

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 3D

From: Staff

Date: May 19, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Greenacres Comprehensive Plan
Amendment No. 17-1ESR

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 Greenacres was received on April 14, 2017 and contains amendments to the text of the Intergovernmental Coordination, Capital Improvements, and Public School Facilities elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendments are intended to reflect changes to the process of school capacity planning caused by the adoption of the new Interlocal Agreement for Coordinated School Planning for jurisdictions in Palm Beach County.

In the Intergovernmental Coordination Element, the City is proposing to add school planning goals, objectives, and policies relocated from the Public Schools Facilities Element. Revisions are included to account for the new Coordinated School Planning Interlocal Agreement.

Regarding the Capital Improvements Element, policies concerning concurrency for public schools are proposed to be eliminated. An objective to require the incorporation of the Palm

Beach County School District's Five-Year Capital Improvement Schedule into the City's Capital Improvement Element is proposed to be added.

The Public Schools Facilities Element is proposed to be eliminated. Much of the current text concerns school concurrency, which was originally established through an interlocal agreement that has now expired. It was replaced with a new Coordinated School Planning Interlocal Agreement and the relevant goals, objectives, and policies are proposed to be relocated to the Intergovernmental Coordination Element and revised as necessary.

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 January 31, 2017. 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 Greenacres and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

1. General Location Map
2. Proposed Revisions in ~~Strikeout~~ and Underline Format

Exhibit 1 General Location Map

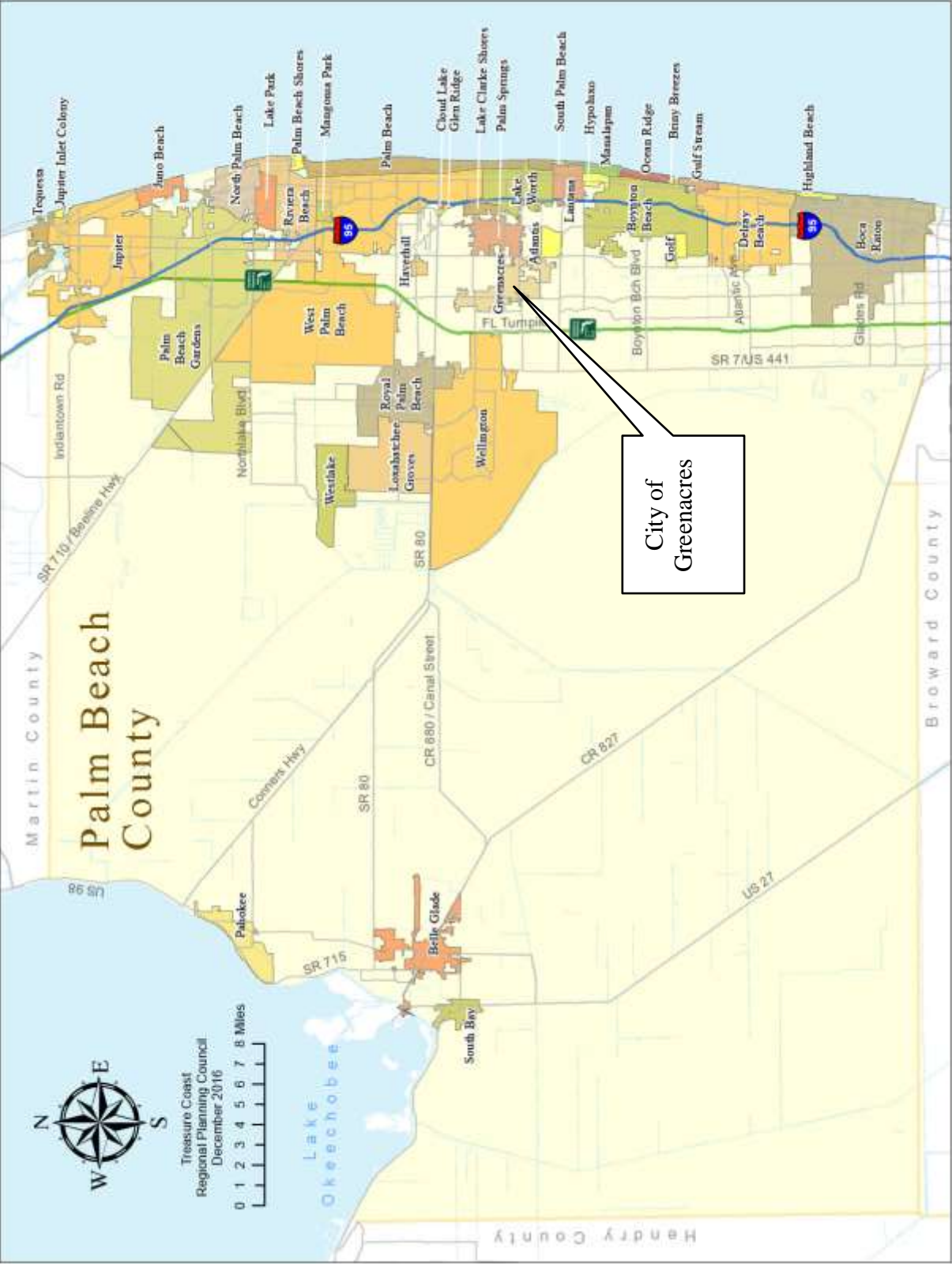


Exhibit 2

Proposed Revisions in ~~Strikeout~~ and Underline Format

INTERGOVERNMENTAL COORDINATION ELEMENT

Text Amendment

- I. INTRODUCTION *(omitted for brevity – no text changes)*
- II. DEFINITION OF RELEVANT TERMS *(omitted for brevity – no text changes)*
- III. INVENTORY OF AGENCIES AND GOVERNING BODIES – INTERGOVERNMENTAL COORDINATION *(omitted for brevity – no text changes)*
- IV. ANALYSIS *(omitted for brevity – no text changes)*
- V. PLAN FOR INTERGOVERNMENTAL COORDINATION *(omitted for brevity – no text changes)*
- VI. GOALS, OBJECTIVES AND POLICIES

- A. Goal 1 It shall be the goal of The City of Greenacres to practice, maintain and improve intergovernmental coordination efforts in order to attain the goals and objectives of the other elements of this Comprehensive Plan.

[Objective 1 through 2 omitted for brevity – no text changes]

Objective 3

The City of Greenacres shall utilize levels of service standards developed by the agencies providing services to City residents but not under the City's jurisdictional control.

[Policy a) through e) omitted for brevity – no text changes]

Policy f)

~~The City of Greenacres shall adopt the Public Schools level of service of 110% of Florida Inventory of School House (FISH) capacity level of service standards established by the Interlocal Agreement on School Concurrence with the School District of Palm Beach County. 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", which was adopted by the City on December 29, 2015 consistent with ss.163.3177(6)(h)1. and 2, F.S. and 163.3180, F.S.~~

Policy g)

The City shall continue to participate in the creation of a corridor master plan for State Road 7 to address traffic performance and land uses.

[Objective 4 omitted for brevity – no text changes]

- B. Goal 2 ~~It is a GOAL of the City of Greenacres to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.~~

Objective 1 Five-Year Capital Improvement Schedule

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy a)

The City of Greenacres, in coordination with the School District and other local governments, shall annually amend Table 8 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period. The City shall provide the School District with a copy of any amendment of the Capital Improvements Element annually.

Policy b)

The City shall provide the School District with periodic information generated from the City's development and approvals that is needed to maintain school adequacy. On April 15th and October 15th of each year, the City shall provide the school board with information electronically regarding all Certificates of Occupancy for new residential developments, and any adopted future land use amendments and development orders, including amendments to development orders.

Policy c)

The City shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders and other land-use decisions which may be projected to impact on the public schools facilities plan. The City shall incorporate letters from the School District identifying school capacity availability into City project files. The City may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the District as the City deems appropriate.

Objective 2 School Facility Siting

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy a)

The City of Greenacres shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy b)

The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida

Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy c)

The City of Greenacres shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Goal 2, Objective 2, Policy a above; and,
3. Allowing schools as a permitted use within all urban residential land use categories.

Policy d)

The City of Greenacres shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Policy e)

The City shall abide by school citing development review and building permit procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning."

Objective 3 Population Projections

To enhance coordinate with the School District, Palm Beach County, and other local governments on population projections.

Policy a)

The City of Greenacres commits working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments.

CAPITAL IMPROVEMENTS ELEMENT

Text Amendment

I. INTRODUCTION *(omitted for brevity – no text changes)*

II. INFORMATION, INVENTORY AND ANALYSIS

A. DEFINITIONS *(omitted for brevity – no text changes)*

B. PUBLIC EDUCATION AND HEALTH SYSTEMS

The City currently contains the following schools.

| Facility: | General Location: |
|--------------------------------|---|
| John I. Leonard High School | Haverhill Road & 10 th Ave. N. |
| LC Swain Middle School | Lake Worth Road & Swain Blvd. |
| Okeeheelee Middle School | Forest Hill Blvd. & Pinehurst Drive |
| Tradewinds Middle School | Haverhill Rd. south of Melaleuca Ln. |
| Cholee Lake Elementary School | Dillman Road west of Jog Road |
| Diamond View Elementary Schl. | Haverhill Rd. south of Melaleuca Ln. |
| Greenacres Elementary School | Original Section |
| Heritage Elementary School | Haverhill Road & Melaleuca Lane |
| Liberty Park Elementary School | Constitution Way west of Jog Road |

The geographic service areas for the schools are determined by the School District of Palm Beach County which is responsible for the construction and operation of all public schools in the County. ~~The School District of Palm Beach County shall also maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element and the adopted Interlocal Agreement on School Concurrencey.~~

Presently there are no public health systems located in the City of Greenacres.

(C through E omitted for brevity – no text change)

F. ANALYSIS OF ISSUES RELATIVE TO CAPITAL IMPROVEMENTS

1. Level of Service Standards

Level of service (LOS) standards are an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility. In essence, LOS is a summary of existing or desired public facility conditions.

The City of Greenacres is required by Chapter 163 of the Florida Statutes and ~~Chapter 9J-5 of the Florida Administrative Code~~ to address levels of service in the plan. The purpose for establishing LOS is to have a yardstick

by which the issuance of development orders or permits can be measured and adequate facility capacity can be ensured and provided for future development.

The City either directly or by adoption of other agencies' LOS has established the levels of service standards for: sanitary sewer, potable water, solid waste, traffic, drainage, recreation and open space, and ~~public school facilities~~ as outlined in the various elements of the plan.

(2 through 5 omitted for brevity – no text changes)

III. PLAN FOR CAPITAL IMPROVEMENTS *(omitted for brevity – no text changes)*

IV. GOALS, OBJECTIVES AND POLICIES

Objective 1 through Objective 4 *(omitted for brevity – no text changes)*

Objective 5

The City of Greenacres shall incorporate the Palm Beach County School District Five Year Five-Year Capital Improvement Schedule and as may be amended, as Table 8 of the Capital Improvement Element. The City shall have no obligation or responsibility for funding the School Board's Capital Facilities Plan.

~~The City shall coordinate with the Palm Beach County School District concerning all land development decisions which include residential development in order to maintain level of service standards for public schools consistent with the Interlocal Agreement on School Concurency and the Public School Facilities Element.~~

Policy a)

~~The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of development orders shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.~~

Policy b)

~~The level of service standards for all public schools within the City of Greenacres shall be set by Goal 1, Objective 1, Policy a of the Public Schools Facilities Element.~~

Policy c)

~~Applications for development orders which include any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service.~~

~~A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Goal 1, Objective 1, Policy h.~~

~~Policy d)~~

~~In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the procedures maintained in Objective 2 of the Public School Facilities Element shall continue to consider the facilities and services to be in place when:~~

- ~~1. The construction of the public school facilities or provision of services is the subject of a binding and guaranteed contract with the School District of Palm Beach County that is executed and guaranteed for the time the Development Order is issued;~~
- ~~2. The phasing and construction of the improvements are made binding conditions of approval of the development order;~~
- ~~3. The necessary facilities or services are under construction and bonded at the time that the development order is issued; or~~
- ~~4. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table 8 of this element, which shall reflect the addition of FISH capacity for each school as shown in Appendix A, Concurrency Service Area Tables of the Public School Facility Element Data and Analysis.~~

~~Policy e)~~

~~In accordance with Objective 5, Policy e of the Capital Improvements Element, and upholding the exceptions detailed therein, prior to issuance of a development order by the City of Greenacres, the Palm Beach County School District shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.~~

V. SUPPORTING STUDIES *(omitted for brevity – no text changes)*

VI. NOTES *(omitted for brevity – no text changes)*

PUBLIC SCHOOL FACILITIES ELEMENT

Text Amendment

The Public School Facilities Element of the Comprehensive Plan shall be eliminated in its entirety. (See attached exhibit)