 to designate the Building Official as the Floodplain Administrator who shall coordinate the impacts of all new development and redevelopment within the coastal zone against existing hurricane evacuation plans.
- Revise Objective 1.7.0 and supporting policies to include the village’s Flood Damage Prevention Ordinance and flood resistant construction requirements of the Florida Building Code for development within Flood Insurance Map Zones; require the Floodplain Administrator to use that ordinance and code when reviewing development applications and plans in flood hazard areas and ensure development proposals are consistent with the need to minimize flood damage and be reasonably safe from flooding; require proposed new development to delineate flood hazard areas, floodway boundaries and flood zones, and design flood elevations on preliminary and final plats; and encourage local residents to participate in the National Flood Insurance Program (NFIP).
- Revise Policy 1.11.1 to include pedestrian and bicycle friendly design in beautification efforts and streetscape improvements on commercial corridors.
- Add Policy 1.15.2 to state annexation of unincorporated enclave areas shall be pursued consistent with Florida Statutes to ensure the provision of services.
- Add Objective 1.16.0 and supporting policies to protect and support urban forestry; care and manage tree populations for the purpose of maintaining and enhancing the urban environment and character of the village; consider trees as infrastructure; create mitigation provisions in the land development regulations to protect existing trees; encourage planting of additional trees; consider providing incentives to developers to preserve trees and natural resources and encourage additional tree plantings in green areas; and continue to support the village’s Tree and Landscape ordinance.

- Delete Goal 2.0.0 that addressed location of new and expanded sites for Public Educational facilities to ensure compatibility and consistency with the comprehensive plan and Florida Statutes. Policies related to allowing public educational facilities of the School District under the “Other Public Facilities” future land use category, and the village’s coordination with the Palm Beach County School District in the event of future annexation have been relocated within the element.

Transportation Element

- Add Policy 1.9.5 to encourage connectivity of roadways and cross connections of property with similar or compatible land uses to reduce congestion on arterial and collector roads, including bicycle and pedestrian connections, and utilize traffic calming techniques to minimize traffic impacts on residential neighborhoods.
- Add Objective 1.10.0 and supporting policies to promote Complete Streets that will accommodate all modes of transportation; review all proposed street modifications to ensure the proposals are consistent with and support village’s Complete Streets Vision; support the implementation of the U.S. Highway 1 Corridor Plan; continue to beautify pedestrian and bicycle paths through promotion of scenic corridors in neighborhoods and commercial districts; prepare a pedestrian and sidewalk network master plan; and prepare a bikeway network master plan in coordination with the Southeast Greenways and Trails Plan.

Housing Element

- Add Policy 1.1.6 to encourage neighborhood improvement and beautification programs that improve the condition of houses and quality of neighborhood life.
- Revise Policy 1.2.1 to support policies and initiatives that facilitate affordable and workforce housing alternatives
- Add Policy 1.2.5 to consider the use of accessory dwelling units, smaller homes, shared housing and co-housing to enable the elderly to remain in their own neighborhoods.
- Add Policy 1.2.6 to coordinate with the Treasure Coast Regional Planning Council to provide affordable and workforce housing.
- Add Policy 1.2.7 to consider auxiliary dwelling units associated with a principal dwelling unit as affordable and workforce housing where appropriate.
- Revise Policy 1.4.2 with respect to group homes to state that three unrelated individuals or less are allowable in all residential and mixed-use zoning districts, which may be permitted as a Special Exemption Use.

Utilities Element – Sanitary Sewer Sub-element

- Update references to the Loxahatchee River Environmental Control District (LRECD) and references to the Florida Administrative Code (FAC).
- Revise Policy 1.1.7 to indicate when a central sanitary sewer system becomes available, areas currently on septic tanks will be required to hook-up to the central system, consistent with State requirements.
- Add Policy 1.1.8 to consider supporting an evaluation of sanitary sewer facilities and infrastructure at risk from sea level rise within the LRECD’s wastewater master plan.
- Add Policy 1.2.3 to consider encouraging LRECD identify sanitary sewer facilities and collection and disposal infrastructure at risk from sea level rise and other related impacts and update the assessment every 5 years.
- Add Policy 1.2.4 to support LRECD design for additional capacity and impacts of increased coastal flooding that consider sea level rise, saltwater intrusion and other potential impacts, and plans for infrastructure replacement and relocation as needed.
- Add Policy 1.2.5 to consider encouraging LRECD retrofit of existing and construction of new sanitary sewer facilities and collection systems in coastal areas identified to be potentially impacted by sea level rise by 2040.

Utilities Element – Potable Water Sub-element

- Add Policy 1.1.5 to continue protection of existing wellfields, surface or subsurface storage facilities, control structures, water treatment plants, and transmission infrastructure from increased coastal flooding, considering sea level rise, saltwater intrusion, and other potential impacts, and plan for infrastructure replacement and relocation as needed.
- Add Policy 1.1.6 to consider identifying water infrastructure at risk from sea level rise projections and other related impacts, with updates every 5 years.
- Revise Objective 1.7.0 to move requirements for amending the comprehensive plan and 10-Year Water Supply Facilities Work Plan to a new Policy 1.7.1. Additionally, language is removed and placed in new Policy 1.7.2 to indicate the village’s work plan is designed to assess current and projected potable water demands; evaluate sources and capacities of available water supplies; and identify water supply projects to meet the village’s water demands for a ten-year period.
- Renumber Policy 1.7.1 to Policy 1.7.3 and revise to incorporate by references the Village’s 10-Year Water Supply Facilities Work Plan adopted by the Village Council by Ordinance 201-14 on February 12, 2015.

Utilities Element – Stormwater Management Sub-element

- Add Policy 1.2.8 to consider evaluation of the influences of sea level rise on the storm water system and consider adopting environmental and technically feasible strategies to adapt to sea level rise impacts and optimize benefits.

Utilities Element – Natural Groundwater Aquifer Recharge Supplement

- Add Policy 1.1.5 to consider supporting South Florida Water Management District (SFWMD) efforts to maintain and expand the regional groundwater monitoring network to assess the movement of the saltwater front and ensure adequate data for modeling progression of sea level rise and saltwater intrusion.

Conservation Element

- Revise Goal 1.0.0 to indicate sustainable growth and development will be accommodated in the village without compromising the biodiversity and intrinsic value of natural resources through conservation, protection, enhancement, and management of resources to ensure a high quality of natural environment.
- Revise Objective 1.1.0 and supporting policies to ensure the village: meets or exceeds the minimum air quality standards in compliance with the National Ambient Air Standards; obtains required pollution control device permits prior to construction; and reduces the potential for vehicular emissions pollution.
- Revise Objective 1.3.0 to continue implementing Florida Friendly Landscaping regulations that provide for the preservation of 50 percent native vegetation that is indigenous to South Florida on all new development and re-developed sites.
- Add Objective 1.10.0 and supporting policies to consider adopting and implementing strategies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, sea level rise, changes in rainfall patterns, and extreme weather events.
- Revise Policy 2.9.1 to continue to cooperate with the SFWMD in efforts to restrict unnecessary consumption of potable water.
- Reference to the Mangrove Trimming and Preservation Act has been added throughout policies where appropriate.
- Add Policy 2.15.7 to cooperate and comply with Palm Beach County’s Wellfield Protection Ordinance for existing and future public water.
- Add Policy 2.15.8 to consider the recommendation of the Southeast Florida Regional Climate Change Compact to reduce the impact of sea level rise, and saltwater intrusion into the aquifer feeding the villages wells.

Recreation and Open Space Element

- Revise Objective 1.0.0 and supporting policies to ensure development of recreation and open space systems adequately provides for the current and projected needs of the village and provides both active and passive recreation opportunities; is compatible with surrounding development patterns and consistent with the Capital Improvements Program and Transportation Element; and is consistent with Complete Streets principles.
- Add policies that encourage methods for the use and/or purchase of privately-owned lands suitable for recreation in order to increase the existing inventory of recreation and open space facilities; coordinating ways and means for private developers to provide public recreation facilities within their developments; and encourage co-sponsorship of recreational and cultural events using village facilities.
- Add Objective 1.7.0 and supporting principles to encourage protection and supplementation of existing tree canopy; consider community street trees as infrastructure; encourage tree and landscape ordinances; support public/private beautification efforts on public property; adopt the Southeast Florida Regional Greenways and Trails Plan to develop future greenways and trails networks; seek funding opportunities for acquisition, development and maintenance of sites for greenway corridors; and utilize future park and open space acquisition opportunities to connect to existing park and open space into a coordinated greenway/trail system.

Intergovernmental Coordination Element

- Add “The Village of Tequesta” reference throughout element in place of “The Village.”
- Revise Policy 1.1.11 to indicate the village will use Council’s dispute resolution process to resolve conflicts with other local governments, regional agencies, and private interests on planning and growth management issues.
- Review Policy 1.2.1 to state the village will cooperate with area-wide organizations such as the LRECD, and the Palm Beach County League of Cities.
- Add Objective 1.7.0 and supporting policies to consider adopting and implementing strategies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, sea level rise, changes in rainfall patterns, and extreme weather events.

Coastal Management Element

- Revise Objective 6.1.0 and supporting policies to:
 - consider investigating, adopting, and implementing appropriate and cost-effective strategies which increase community resiliency and protect property,

- infrastructure, and cultural and natural resources from the impacts of climate change, sea level rise, changes in rainfall patterns, and extreme weather events;
- utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas;
 - collaborate with Palm Beach County to increase regional resilience;
 - consider the feasibility of using an Adaptation Action Area;
 - evaluate opportunities to protect coastal investment and infrastructure;
 - continue the use of mitigation strategies to increase energy efficiency and conservation, and reduce greenhouse gas emissions;
 - consider working to ensure adaption to climate change impact is incorporated into the planning, siting, construction, replacement and maintenance of public infrastructure;
 - continue to participate in programs that reduce flood insurance premiums;
 - continue participation in the NFIP's Community Rating System; and
 - prioritize public outreach and education to residents and businesses on the importance and benefits of mitigating flood risk.

Capital Improvement Element

- Revise Objective 1.1.0 to indicate capital improvements will be provided to address consideration of sea level rise. Reference to addressing replacement of worn out or obsolete facilities has been removed.
- Revise Policy 1.1.3 to delete reference to a Capital Improvements Coordinating Committee and indicate the village will annually evaluate and rank proposed capital projects in order of priority for inclusion in the 5-Year Capital Improvement Schedule (CIS).
- Add Policy 1.1.5 to consider, in conjunction with Palm Beach County and other municipalities and partner agencies, ensuring adaptation to sea level rise is incorporated into the planning, siting, construction, and maintenance of public infrastructure.
- Add Policy 1.1.6 to consider, in conjunction with Palm Beach County and other municipalities and partner agencies, making the practice of adapting the built environment to impacts of sea level rise an integral component of the planning and capital improvement process.
- Add Policy 1.1.7 to consider, in conjunction with Palm Beach County, designation of Adaptation Action Areas which will identify areas vulnerable to impacts of sea level rise; identify and implement policies to increase community resiliency; and enhance funding potential of infrastructure adaptation projects.
- Revise Policy 1.4.3 to indicate the village will continue to annually update the 5-Year CIS with modifications being accomplished by ordinance and not deemed to be amendments to the local comprehensive plan.

- Delete the 2008-2013 CIS and Projected Revenues tables. These are replaced with the 5-Year CIS for Fiscal Years 2018-2022.

Public School Facilities

- The village has indicated that since this is an optional element per Florida Statutes, and because the village does not include public schools in its geographical boundary, this element is being eliminated.

Map Series

The following maps were updated and provided with the proposed amendment:

- Future Land Use Map
- Coastal Zone and Conservation Map
- Existing Land Use Map
- Flood Zone Map
- Generalized Soils Map
- Hurricane Surge Map
- Potential Annexation Areas Map
- Future Transportation Map

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 4, 2018. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. Council does note references to the Palm Beach Metropolitan Planning Organization within the Transportation Element will need to be modified to reference the agency's recent name change to the Palm Beach Transportation Planning Agency.

Recommendation

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

Attachments

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map

