AGENDA ITEM 7C7

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 Palm Beach Gardens 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, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Public Safety, Public School Facilities, and Economic Development elements; section on Procedures for Accomplishing Monitoring and Evaluation Requirements; and Map Series 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. The amendment includes several new policies.
related to programs that were implemented since the plan was last updated. Also, the amendment includes many minor changes to clarify existing policies and change certain policies from a date certain policy to a continuation policy. 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 1.2.4.11 to encourage affordable and workforce housing as a component of redevelopment projects.
- Add new Policy 1.3.5.4 to promote transit-oriented design in the city.
- Add new Policy 1.3.5.5 to encourage new development and redevelopment to support transit in the city.

**Transportation Element**

- Revise Goal 2.1 to indicate the city shall evaluate the adoption of multi-modal quality and level of service standards to develop a convenient, safe, and energy efficient multi-modal transportation system for the city.
- Revise Policy 2.1.1.6 to include reference to proportionate share payment as an option for addressing traffic performance standards.
- Revise Tables 2A-1, 2A-2, 2B, 2C, and 2D to provide clarification and updated traffic information.
- Add new Policies 2.1.1.14 through 2.1.1.27 related to future consideration of a mobility fee and mobility plan.
- Revise Policy 2.2.1.4 to enable the city to evaluate developing “Complete Streets” policies and guidelines.
- Revise Policies 2.2.2.3, 2.2.4.2, and 2.2.8.4 as part of the new policies to enable the city to evaluate and consider a Mobility Fee and Mobility Plan.
- Delete Policy 2.2.8.6 regarding a multimodal Transportation Plan. This policy was replaced by the language in the new policies noted above addressing a Mobility Fee and Mobility Plan.
- Add new Policy 2.3.3.3 to indicate the city may further evaluate integrating land use and transportation and addressing last-mile accessibility connections to transit through a Mobility Plan.
**Housing Element**

- Revise Policy 3.1.4.4 to reference the city’s Community Development Block Grant (CDBG) program.
- Revise Policy 3.2.1.7 for clarification related to the city’s CDBG program.
- Add new Policy 3.2.1.11 indicating the city shall continue to administer and implement its CDBG program.
- Add new Policy 3.2.1.12 indicating the city shall update the U.S. Department of Housing and Urban Development (HUD) Five-Year Consolidated Plan and HUD One-Year Action Plan, as required by HUD.
- Revise Policy 3.2.2.7 to delete outdated language referring to payment to the Impact Fee Trust Fund.
- Revise Policy 3.2.2.9 to allow the city staff to analyze and evaluate the creation of a new policy that will allow a waiver or partial waiver of impact fees, with city council approval, as an incentive for affordable and workforce housing.

**Infrastructure Element**

- Revise Policy 4.A.1.2.4 to update the reference to the city’s Neighborhood Improvement Assessment Program.
- Revise Objective 4.C.1.2 to remove a reference to the 2002 Stormwater Management Plan, which was updated through the "Stormwater Infrastructure Mapping and Inspection Services Assessment and Ranking Report" prepared in 2015.

**Coastal Management Element**

- Add new Policy 5.1.1.7 indicating the city shall continue participation with the Southeast Florida Regional Climate Change Compact.
- Add new Policy 5.1.1.8 indicating the city shall continue to utilize best management practices to reduce the flood risk in the coastal planning area, which result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
- Delete Objective 5.1.5 related to the protection, preservation, and reuse of public and private historic resources, because the same objective is included in the Future Land Use Element.
• Revise Policy 5.2.1.4 to indicate the city shall continue hazard mitigation by adopting the State of Florida Department of Emergency Management’s Model Ordinance Program.

• Revise Policy 5.2.1.5 to refer to the Palm Beach County Comprehensive Emergency Management Plan-2016, and the Treasure Coast Region Statewide Regional Evacuation Study Program.

• Delete Policy 5.2.3.8, which refers to the purchase of a property for debris removal, because this policy has been completed.

Conservation Element

• Move Policy 6.2.1.1 to Policy 6.1.8.9 regarding the protection of environmentally sensitive lands.

• Revise Policy 6.2.1.3 to refer to the Palm Beach Metropolitan Planning Organization’s transit and bicycle plans in general terms.

• Revise Policy 6.2.1.6 to be consistent with the new proposed policies in the Transportation Element related to a possible future mobility plan.

Recreation and Open Space Element

• Delete Policy 7.1.1.3 regarding the review of level of service standards, because this has been accomplished.

Intergovernmental Coordination Element

• Revise Policy 8.1.1.10 to recognize the dispute resolution process is mandatory and not voluntary.

• Add new Policy 8.1.2.5 to indicate the city shall continue to participate in the Intergovernmental Plan Amendment Review Committee for the review of comprehensive plan amendments.

• Revise Objective 8.1.6 and Policy 8.1.6.1 to continue to support and coordinate planning efforts with members of the Bioscience Land Protection Advisory Board to provide opportunities for the development of bioscience uses.

Capital Improvements Element

• Delete Policy 9.1.2.4 regarding consideration of a public facility impact fee, because this policy is completed.

• Revise Policy 9.1.4.2 regarding level of service standards, including updated fire/emergency medical services level of service based on new data for response times.
Public Safety Element

• Revise Policy 10.1.2.1 to update the response times by Palm Beach Gardens’ Fire Rescue according to the standard established during its accreditation process.

Public School Facilities Element

• Revise Policy 11.1.1.1 to indicate upon determination by the Technical Advisory Group, if a school is planned and under contract or construction that will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120 percent maximum utilization for a period not to exceed two years.

• Revise Tables 11A (Standards for Tiered Level of Service) and 11B (Standards for Utilization of Capacity) to be consistent with the Palm Beach County Public School Facilities Element.

• Revise Policy 11.1.1.5 to include a reference to the Palm Beach County Comprehensive Plan.

• Revise Policy 11.1.5.1 to indicate the city shall abide by the Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning, adopted by the Board of County Commissioners on December 15, 2015.

• Revise the Map Series (PS 1.1, Concurrency Service Areas; PS 2.1, School Facility Locations; and PS 3.1, Planned Additional Capacity) portion of this element to be consistent with the Palm Beach County public school related Map Series.

Procedures for Accomplishing Monitoring and Evaluation Requirements

• Revise the text to explain the new EAR procedures and remove outdated steps, due to statutory changes.

Economic Development Element

• Revise Policy 13.1.1.1 to update the list of industries and employers the city intends to attract to be consistent with the Land Development Regulations.

• Revise Policy 13.1.3.2 to update the list of local higher education institutions with which the city plans to strengthen its relationship.

Map Series

The majority of maps in the city’s comprehensive plan are proposed to be updated to show current conditions. Significant revisions are noted below:
• Delete Map A.0. Municipal Boundary Map because it is no longer needed.

• Revise Map A.1. Future Land Use to include specific comprehensive plan amendments to date. This includes showing the recently approved 4,760-acre Avenir property as Mixed Use land use designation.

• Revise Map A.7. Flood Zones to be consistent with the latest Federal Emergency Management Agency maps.

• Revise Map A.8. Coastal Zones to update the Coastal High-Hazard Area based on the most recent storm surge model.

• Revise Map A.9. Coastal Evacuation Zones & Routes to be consistent with the Palm Beach County Evacuation Zones Map.

• Delete Map A.14. Existing Levels of Service, Map A.17. Existing Traffic Circulation AM Peak Hour, Map A.18. Existing Traffic Circulation PM Peak Hour, and Map A.21 Projected 2030 Traffic & Laneage Projected Peak Hour. These maps were deleted because the data on these maps are outdated and the Transportation Element contains updated tables that provide the data previously mapped.

• Add Map A.14. Existing Roadway Network to replace the previous Map A.15. Existing Traffic Circulation Daily. This map has been updated to remove the outdated traffic volumes and it has been renamed to better describe the updated data.

• Add Map A.15. Functional Classification to replace the previous Map A.16. Existing Traffic Circulation Classification. This map has been renamed to better describe the updated data.

• Revise Map A.17. Mass Transit Routes & Regional Attractors to show the current Palm Tran transit routes and route numbers.

• Delete Map B.O. City Center Base Map because it is no longer needed.

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 September 30, 2016. No extrajurisdictional impacts have been identified.
Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. The Public School Facilities Element (PSFE) has been revised to be consistent with the current Palm Beach County PSFE. However, the county’s element contains outdated references to school concurrency and, according to Palm Beach County staff, they will be transmitting an amendment to update the element on January 30, 2017. The city should consider revising the PSFE at the adoption stage to make it consistent with the new Interlocal Agreement for Coordinated School Planning and the county’s revised PSFE.

Recommendation

Council should approve this report and authorize its transmittal to the City of Palm Beach Gardens and the Florida Department of Economic Opportunity.

Attachment
General Location Map