

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3F

From: Staff

Date: January 19, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Lake Worth Comprehensive Plan
Amendment No. 17-1ER

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 Lake Worth was received on December 15, 2017 and contains text changes to the Future Land Use, Transportation, Housing and Neighborhoods, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Education, and Economic Development elements of the comprehensive plan as well as the Map Series and Future Land Use Map. 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 Future Land Use, Transportation, Housing and Neighborhoods, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Education, and Economic Development elements of the comprehensive plan as well as the Map Series and Future Land Use Map based on the city's EAR, which was completed in August 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 city also sought to update the supporting data and analysis and embrace 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 and job choices; choices in housing type, price and size; a robust educational system; and a unique identity as the cultural arts center of Palm Beach County.” The city 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 1.1 to call for preserving the character of Lake Worth, enhancing quality of life, promoting a sustainable city, meeting economic and social needs, providing adequate services and facilities, conserving natural and historic resources, and ensuring compatibility of land uses.
- Remove redundant descriptions of the future land use categories and consolidate height and Floor Area Ratio (FAR) limits into Table 1.
- Revise Policy 1.3.2.4 to change the Community Benefit bonus to a Sustainable Incentive bonus and require certification by LEED, Green Globes, etc. to qualify for the incentives.
- In Table 1, revise the mix of uses in the Mixed Use designations from 25% residential / 75% non-residential to 75% residential / 25% non-residential.
- Increase the maximum dwelling units per acre in Transit Oriented Development from 40 units per acre to 50 units per acre.
- Add Objective 1.4.3 and associated policies to implement the 2015 Urban Forestry Plan and add consideration of trees as community assets and requirements for protection.
- Add Objective 1.5.2 regarding creating a sustainable climate resilient community. Associated policies call for continued participation in the South Florida Regional Climate Change Compact, energy efficiency and greenhouse gas reduction, mixed use development, clustering density on transit routes, improving non-motorized movement, interconnectivity, and designating adaptation action areas in accord with 163.3177(6)(g)(10) of the Florida Statutes.
- Revise Goal 1.2 to consolidate all policies discouraging urban sprawl and refocusing the objectives and policies on sustainable and efficient development.
- Revise Objective 1.2.3 and associated policies to create the Sustainable Incentive bonus program which provides up to a 50% density, intensity, and height bonus in the mixed

use land use and up to a 100% density and intensity bonus and up to a 50% height bonus in the TOD land use if there is an associated Tri-Rail station.

- Revise Goal 1.7 to consolidate all of the objectives and policies concerning the Lake Worth Park of Commerce and revise Policy 1.7.1.15 to encourage retention and expansion of industrial land, including minimizing impacts of adjacent changes on industrial land.

Transportation Element

- Add Policy 2.1.1.15 calling for a Mobility Fee program.
- Add Policy 2.1.1.16 regarding getting a station in the city for the Tri-Rail Coastal Link service, along with associated transit service to the station.
- Add Policy 2.1.3.4 calling for the creation of a bicycle / pedestrian master plan.
- Revise Policy 2.1.4.5 calling for the creation of a parking master plan.
- Add Policy 2.1.6.10 to consider expanding the Transportation Concurrency Exception Area to include the area of the city west of I-95.

Housing and Neighborhoods Element

- Remove the specific affordable housing rules since they are now located in the land development regulations.
- Add Objective 3.1.8 to encourage workforce housing in addition to the existing policies regarding affordable housing to improve the diversity of available housing.
- Add Goal 3.3 regarding neighborhood preservation. The related objectives and policies call for creating a neighborhood planning program; specific neighborhood plans; neighborhood specific zoning; full service neighborhoods which include a mix of uses and housing types, employment, etc.; resident participation; art and historic preservation; multi-modal transportation; taking the neighborhood plan into account in future development approval actions; addressing deterioration; context sensitivity of new construction; neighborhood watch programs; traffic calming; identification signs for each neighborhood; and provision of bus routes.
- Reorganize the historic preservation related policies and strengthen them with the addition of policies, including Policy 3.4.3.4 regarding preserving the historic street grid and connectivity and Policy 3.4.4.3 regarding infill incentives that provide compliance with design guidelines.

Infrastructure Element

- Add Policy 4.1.3.6 recognizing sea level rise.
- Add Objective 4.1.6 regarding protecting the Lake Worth Lagoon.
- Revise Objective 4.1.7 regarding the Water Supply Plan update recently completed.
- Add various policies concerning water conservation measures.
- Add Objectives 4.1.11, 4.1.12, and 4.1.13 regarding central water system capacity, maintenance activity, and production wells.
- Add Objective 4.1.14 calling for including the fire protection function of the water system as part of the consideration of system design and improvement.
- Add objectives and policies related to the electric utility that the City operates, including replacing street lights with high-efficiency LED, consideration of replacing the fossil fuel power generation units the City owns, a solar energy program, ocean energy, and creation of an economic development electric rate incentive for development that creates jobs within the city limits.

Coastal Management Element

- Completely revise the Goal to focus on growth, development, and infrastructure put in place to protect coastal resources.
- Add allowance for development that provides adaptation to climate change.
- Add objectives and policies supportive of a sustainable, climate resilient community with promotion of energy efficiency and greenhouse gas reduction, and protection of public infrastructure, natural resources, and human life from the effects of climate change.

Conservation Element

- Add and revise policies to address greenhouse gas emissions, green buildings, climate change, and sea level rise.
- Revise policies concerning water conservation.
- Add policies regarding native vegetation, land clearing, aquifer recharge, and wildlife habitat.

Recreation and Open Space Element

- Enhance Goal 7.1 to call for meeting the physical, social, recreational, and cultural needs of the entire population.
- Add Policy 7.1.1.3 calling for a recreation and open space master plan.
- Revise Policy 7.1.1.9 to change the level of service by breaking out neighborhood parks (0.5 acres per 1,000 population) and community parks (2.0 acres per 1,000 population) from the existing standard of 2.5 acres per 1,000 population.
- Add an objective and policies related to open space preservation, acquisition, and enhancement.
- Enhance Objective 7.1.4 to add bicycles to the consideration of adequate access to parks, as well as adding transit in the related policies.
- Add Objective 7.1.5 concerning cultural programs which support a diverse population.
- Add Objective 7.1.6 calling for trails, greenways, and bikeways to be considered as part of the park system.

Intergovernmental Coordination Element

- Add policies which specifically describe which agencies and jurisdictions the city will be working with and for what purpose.
- Add Objective 8.1.2 and associated policies to reorganize the element and implement the Interlocal Agreement for Coordinated School Planning.
- Add Objective 8.1.6 and associated policies regarding climate change and sea level rise.

Capital Improvement Element

- Add policies to implement the Interlocal Agreement for Coordinated School Planning (agreement between the School District of Palm Beach County, Palm Beach County, and various municipalities including Lake Worth) and delete obsolete policies.
- Add policies regarding the Water Supply Plan
- Update the table of capital improvements to show the current 5 year plan.
- Remove the text occurring after the Goals, Objectives, and Policies concerning monitoring and updates.

Education Element

- The element is renamed from “Public School Facilities” to “Education”.
- Add Goal 10.1 calling for the City to advocate for the educational needs of the citizens of Lake Worth.
- Add Objective 10.1.1 and associated policies calling for investment in education and extracurricular educational opportunities.
- Add Objective 10.1.2 and associated policies calling for active advocacy and political support to meet the educational needs in Lake Worth.
- Add Objective 10.1.3 and associated policies calling for support of collaborative partners in education and consideration of a charter school program, attraction of university campuses, testing centers, technical centers, etc.
- Add Goal 10.2 and objectives and policies to recognize and implement the Interlocal Agreement for Coordinated School Planning.
- Delete the obsolete goal, objectives, and policies from the discontinued school concurrency program, which was replaced by the Interlocal Agreement for Coordinated School Planning.

Economic Development Element

- Create a new element with the goal of achieving a sustainable, balanced, and diversified economy which is compatible with the City’s built environment and protects important cultural, historical, and natural resources. The new element includes the following important provisions:
- Objective 11.1.1 supporting growth in targeted industry clusters, existing businesses, business attraction, renewable energy, and resource-based sectors such as tourism, retirement, and recreation.
- Objective 11.1.2 protecting land designated for employment-generating uses from encroachment of incompatible uses. Associated policies call for job creation incentives, preservation of historic and architectural features in order to improve attractiveness, and a single point of contact for economic development in the City.
- Objective 11.1.3 fostering an innovative business climate, including a policy calling for facilitating the expansion and relocation of target businesses in the City using specific approaches such as incentives, expedited permitting, calling special meetings to expedite approval timeframes, etc.

- Objective 11.1.4 providing for a liaison to coordinate federal, state, and local incentive programs for new or expanding companies, including a policy promoting visitation of businesses and policies calling for increased coordination with the South Florida Manufacturing Association and enactment of a Local Manufacturing Development Program as provided in Section 163.325 of the Florida Statutes.
- Objective 11.1.5 promoting year-round tourism.
- Objective 11.1.6 promoting small business growth and economic diversity.
- Objective 11.1.7 calling for City leadership on improving public education so that industry will be encouraged to locate or expand in Lake Worth.
- Objective 11.1.8 seeking to maintain a balance between natural and man-made environments to attract and retain target industries.

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 December 17, 2017. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. Council supports the City's efforts to include an Economic Development Element into the comprehensive plan. It is worth noting that the policy initiatives highlighting the importance of education, aligning desired economic development with existing community strengths, and preserving land for employment-generating uses (such as industrial and manufacturing) are consistent with the Region's Comprehensive Economic Development Strategy (CEDS) plan.

Recommendation

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

Attachments

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map

