

To: Council Members

From: Staff

Date: May 16, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Amendment Review  
Adopted Amendments to the Indian River County Comprehensive Plan  
DCA Reference No. 07-PEFE1

### Background

On October 23, 2007, Indian River County adopted text amendments to the Intergovernmental Coordination and Capital Improvements Elements of the County Comprehensive Plan; and a new Public School Facilities Element. Council reviewed the proposed amendments at a regular meeting held on June 22, 2007. Council staff also prepared a report on the adopted amendments for the Council meeting of December 14, 2007.

On July 20, 2007, the Florida Department of Community Affairs (DCA) issued an Objections, Recommendations, and Comments (ORC) Report on the proposed amendments. The ORC Report contained 10 objections. In response, the County made modifications to the new Public School Facilities Element and the Intergovernmental Coordination Element. The County then adopted the amendments, as indicated above.

### Evaluation

Prior to the issuance of a finding of compliance on the adopted amendments, the amendments were withdrawn by the County because applicable municipalities in the County had not yet adopted the School Concurrency Interlocal Agreement. The Interlocal Agreement was adopted and became effective on March 1, 2008. The County has now resubmitted the adopted amendments for a finding of compliance.

### Conclusion

For information only.

To: Council Members

From: Staff

Date: May 16, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Amendment Review  
Adopted Amendments to the Town of Manalapan Comprehensive Plan  
DCA Reference No. 08-1ER

### Background

On March 25, 2008, the Town of Manalapan adopted text amendments to all elements of the Town Comprehensive Plan as well as adopting a new Public Safety Element. The amendments are pursuant to an Evaluation and Appraisal Report that was adopted by the Town on September 26, 2006 and found sufficient by the Florida Department of Community Affairs (DCA) on December 11, 2006.

Council reviewed the proposed amendments at a regular meeting held on January 18, 2008. On February 5, 2008, the DCA issued an Objections, Recommendations, and Comments (ORC) Report on the proposed amendments.

### Evaluation

#### **A. Treasure Coast Regional Planning Council (TCRPC) Report**

Council had three comments/recommendations for modification to the proposed amendments. These comments recommended that:

- 1) reference be made to specific mechanisms or procedures that are to be utilized to coordinate with surrounding jurisdictions regarding land use planning, development, and redevelopment;
- 2) the Town include more clear language on specific mechanisms to be utilized to support regional efforts to address the affordable housing issue; and
- 3) the Town be more clear about recreation facilities outside its jurisdiction that are to be utilized by the Town residents and how the Town will contribute to maintenance of level of service at those facilities.

#### **B. DCA ORC Report**

The ORC Report contained objections related to the following:

- 1) the absence of a Future Land Use Map and the establishment of a maximum 10-year planning period;
- 2) the lack of policies that indentify programs or activities to be undertaken by the Town to assist in meeting regional housing needs;

- 3) the LOS Standard for potable water is not supported by data and analysis and is contrary to requirements directed toward conserving existing water supply sources; and
- 4) deficiencies in the revenue projections in the Capital Improvements Element to demonstrate that revenue sources will generate the funding needed to pay for the listed capital improvements.

### **C. Town Response**

#### 1. To the DCA Objections

The attached letter dated April 9, 2008 summarizes the revisions made prior to adoption in response to DCA objections.

#### 2. To the TCRPC Comments/Recommendations

Relative to TCRPC comment number one (coordination with surrounding jurisdictions), the Town has indicated that proposed Policies 1.6.0 and 1.6.2 adequately address a full range of formal and informal coordination mechanisms, without citing each mechanism by name. The Palm Beach County Intergovernmental Plan Amendment Review Committee is referenced in support materials and in Policies 1.7.1 and 1.7.2 of the Intergovernmental Coordination Element.

Relative to the TCRPC comment on affordable housing, the Town added a new policy (1.2.7) to the Housing Element prior to adoption to indicate what steps will be taken in the event development or redevelopment activities in the Town increase the need and demand for affordable or workforce housing.

Relative to the TCRPC comment on recreational facility level of service, the Town indicates that no change is being made to level of service standards. Since Manalapan contributes far more to the local tax base than it receives in services, this should mitigate any impacts to public parks in surrounding areas that might result from utilization of Town residents.

### Conclusion

For information only.



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Navigating Florida's Planning Requirements

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TREASURY BOARD  
REGIONAL PLANNING COUNCIL

Mr. Ray Eubanks, Plans Processing Administrator  
Florida Department of Community Affairs  
Division of Community Planning  
Bureau of Local Planning  
2555 Shumard Oaks Blvd.  
Tallahassee, FL 32399-2100

April 9, 2008

RE: Transmittal of the Town of Manalapan Adopted Evaluation and Appraisal Report-based Amendments

Dear Mr. Eubanks:

Enclosed please find three copies of: Ordinance No. 276 authorizing adoption of the EAR-based Amendments, the Town of Manalapan's 2008 Adopted EAR-based Amendments, the Adopted Future Land Use Plan Map, the March 25, 2008 Town Agenda; and, the Citizen Sign-In Sheet. Copies of this package are also being transmitted to the review agencies listed at the end of this letter. The Town's adopted Evaluation and Appraisal Report, and a CD containing the Town's Adopted Comprehensive Plan, were previously submitted to your Department and all review agencies.

Section 163.3191(10), Florida Statutes (F.S.), requires that a governing body amend its Comprehensive Plan based on the recommendations in the Evaluation and Appraisal Report, within 18 months after the report is determined sufficient by your department. The Town's EAR was adopted on September 26, 2006, and found sufficient by the Florida Department of Community Affairs.

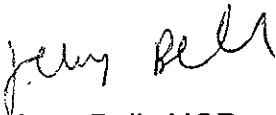
The following items are the Town's responses to the ORC Report are described as follows:

Mr. Ray Eubanks  
April 9, 2008  
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- Page 4. #10. Land Use Policy 1.3.20. was revised to specify the agencies that the Town will coordinate with on historic preservation in response to DCA Comment 1.
- Page 8. # 36. Stating that the date on the Future Land Use Map, attached, will be updated, and that a more readable FLU Map will be included in the updated Comprehensive Plan that will be reprinted after the amendments have been adopted and found sufficient, in response to Objection 1. Please note that the Town is not proposing other changes to its Future Land Use Map.
- Page 9. # 4. Transportation Element 1.1.1 was revised to change the adopted Level of Service for SR A1A to "D" in order to be consistent with the County's designation, in response to Comment 3.
- Page 11. #s 17 and 18. Added new policies to address non-automobile transportation enhancements, in response to Comment 2.
- Page 14. #10. Added a new Policy 1.2.7. addressing the Town's support of initiatives to address affordable housing needs in the event that development or redevelopment in the Town will impact the demand for affordable or workforce housing, in response to Objection 2. Please note that generally the Town is a donor community that provides more funds to the tax base than it receives in services,
- Page 19. #21. Clarified that the change to the LOS Standard was due to the need to correct a typographical error in the adopted Comp. Plan, and to ensure consistency with the LOS Standard in the Capital Improvements Element, in response to Objection 3.
- Page 29 – 31. Revised the Capital Improvements Schedule to include MPO projects and a table showing funding sources for Capital Improvements, in response to Objection 4.

Thank you for your assistance in this matter. Please contact me if you have any questions or need additional information. As the Town's designated contact person, my contact information is on the letterhead address.

Sincerely,



Jerry Bell, AICP  
Planning Consultant