To: Council Members

From: Staff

Date: December 10, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of South Bay Comprehensive Plan
DCA Reference No. 11-1ER

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 City of South Bay has proposed text amendments to all elements of the City Comprehensive Plan. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) that was adopted by the City on January 20, 2009. The City has requested a formal review of the amendments by the DCA.

Evaluation

Profile of the City (from City’s EAR)

The City of South Bay is located in the western portion of Palm Beach County at the southern tip of Lake Okeechobee. The City is a small community consisting of approximately 1283 acres, or two (2) square miles, which is primarily developed as a rural residential and agricultural community supplemented by scattered commercial and industrial uses along State Road 80 and
U.S. Highway 27. The City of South Bay is surrounded entirely by unincorporated Palm Beach County lands. Lake Okeechobee and the Rim Canal lie north of the City’s corporate boundaries.

There has been some change in the City of South Bay since its current Comprehensive Plan was most recently amended in 1998. The land area has increased by approximately 100 acres due to two (2) major annexations. The City is investigating identifying potential future annexation areas with Palm Beach County and the City of Belle Glade. More than 90% of South Bay is either currently developed or in agricultural use at the present time. Vacant land and some agricultural lands could be available for future development within the existing municipal boundaries. Most of the residential development in South Bay is represented by low density (0-6 dwelling units/acre), single family detached dwellings. There are duplex and multiple family dwellings, but they comprise a smaller part of the residential community. Commercial and light industrial development are limited primarily to frontages, or access from, State Road 80 and U.S. Highway 27. The City has two (2) small neighborhood parks and the South Bay Nature Park, a City Hall facility, Library, Public Works building, ten (10) churches, an elementary school and other City-owned and operated facilities. The remaining uses in South Bay consist of the local street network and water bodies (canals). Since the last amendment to the Comprehensive Plan, the City has transferred its police and fire protection and emergency medical services over to Palm Beach County Sheriff and Fire Rescue, respectively.

The City did not identify any major issues to be evaluated during the EAR process.

Following are some of the most significant amendments proposed:

A. Future Land Use Element

1. New Policy 1.9 establishes the minimum floor area ratio for commercial and industrial development.
2. New Policies 4.2 and 4.3 address coordination with the Palm Beach County Water Utilities Department (PBCWUD) in ensuring that adequate water supplies are available for future development.
3. New Objective 8 indicates that development and redevelopment activity should be in such a manner as to discourage urban sprawl, consider greenhouse gas reduction and promote energy efficiency.
4. New Policy 8.1 indicates the City shall promote compact development by use of overlays, mixed use concepts and traditional neighborhoods to reduce reliance on the automobile and promote pedestrian and other non-automotive modes of transportation.
5. New Policy 8.2 is to promote the connection of sidewalks, pedestrian trails and bicycle paths to public recreation areas, City Hall, commercial areas, etc.

B. Transportation Element

1. New Policy 1.4 is to coordinate with the Florida Department of Transportation (FDOT) on Level of Service Standards for the State Highway System.
2. New Policies 2.3 and 2.4 are to coordinate with FDOT and the Palm Beach Metropolitan Planning Organization (MPO) in transportation planning and the update to of the Transportation Element.

3. New Policy 4.4 commits the City to requiring bicycle and pedestrian facilities in future development and redevelopment.

4. New Policy 5.2 is to coordinate with the County and neighboring local governments on traffic circulation plans and programs.

5. New Policy 5.3 is to participate in intergovernmental programs such as the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and Multi-Jurisdictional Issues Forum.

6. New Policy 5.4 addresses the promotion of sustainable transportation principles.

7. New Policy 5.5 is to maintain a Proportionate Fair Share Program that allows mitigation options for meeting transportation concurrency.

8. Revised Objective 8 is to support an energy efficient multi-modal transportation system.

9. New Policy 8.5 is to support MPO efforts to reduce per capita vehicle miles travelled and discourage single occupant trips in order to assist in reducing air quality emissions.

10. New Policy 8.6 indicates the City will support Transportation System Management strategies including optimization of traffic signal systems, turning lanes and ridesharing.

11. New Policy 8.8 is to discourage the use of dead-end streets and oversized blocks in favor of through streets and shortened blocks, cut-through for pedestrian areas and landscaping of rights-of-way.

12. Revised Objective 9 is to seek adequate mass transit systems by supporting County efforts.

13. New Policies 9.3 and 9.4 commit the City to support increased transit services and improve the design and functionality of transit system stops.

14. New Policy 9.9 is to support FDOT efforts in securing funding for construction of the South Florida Rail Corridor.

C. Housing Element

1. Revised Policy 3.4 supports the use of concepts such as Mixed Use, Workforce Housing, Accessory Dwelling Units, and Special Overlay Areas as determined appropriate and necessary.

2. New Objective 6 is to promote energy efficiency and the use of renewable energy resources in new construction and redevelopment activities.

D. Infrastructure Element

1. New Policy 1.4 addresses the adequacy of public facilities prior to development; including consultation with the PBCWUD on the adequacy of water supplies.

2. Revised Objective 7 is to participate in potable water supply, water conservation and water reuse programs of the PBCWUD and South Florida Water Management District (SFWMD).
3. New Policy 7.5 is to encourage xeriscape practices in new development and redevelopment.
4. New Policy 7.6 is to cooperate and coordinate with the PBCWUD and the SFWMD in the preparation and update to water supply plans.
5. Under Objective 10, the City has adopted a Ten Year Water Supply Facilities Work Plan.

E. Conservation Element

1. New Policy 1.4 is to meet air quality standards and to support strategies to reduce greenhouse gas emissions.
2. New Policy 1.5 is to promote alternative transportation modes in order to reduce vehicle and greenhouse gas emissions.
3. New Policy 2.2 commits to support for the implementation of potable water conservation programs developed by the PBCWUD.
4. New Policy 2.3 is to promote and institute water conservation techniques and programs.
5. New Policy 2.5 is to cooperate with the PBCWUD in the development and implementation of water reuse programs.
6. Revised Policy 3.2 indicates the City’s landscaping regulations shall provide for the preservation of a minimum percentage of native vegetation.
7. New Objective 6 is to protect and enhance the water quality of surface water within the City.
8. New Objective 7 is to maintain criteria to regulate on-site drainage retention and detention as well as off-site stormwater runoff.

F. Intergovernmental Coordination Element

1. New Policies 1.7 through 1.13 commit the City to coordination with other local governments and organizations regarding effective Countywide planning (Multi-Jurisdictional Issues Coordination Forum and IPARC), the costs for public facilities and services; and potable water service availability.
2. New Policy 4.4 is to continue to participate in the Comprehensive Plan Amendment Interlocal Agreement.
3. New Policy 4.5 is to continue to participate in the Multijurisdictional Issues Forum Interlocal Agreement.

G. Capital Improvements Element

1. New Policy 2.7 is to maintain a Proportionate Fair Share program as an option for developers in meeting traffic concurrency requirements.
2. Revised Objective 4 emphasizes that the issuance of development orders and permits is contingent upon the availability of adequate levels of service.
3. New Policy 4.4 indicates that adequate level of service standards must be available or issued concurrent with development impacts.
Extrajurisdictional Impacts

The proposed amendments were provided to IPARC for circulation and distributed for comment on November 23, 2010. Council is not aware of any significant negative impacts that would result from the adoption of the proposed amendments.

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

A. Future Land Use Element

1. Figures 3.1 (Surface Water Features) and 3.2 (Generalized Soils Map) would be better placed in the Conservation Element. There are no policies in the Future Land Use Element that address surface water features or soils.

B. Transportation Element

1. New Policies 8.6 and 8.7 regarding Transportation Systems Management are exactly the same.

C. Infrastructure Element

1. Table 6.6-1 lists the Public Facility Level of Service Standards for the City. Under Transportation (Roads), a Level of Service Standard of C is shown for Urban Major Arterials (including U.S. 27 and SR 80). This standard for these Strategic Intermodal Systems facilities should be coordinated with the FDOT.

2. Under Objective 10 (Adoption and Maintenance of 10-Year Water Supply Facility Work Plan) reference should be made to the date of adoption of the current Water Supply Facility Work Plan.

D. Intergovernmental Element

1. Most of the City annexation policies are contained under Objective 5 in the Future Land Use Element. A policy should be added to this element, however, committing the City to coordination with the City of Belle Glade and Palm Beach County on future annexation areas.
Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments
# List of Exhibits

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<th>Exhibit</th>
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<tr>
<td>1</td>
<td>General Location Map</td>
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<td>Future Land Use Map</td>
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Exhibit 1
General Location Map
City of South Bay
Exhibit 2
Future Land Use Map

CITY OF SOUTH BAY
EXISTING LAND USE MAP
(REVISED 2008)

LEGEND

RESIDENTIAL LOW DENSITY
RESIDENTIAL MEDIUM DENSITY
RESIDENTIAL HIGH DENSITY
COMMERCIAL
INDUSTRIAL
TRANSPORTATION
PUBLIC USE
VACANT

[Map and Table of Land Uses]