MEMORANDUM

AGENDA ITEM 7C4

To: Council Members

From: Staff

Date: January 20, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Belle Glade Comprehensive Plan
Amendment No. 16-1ER

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 Belle Glade contains text changes to all elements of the comprehensive plan. 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, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, and Public School Facilities 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, dates, and other information required to be consistent with the Florida Statutes. Also, the amendment includes many minor changes to clarify existing policies. The city has provided revised text showing the changes in
underline and strikethrough format. Because of the extensive volume of material in the amendment package, the revisions 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 Policy 1.1.1.4 to indicate that residential densities may be provided up to 15 units per gross acre as an average density across all lands within the city under the Residential land use category. This change is to make the policy consistent with the city’s land development and zoning codes.

- Revise Policy 1.1.1.7 to define and clarify the distinction between a Professional District, Restricted Business District, and Liberal Business District.

- Add new Objective 1.1.13 and Policies 1.1.13.1 to 1.1.13.5 regarding protecting human life and limiting public expenditures that subsidize private development in the Coastal High Hazard Area (CHHA).

- Add new Objective 1.1.14 and Policies 1.1.14.1 to 1.1.14.4 to ensure that infrastructure in the CHHA is provided in accordance with the adopted level of service standards to serve development and redevelopment, provide coastal resource preservation, and provide for safe evacuation.

- Add new Objective 1.1.15 and Policies 1.1.15.1 to 1.1.15.3 to direct population concentrations away from the CHHA.

- Add new Map 1-10 Coastal High Hazard Area.

- Add new Map 1-11 Coastal High Hazard Area Land Use.

**Transportation Element**

- Update Transportation Maps 2-8 through 2-14 so the major facilities and thoroughfares correspond with the 2040 planning period.

**Housing Element**

- No significant changes.

**Infrastructure Element**

- Revise most of the goals, objectives, and policies in the Sanitary Sewer Sub-Element, Potable Water Sub-Element, and Natural Groundwater and Aquifer Recharge Sub-Element to coordinate with Palm Beach County Water Utilities Department (PBCWUD) to provide water and sewer service to the city. The city will comply with the level of
service standards established by the PBCWUD 10-Year Water Supply Facilities Work Plan adopted by Palm Beach County.

- Add Policy 4.C.1.2.4 to the Stormwater Management Sub-Element to indicate that all permittees within the Everglades Agricultural Area shall implement Best Management Practices and a water quality Discharge Monitoring Plan per South Florida Water Management District Permit #50-00010-E.

Conservation Element

- Revise Policy 5.1.2.4 to refer to the Water Conservation Plan developed by the South Florida Water Management District.

Recreation and Open Space Element

- Revise Policy 6.1.1.1 to increase the level of service standard from 2.0 to 2.5 acres of city-owned recreation facilities for every 1,000 city residents.

Intergovernmental Coordination Element

- No significant changes.

Capital Improvements Element

- Revise Table 8-1(a), Five-Year Schedule of Capital Improvements, for the period from fiscal year 2015/2016 to 2019/2020.

- Delete Table 8-2(a), Revenue Budget Worksheet for the period from October 01, 2007 to September 30, 2008.

Public School Facilities Element

- Revise the introduction to the Public School Facilities Element to indicate House Bill 7207 made school concurrency optional and the interlocal agreement between the city and the School Board of Palm Beach County expired in 2011. The new text indicates that the goals, objectives, and policies in the previous interlocal agreement shall remain in effect until such a time as the city adopts a new interlocal agreement with the school board. This element is to be updated when the city enters into the new interlocal agreement.

Regional Impacts

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

City staff indicated the proposed amendment was provided to Palm Beach County, the City of Pahokee and the City of South Bay. 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 City of Belle Glade and the Florida Department of Economic Opportunity.

Attachment