MEMORANDUM

To: Council Members

From: Staff

Date: February 20, 2009 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Mangonia Park Comprehensive Plan
DCA Reference No. 09-1ER

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Town of Mangonia Park has proposed text amendments to all of the elements of the Town Comprehensive Plan. The Town has requested a formal review of the amendments by DCA.

The majority of the text amendments are pursuant to the recommendations of an Evaluation and Appraisal Report (EAR) that was adopted by the Town on August 29, 2006, and found sufficient by the DCA on October 31, 2006. Some of the text amendments are to address statutory requirements (Chapter 3730.361(7) and 163.3177(6)(c), Florida Statutes) by providing coordination of the Town’s 10-Year Water Supply Facility Work Plan (WSFWP) with the South Florida Water management District (SFWMD) Lower East Coast Water Supply Plan (LECWSP).
Evaluation

Community Profile (from the Town EAR)

The Town of Mangonia Park is located in northern Palm Beach County with major road access provided by 45th Street and Australian Avenue. The Town is surrounded on three sides by the City of West Palm Beach with the north side abutted by the City of Riviera Beach.

The area of the Town is just less than one square mile (0.71) and the 2000 U.S. Census indicated a resident population of 1,283 people in 490 dwelling units. The median income of the Town’s households was $35,865, which is below the Palm Beach County average of $45,062. Approximately three quarters of the population are minorities, primarily African American.

The majority of the land is in commercial and industrial use. In 2007, the vacant 40 acre Jai Alai Fronton’s land use was amended to a Commercial Flex category. Adjacent to this parcel is the northern terminus of the Tri-Rail Commuter Rail Line operated by the South Florida Regional Transportation Authority (SFRTA), which has a southern terminus in Miami. Three bus lines serve this station.

As part of the EAR process, local governments have an opportunity to identify major issues to be evaluated during the EAR process. The Town of Mangonia Park identified the following three major issues:

- Jai Alai Fronton
- Water Plant
- Redevelopment and revitalization

Following are the highlights of the amendments:

1. Future Land Use Element

   - New Policy 1.01.01.06 is to consider the availability of water supply and water distribution facilities in all land use plan amendments.

2. Transportation Element

   - Revised Goal 2.01.00.00 is to maintain a local transportation system that serves multimodal transportation needs in a safe, energy efficient and convenient manner.
   - New Policy 2.01.01.06 is to work with the Palm Beach Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) to establish transportation system management strategies to improve system efficiency and enhance safety.
- New Policy 2.01.01.07 is to establish land use and other strategies to promote the use of transit, bicycles and walking.
- New Objective 2.01.02.00 is to coordinate the Transportation System with the Town’s Future Land Use Map, housing and employment patterns to ensure the land uses are consistent with the transportation demands needed to serve the uses.
- New Policy 2.01.02.03 is to work with the Palm Beach MPO and FDOT to establish transportation demand management programs with the Town’s employers to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita.
- New Objective 2.02.04.00 is to coordinate the transportation system with the plans and programs of the Palm Beach MPO, Palm Beach County, SFRTA and the FDOT.
- New Policy 2.02.04.01 is to establish strategies and or other procedures to facilitate coordination efforts to implement the transportation, land use, parking and other provisions of the Town’s Transportation Element.
- New Policy 2.02.04.02 is to participate in the Palm Beach MPO’s planning process.
- New Objective 2.02.05.00 is to improve non-vehicular transportation modes such as mass transit, pedestrian and bicycle circulation in the Town.
- New Policy 2.02.05.01 is to coordinate with the Palm Tran, the Palm Beach MPO and the FDOT to provide a more transit friendly, pedestrian and pleasing environment of bus stops, shelters and wider sidewalks within the Town.
- New Policy 2.02.05.02 is to seek funding to install bicycle racks at Town Hall/community centers, Town parks and commercial establishments.
- New Objective 2.02.07.00 is to coordinate with the FDOT and other entities as appropriate, the expansion of the Port of Palm Beach or related facilities and the surface transportation system access to the Port or related facilities with the Town’s Comprehensive plan.
- New Policy 2.02.07.01 is to develop strategies to coordinate roadway and transit service improvements with the future needs of the Port, International Airport and other related public transportation facilities.
- New Policy 2.02.07.02 is to modify the Town’s Land Development Regulations to recognize the FDOT’s Strategic Intermodal System.

3. Infrastructure: Potable Water Sub-Element

- Revised Policy 4.04.01.00 increases the adopted level of service for potable water from 100 to 151 gallons per capita per day.

4. Infrastructure: Water Supply Facility Work Plan Sub-Element

This is an entirely new sub element of the Town Comprehensive Plan. The Goal (4.06.00.00) is to ensure potable water is available to meet the needs of all Town residents and businesses as provided for in the WSFWP consistent with the LECWSP. The new objectives in this sub-element are:
• 4.06.01.00 – Maintain the provision of potable water in accord with the minimum design flow for fire flow and the per capita consumption rate for potable water level of service standard.
• 4.06.02.00 – Maintain the Town’s water distribution system.
• 4.06.03.00 – Continue efforts to conserve water.

5. Conservation Element

• New Objective 5.03.02.00 is to encourage and promote water conservation strategies.
• New Policy 5.03.02.01 is to develop procedures, in conjunction with the LECWSP Update by the SFWMD, to notify Town residents of voluntary and mandatory water conservation.
• New Policy 5.03.02.02 is to modify the Land Development Regulations to require water conserving fixtures in all new development approvals and building permits.
• New Policy 5.03.02.03 is to distribute information promoting standard water conservation techniques.
• New Policy 5.03.02.04 is to modify the Land Development Regulations to increase the amount of native landscaping and/or the use of “xeriscape” required in new development approvals.

Extrajurisdictional Impacts

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee prior to transmittal. However, the Town did provide a copy of the amendment materials to surrounding local governments. Council staff sent a memorandum to these local governments on December 10, 2008 asking for comments on the proposed amendments. As of the date of preparation of this report, no comments have been received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

Comments/Recommendations

1. The Town EAR indicates that EAR amendments will be required to a number of the elements of the comprehensive plan to address each of the three following major issues identified by the Town: 1) the Jai Alai Facility; 2) the Municipal Water Plant; 3) redevelopment of former housing parcels. The Town has adopted amendments pursuant to the Jai Alai Facility previously, and has focused policy revisions
regarding the Municipal Water Plant on adequate maintenance of the facility. However, the Town has not proposed amendments to the Future Land Use, Housing, and Intergovernmental Coordination Elements to address the redevelopment of former housing parcels. If this issue remains relevant, the Town should adopt policy support for the redevelopment.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments
List of Exhibits

Exhibit
1 Regional Location Map
2 Future Land Use Map
3 Existing Water Service Area
Exhibit 2
Future Land Use Map
Exhibit 3
Existing Water Service Area