

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8B4

From: Staff

Date: February 17, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lake Park 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 Town of Lake Park contains text changes to the Transportation, Capital Improvements, and Coastal Management elements of the comprehensive plan. The proposed changes are based on the town'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 Transportation, Capital Improvements, and Coastal Management elements of the comprehensive plan. The proposed amendment is based on the city's EAR, which took place in 2015. 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's EAR-based amendment incorporates updated references and other information required to be consistent with the Florida Statutes. The changes to the comprehensive plan are summarized below:

Transportation Element

- Add new Policy 1.6 stating the town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Capital Improvements Element

- Add new Policy 5.5 stating the town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Coastal Management Element

- Revise Policy 5.1 to indicate that no part of the town is in the Coastal High Hazard Area.
- Add new Policy 5.10 stating the town shall require that new development and redevelopment in areas that are of high risk of flooding incorporate building design specifications, engineering solutions, site development techniques, and management practices that reduce risk and losses due to flooding.
- Add new Policy 5.11 stating the town shall require that new development and redevelopment in areas with a high risk of flooding meets or exceeds the flood-resistant construction requirements of the Florida Building Code.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 23, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes Showing Strikethrough and Underline

Exhibit 1 General Location Map

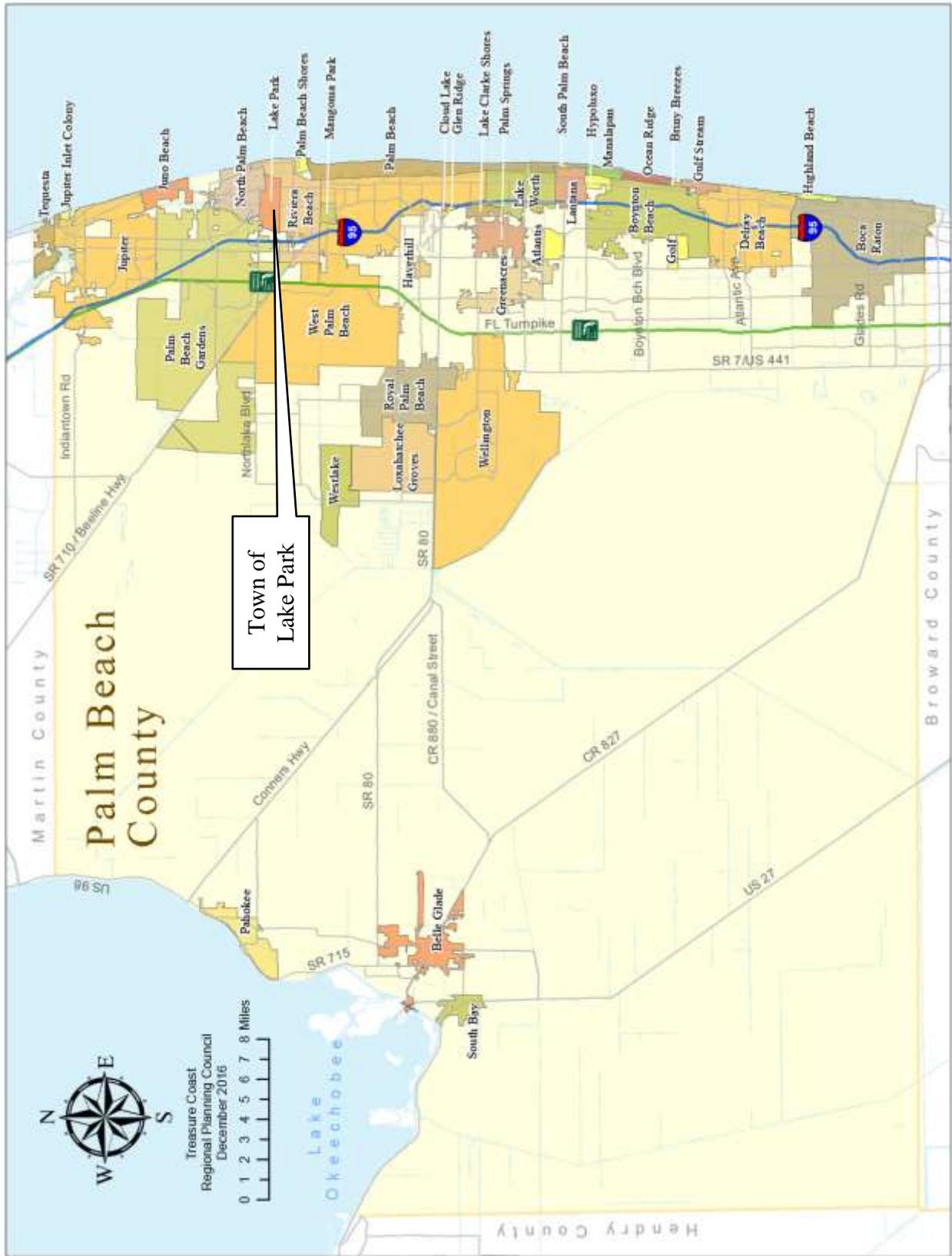


Exhibit 2

Text Changes Showing Strikethrough and Underline

LAKE PARK AMENDMENTS BASED ON 2015 EVALUATION OF THE TOWN'S COMPREHENSIVE PLAN

Transportation Element

Add New Policy 1.6 in the Transportation Element as follows:

Policy 1.6 The Town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Capital Improvements Element

Add New Policy 5.5 in the Capital Improvements Element as follows:

Policy 5.5 The Town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Coastal Management Element

Amend Policy 5.1 in the Coastal Management Element as follows:

Policy 5.1: The Town shall define its coastal high hazard as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~The Coastal High Hazard Area is identified on the Future Land Use Map.~~ No part of the Town of Lake Park is in the Coastal High Hazard Area.

Add New Policy 5.10 in the Coastal Management Element as follows:

Policy 5.10: The Town shall require that new development and redevelopment in areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise incorporate building design specifications, engineering solutions, site development techniques, and management practices (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, designing infrastructure that can withstand higher water levels such as raising seawalls and installing tidal valves, implementing natural drainage features such as bioswales) that reduce risk and losses due to flooding.

Add New Policy 5.11 in the Coastal Management Element as follows:

Policy 5.11: The Town shall require that new development and redevelopment in areas with a high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise meets or exceed the flood-resistant construction requirements of the Florida Building Code (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, requiring the use of flood damage-resistant materials).