



Agenda Item # R - 1

**Village of Royal Palm Beach
Village Council
Agenda Item Summary**

Agenda Item:

PUBLIC HEARING FOR APPROVAL OF RESOLUTION NO. 07-01 AUTHORIZING AND APPROVING TRANSMITTAL OF THE VILLAGE OF ROYAL PALM BEACH'S EVALUATION AND APPRAISAL REPORT (EAR) OF THE COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND REVIEW AGENCIES FOR SUFFICIENCY REVIEW COMMENTS IN ACCORDANCE WITH PROCEDURES SET FORTH IN SEC. 163.3191, FLORIDA STATUTES. BY AGENT: BELL DAVID PLANNING GROUP, INC.

Issue:

In accordance with the procedures set forth in Subsection. 163.3191(6), Florida Statutes, the Village of Royal Palm Beach is adopting and transmitting the "Evaluation and Appraisal Report" of the Comprehensive Plan to the Department of Community Affairs and review agencies for sufficiency review and comments.

The Draft was considered by the Planning and Zoning Commission at its regular meeting on November 28, 2006 and received a recommendation for approval by a vote of 3-0. The draft was considered by Village Council at its regular meeting on December 7, 2006 and approved for transmittal by a vote of 5-0.

Recommended Action:

Approval of Resolution 07-01.

Initiator:	Village Manager Approval	Agenda Date	Village Council Action
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Senior Planner

3-1-07

RESOLUTION NO. 07-01

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ADOPTING AND APPROVING THE TRANSMITTAL OF THE VILLAGE OF ROYAL PALM BEACH “EVALUATION AND APPRAISAL REPORT” OF THE COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND REVIEW AGENCIES FOR SUFFICIENCY REVIEW COMMENTS IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SEC. 163.3191, *FLORIDA STATUTES*; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the Village of Royal Palm Beach has compiled its Evaluation and Appraisal Report (the “Report”) consistent with the Evaluation and Appraisal Report requirements of Chapter 163, Part II, F.S., Section 163.3191, F.S. and Rule 9J-5.0053, F.A.C.; and

WHEREAS, the Village has transmitted the proposed Evaluation and Appraisal Report to the Department of Community Affairs for preliminary review and comments, pursuant to the adoption of Resolution 06-45 on December 7, 2006; and

WHEREAS, the Village received a comment back from the Department of Community Affairs (“DCA”), and revised the proposed Evaluation and Appraisal Report to address the comment and provide other corrections and clarifications; and

WHEREAS, the Local Planning Agency has reviewed the Evaluation and Appraisal Report, held an advertised public hearing, provided for participation by the public in the process, and rendered its recommendations to the Village Council; and

WHEREAS, the Village Council desires to transmit the Report pursuant to Sub-Section 163.3191(6), *Florida Statutes*, which has been prepared by the Local Planning Agency and Village consultant to the Department of Community Affairs and review agencies for comments in conformance with state law.

NOW, THEREFORE BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1. The Village of Royal Palm Beach “Evaluation and Appraisal Report”, attached hereto and made a part hereof as Exhibit “A” is hereby adopted and approved for submission to the Department of Community Affairs and review agencies for a sufficiency review in accordance with Sec. 163.3191, *Florida Statutes*.

Section 2. Providing that copies of the Evaluation and Appraisal Report, along with a copy of this resolution, a transmittal letter indicating the dates of public hearings, and a copy of this resolution shall be sent to the Department of Community Affairs for review; and to further provide copies of the EAR to any reviewing agency that has provided comments for the EAR, including adjacent local governments, pursuant to Sec. 163.3191, *Florida Statutes*.

Section 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 1st day of March, 2007.

VILLAGE OF ROYAL PALM BEACH

MAYOR DAVID A. LODWICK

ATTEST:

Diane DiSanto, Village Clerk

**VILLAGE OF ROYAL PALM BEACH 2007 COMPREHENSIVE PLAN
EVALUATION AND APPRAISAL REPORT
SUMMARY AND RECOMMENDATIONS**

I. INTRODUCTION

The Village of Royal Palm Beach's Comprehensive Plan (Plan) is its blueprint for existing and future development. The Plan's goals, objectives and policies reflect the Village's vision for its future, and for how it will meet the needs of existing and future residents, visitors and businesses.

The Evaluation and Appraisal Report (EAR) is a State-mandated update of the Comprehensive Plan. In order to be effective, the Plan must be a living document, one with the flexibility to adapt to changing conditions and needs. Although there are other opportunities to periodically revise the Plan, these revisions often occur as the result of outside development applications. In the daily hustle, it is unlikely that the Village has an opportunity to step back and take a holistic look at how well the Plan is working, and how it might be refined to address community-specific issues and challenges. The EAR provides this opportunity.

The Village of Royal Palm Beach is a municipality of 29,361 residents¹ located in west central Palm Beach County. Incorporated in 1959, the Village occupies 10.63 square miles (6,907 acres) bounded by unincorporated Palm Beach County to the north, east and west, and the Village of Wellington to the south. The Acreage, an unincorporated rural residential area with a population of over 40,000, is located to the north and west of the Village.

¹ University of Florida Bureau of Economic and Business Research, 2005

II. MAJOR ISSUES

In 1998, the State of Florida revised the statutory requirements for the EAR to allow local governments to base their analysis on the key local issues that they are facing. In order to comply with these requirements, and in recognition of the complicated and diverse range of planning issues that the Village of Royal Palm Beach is currently facing, the Village conducted: a public workshop on June 27, 2006; an interagency scoping meeting with members of State, regional and County agencies and representatives of adjacent municipalities on July 12, 2006; a Planning & Zoning Board workshop, with public comment, on July 25, 2006, and; a Village Council workshop, with public input, on September 6, 2006.

Based on input received during this process, the Village of Royal Palm Beach identified six major issues for inclusion in the EAR. The six major issues are summarized as follows:

A. Future Growth and Management of Community Character/Neighborhood Planning Strategies

Since 1970 the Village has been characterized by dramatic population growth. Between 1970 and 1980, the Village's population increased from 475 to 3,423 (621%), while it increased to 15,297 (347%) between 1980 and 1990. The Village's population has grown by almost 50 percent since 1990, reaching 21,523 by 2000 and an estimated 29,361 by 2005.

The Village is substantially built-out, with only 270 acres of vacant, developable land remaining. Of the remaining vacant acreage in the Village, 85 acres are designated for residential use, while 185 acres are designated for industrial and/or commercial use. Based on development approvals and the adopted densities on the Future Land Use Plan Map (Figure II.A.1.), it is estimated that approximately 1,150 new residential units will be built within the Village. Currently, there are 10,298 households in the Village, with an average household size of 2.85. It is therefore estimated that Royal Palm Beach's population will increase by 3,278 to a total of 32,639 at build-out. This estimate is significantly less than the State's projection of 56,932 residents by 2025.

Maintaining the character of the community and its neighborhoods in the face of continued growth and development presents an ongoing challenge. As noted, the Village is currently substantially built-out, and there are limited opportunities for new development to occur within the Village Limits. During the five, ten and twenty year planning periods, it is anticipated that the Village's planning focus will shift from addressing new development and increased service demands to the maintenance of existing neighborhoods and redevelopment.

B. Maintenance and Enhancement of Existing Housing Stock/Code Enforcement Issues

South Florida's property values have increased at record levels in recent years, resulting in a concomitant increase in housing costs. Throughout the region, rising costs have reduced the stock of housing that is affordable to middle, moderate and low income households. This shortage of "workforce housing" has numerous economic implications, as the region's existing and potential workforce is priced out of the market, and employers are hesitant to remain in or relocate to areas that employees cannot afford.

Although Royal Palm Beach offers a more diverse and affordable housing stock than many other municipalities in the County, it has also experienced dramatically rising costs. The median home cost in Royal Palm Beach is \$301,800, compared to a median housing cost of \$386,600 in the County as a whole.² In 1996, the average sales price for home in Royal Palm Beach was \$104,500³, indicating that housing values have risen by 189 percent during the ten year period. Since 2000, the Village's median housing cost has increased from \$130,500 to \$301,800 (131 %).

The majority of the Village's housing stock is relatively new. Ninety-five percent (95%) of the Village's single family homes were built since 1970, and 51% were built during the 1980s. Since 2002, building permits have been issued for an additional 1,353 single family units.⁴

Although the Village's housing stock is relatively new, the need for maintenance and rehabilitation may increase as the housing stock ages. As part of the recommended Neighborhood Planning and Code Enforcement Strategy, programs to assist owners with the maintenance of residential properties may be explored.

C. Development Impacts on Levels of Service

The Village of Royal Palm Beach has adopted Level of Service Standards for key infrastructure and services in its Comprehensive Plan. The Village ensures that these standards are met through: Concurrency Management, which requires that the service capacity and infrastructure needed to serve new development and redevelopment is in place prior to, or provided concurrently with, such development; implementation of its Capital Improvement Program, in accordance with the Capital Improvement Element and annual capital budgets, and; coordination with other service providers. In 2005, the State of Florida amended its growth management requirements to address the financial feasibility of local government comprehensive plans. Specifically, Sections 163.3177(3) (a) and (b), Florida Statutes (F.S.) require an annually updated, financially feasible 5-year schedule of capital improvements to be included in the Comprehensive Plan's Capital Improvements Element. This schedule must include all publicly and privately funded

² Florida Association of Realtors, August 2006 Florida Sales Report

³ University of Florida Shimberg Center for Affordable Housing, *Royal Palm Beach Housing Profile*, 2006

⁴ Village of Royal Palm Beach Building Department

projects necessary to ensure that the adopted level-of-service standards are achieved and maintained during the five year planning period.

The Village of Royal Palm Beach's Comprehensive Plan includes adopted Level of Service Standards for the following services and infrastructure: sanitary sewer; solid waste; drainage; potable water; traffic circulation, and recreation. These standards, and the Village's projected ability to continue to meet these standards for the five, ten and twenty year planning period based on population projection and capital plans, are documented as follows.

1. Sanitary Sewer Level of Service Standard - 90 gallons per capita per day (gpd).

Upon completion of the programmed purchase of 1.6 million gpd of additional capacity, the Village will meet its sanitary sewer Level of Service Standard through the five, ten and 20 year planning periods.

2. Solid Waste – Seven (7) pounds per capita per day.

It is projected that the Village will meet its LOS Standard through the planning period.

3. Drainage - Drainage for a minimum of a 10 year three day storm event.

It is projected that the Village will meet its LOS Standard through the planning period.

4. Potable Water - 155 gallons per capita per day (gpd).

The Village would require a potable water treatment and delivery capacity of 5.06 million gpd to meet its potable water Level of Service Standard at build-out. Additional capacity of .06 million gpd will be needed. The Village will coordinate with Palm Beach County to ensure that this additional capacity is provided during the planning period.

5. Traffic Circulation - Level of Service C for local collector roads; Level of Service D for urban collector roads; Level of Service D for minor arterial roads, and; Level of Service D for principal arterial roads.

Several roadway segments in the Village are not meeting the adopted Level of Service Standard: US 441/State Road 7 south of Belvedere Road, a principal arterial, which is operating at Level of Service E; Okeechobee Boulevard east of Royal Palm Beach Boulevard, an urban collector roadway, which is operating at Level of Service F; Okeechobee Boulevard west of Royal Palm Beach Boulevard, an urban collector roadway, which is operating at Level of Service E, and; Royal Palm Beach Boulevard north of Okeechobee Road, an urban collector, which is operating at Level of Service F. Projects to address these deficient roadways are included in the County's 2030 Long Range Transportation Plan, and the Village's Capital Improvements Schedule.

6. Recreation - 7.5 miles of developed public parks per 1,000 residents.

The Village will meet and exceed its recreation and open space Level of Service standard through the planning period..

D. Fiscal Impacts of Build-out

After decades of rapid population growth and development, the Village of Royal Palm Beach is substantially built-out, with only 237 acres of vacant and developable land remaining. In recent years, the Village's revenues have been fueled by rapid growth and development, and expenditures have been driven by the cost of providing services to meet increased demands. During the next planning period, the Village will transition into a mature, built-out community, and its focus will shift to maintaining its existing infrastructure and building stock. Ensuring an adequate revenue stream to continue to provide services in a manner that meets and exceeds established standards, and to maintain and improve the quality of the built and natural environment, are key challenges that the Village will face during this transition period.

E. Transportation Planning

Like many areas in South Florida, traffic congestion and the function of the transportation system are major issues in the Village of Royal Palm Beach. Automobiles, transit, bicycles and pedestrian facilities are important component of the Village's transportation system. Due to the fact that it is substantially built-out, there are few opportunities to expand the Village of Royal Palm Beach's roadway network. Because of these factors, the Village must proactively coordinate with the Florida Department of Transportation, Palm Beach County, and other entities as appropriate to encourage the implementation of projects that will ease congestion, and identify strategies and tools to increase its ability to address roadway congestion issues within its boundaries. These strategies might include: increased mixed-use development that reduces automobile dependence; increased access to alternative transportation modes; transportation demand management programs (incentives to employers to encourage carpooling, alternate work hours, telecommuting, and other mechanisms to reduce peak hour commuter traffic), and; master plans for areas proximate to designated CRALLS (Constrained Roadways At Lower Level of Service).

F. Development Occurring in Neighboring Areas/ Intergovernmental Coordination

One of the most pressing issues that the Village of Royal Palm Beach is facing is development occurring outside of its boundaries. Because the Village is substantially built-out, the remaining development projected in the Village is likely to have minimal impacts on Levels of Service. There are a number of substantial new developments planned in areas proximate to the Village, however, that will have major impacts on the regional transportation system, levels of service, and quality of life. At build-out these developments are projected to result in a population increase of 70,620 in west central

Village of Royal Palm Beach Proposed 2007 Evaluation and Appraisal Report Summary Report

Palm Beach County. These developments, although outside of the Village's jurisdiction, will directly impact the quality of life of its residents, and its ability to ensure the delivery of infrastructure and services at adopted standards.

III. COMPREHENSIVE PLAN ASSESSMENT

An important objective of the Evaluation and Appraisal Report (EAR) is the identification of successes and shortcomings in implementing Comprehensive Plan objectives. The EAR measures the Village's progress in achieving its Comprehensive Plan goals, objectives and policies since 1989. According to this analysis, the Village has made substantive progress in achieving its Comprehensive Plan, and anticipates that it will continue to do so during the five, ten and 20 year planning periods.

CHAPTER IV. COMMUNITYWIDE ASSESSMENT

An important requirement for the Evaluation and Appraisal Report is a comparison of how conditions in the community have changed between the date of the previous EAR or Plan's adoption and the present. This Chapter addresses: population growth and changes in land area; the extent of vacant land; the location of development in relation to location of development as anticipated in the Comprehensive Plan; the success and failure of coordinating residential development and public school planning, and; relevant changes in growth management laws.

V. SUMMARY OF RECOMMENDATIONS

The following recommendations are made as a result of the evaluation and appraisal of the Village's Comprehensive Plan.

A. General Recommendations

Recommendation CP-1. In order to ensure that the Town's Comprehensive Development Plan is up to date, and in compliance with Chapter 163.3177(5)(a), F.S., adjust dates cited in goals, objectives and policies to reflect the 2010, 2015, and 2025 planning horizons, or other dates as appropriate. Delete any policies that have already been implemented, or that are no longer relevant.

Recommendation CP-2. In the current Comprehensive Plan, it is difficult to distinguish between adopted components (goals, objectives, policies, and map series) and the support component. In amending the Comprehensive Plan through the EAR-based amendment process, it is recommended that the Plan be reorganized to improve readability. Moreover, the description of Future Land Use categories, including density and intensity standards for these categories, is located in the support materials for the Future Land Use Element, and not in the goals, objectives and policies. It is recommended that a new Goal, objective and policies be added to the Future Land Use Element to include this information as part of the Plan's adopted component. Finally, a consistent numbering system for goals, objectives and policies should be utilized throughout the Plan.

B. Future Land Use Element

Recommendation LU-1. Goal 1.1 is as follows: “A Mix of Compatible Land Uses Which Meets the Needs of the Village Residents and is Developed Concurrently With the Needed Infrastructure and Facilities.” It is recommended that this Goal be amended to include “..., Maintains and Enhances the Community Character, Does Not Adversely Impact Existing Neighborhood,...” after “Residents”.

Recommendation LU-2. Policy 1.1.3.1 is as follows: “Continue to monitor and amend as necessary existing land development regulations to ensure that they contain specific and detailed provisions intended to implement the Comprehensive Plan, and which at a minimum: a. Regulate the subdivision of land; b. Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;...” It is recommended that this Objective be revised to include “maintain and improve existing neighborhoods and development” and “protect the community character of the Village” in the list of provisions to be included in the land development regulations.

Recommendation LU-3. Policy 1.1.3.4 is as follows: “Within one year of Plan submission, or when required by legislative mandate, the Village shall review and amend where necessary, its land development regulations to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner and which promotes orderly and compact development”. It is recommended that this Policy be amended to state that the Village shall continue, on an ongoing basis, to review and update its land development regulations to ensure that new development and redevelopment is: compatible with existing neighborhoods and development; directed to areas which have the land use, water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner, and; orderly and compact.

Recommendation LU-4. Objective 1.1.5 of the Future Land Use Element is as follows: “Urban sprawl, which is defined as low-intensity, low-density, or single-use development or uses in excess of demonstrated need, or whether the amendment allows a land use pattern or timing which disproportionately increases the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government, shall be discouraged by directing future growth, development and redevelopment to appropriate areas as depicted on the Future Land Use Map, consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character.” It is recommended that this Objective be amended to include the definition as a separate sentence to improve readability, and add “protection of existing neighborhoods from incompatible uses” after “community character”.

Recommendation LU-5. Objective 1.1.6 of the Future Land Use Element is as follows: “By 2000 the Village’s economic base shall be increased through planning and development activities which encourage the expansion of existing business and the attraction of new business in appropriate areas as depicted on the Future land Use Plan Map, and the annexation of new areas for future residential, commercial and industrial development.” It is recommended that this Objective be amended to state that by 2010, the Village shall coordinate with the Village of Wellington, the City of West Palm Beach, the Town of Loxahatchee Groves, Palm Beach County, and other impacted local governments to develop and refine a joint annexation plan and strategy that provide mutual benefits and addresses regional planning and development goals.

Recommendation LU-6. Add a new Policy under Objective 1.1.8 stating that the Village shall utilize intergovernmental coordination mechanisms to advocate for the full documentation of impacts that might result from developments in neighboring or proximate jurisdictions, and the mitigation of impacts that will result from these developments.

Recommendation LU-7. Add a new Policy under Objective 1.1.8 stating that the Village shall object to any land use amendments proposed in neighboring or proximate jurisdictions unless impacts on its ability to implement its Comprehensive Plan and meet its Level of Service standards are mitigated.

Recommendation LU-8. Add a Policy under Objective 1.1.8 to address criteria for ensuring compatibility of new development or redevelopment with military installations, as required by s. 163.3177, F.S. The Policy should note that while there are no military installations within or proximate to the Village at present, the Village will adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Recommendation LU-9. Add a new Objective, and policies thereunder, stating that the Village shall ensure that new development and redevelopment is consistent with, and does not negatively impact, existing neighborhoods and uses, and that existing uses and neighborhoods are maintained in a manner that does not diminish community character or negatively impact the surrounding area. Under this Objective, include policies:

- Addressing the potential redevelopment and reuse of the Wastewater Treatment Plant. This Policy should state that if the Wastewater Treatment Plant, or other large parcel of land, is redeveloped in a manner that will significantly change its use, or the intensity of its use, such redevelopment shall be consistent with, and not negatively impact, surrounding neighborhoods and uses, or that any such impacts shall be mitigated through appropriate and effective mechanisms;
- Stating that by 2010, the Village shall evaluate the feasibility of developing a Neighborhood Planning and Code Enforcement Strategy that is similar to programs that have been adopted in comparable municipalities. The stated

purpose of this strategy will be to tailor comprehensive planning, capital improvement and code enforcement efforts to the needs of specific neighborhoods. Key components of this strategy might include: the assignment of code enforcement staff to specific neighborhoods; coordination with neighborhood groups and businesses in the development of short and long-term neighborhood plans, and; strategies to maintain neighborhood character by preventing incompatible development and redevelopment;

- Calling for the maintenance and improvement of existing neighborhoods and uses.

C. Transportation Element

Recommendation T-1. Objective 1.1 of the Transportation Element is as follows: “Mitigate existing and future roadway deficiencies based on standards established in this plan through a continuous roadway improvement program.” It is recommended that this Objective be amended to call for mitigation of existing and future roadway deficiencies in order to provide a Level of Service of C or better on local collector roads and D or better on urban collector, minor arterial and principal arterial roadways.

Recommendation T-2. Add a new Objective under Goal 2 of the Transportation Element stating that the Village, in coordination with the appropriate agencies, shall explore implementation of strategies and tools to increase its ability to address roadway congestion issues within its boundaries. Under this Objective, include policies:

- To reduce the number of vehicle trips on Village roadways, particularly principal arterials, by increasing the viability of alternate forms of transportation, including mass transit, bicycles, and pedestrianism;
- For the implementation of transportation demand management programs which provide incentives to employers to encourage carpooling, alternate work hours, telecommuting, and other mechanisms to reduce peak hour commuter traffic, and;
- For the development of master plans for areas surrounding designated CRALLS (Constrained Roadways At Lower Level of Service) in the Village.

Recommendation T-3. Add a new Policy under Objective 4.1.1 stating that the Village shall utilize the appropriate mechanisms to request that the impacts of developments occurring outside of its boundaries on are addressed in the plans of agencies having jurisdiction over, or impacts on, its transportation system.

Recommendation T-4. Add a new Policy under Objective 4.1.2 stating that the Village shall monitor transportation improvements that will mitigate impacts of developments occurring outside of its boundaries but impacting its transportation system.

Recommendation T-5. Add a new Objective and policies under Goal 4 of the Transportation Element stating that the Village coordinates with the Florida Department of Transportation, Palm Beach County, and other entities as appropriate to encourage the implementation of projects that will ease congestion on Village roadways, particularly arterial and collector roads. Under this Objective, include policies:

- Supporting the implementation of mass transit projects that will alleviate congestion and through traffic on roadways serving the Village;
- Supporting the implementation of transportation demand management programs on a regional level;
- Supporting the implementation of projects and improvements that will increase the capacity of the regional transportation system;

- Supporting the periodic evaluation of designated CRALLS to minimize negative impacts on quality of life on a regional basis, and within the Village.

D. Housing Element

Recommendation H-1. Objective 3.1.1 of the Housing Element is as follows: “Public services shall be expanded concurrent or prior to development and shall promote the conservation of residential units (especially single family units).” It is recommended that this Objective be amended to replace “residential units (especially single family units)” with “existing neighborhoods and uses, and the provision of decent, safe and sanitary housing that address the existing and future needs of all income groups”.

Recommendation H-2. Objective 3.1.1, and its implementing policies, address the provision of public services concurrent to residential development, and conservation of the existing housing stock. Add a new Policy under this Objective stating that by 2010, the Village shall evaluate the feasibility of further tailoring its code enforcement activities to the needs of specific neighborhoods in accordance with a Neighborhood Planning and Code Enforcement Strategy.

Recommendation H-3. Objective 3.1.2 of the Housing Element is as follows: “Promote low and moderate income and special housing within the Village”. It is recommended that this Objective be amended to call for the provision of a full range of housing types to meet the existing and future needs of all income and special needs groups in the Village.

Recommendation H-4. Add a new Policy under Objective 3.1.2 of the Housing Element stating that the Village shall utilize the appropriate mechanisms to encourage the provision of a range of housing types and costs in proximity to employment and services, as feasible and in accordance with the Treasure Coast Strategic Regional Policy Plan.

Recommendation H-5. Objective 3.1.5, and its implementing policies, address a comprehensive housing study to be conducted by the Village by 1992. It is recommended that this objective and policies be deleted, as they are no longer relevant. In its place, add a new Objective stating that in its periodic updates of the Comprehensive Plan, the Village shall evaluate current and projected housing needs, and its ability to meet these needs through the planning periods, as they are updated. Include policies under this Objective that provide for the following:

- The Village shall, as appropriate, investigate and evaluate programs and strategies to facilitate the public and private sector delivery of housing to meet current and projected needs, including the need for housing for special needs groups;
- The Village shall identify and address land development regulations and other regulatory barriers that impede the delivery of decent, safe, sanitary, and affordable housing on an ongoing basis.

Recommendation H-6. Policy 3.1.6.2 is as follows: “The Village shall amend the zoning code to allow the siting of group homes at suitable locations to ensure that the needs of persons requiring such housing are met, consistent with the provisions of Chapter 419 and Section 163.3202, F.S., as may be amended from time to time.” It is recommended that this Policy be amended to state that the Village shall continue to allow the siting of group homes at suitable locations in accordance with State requirements and its land development regulations.

Recommendation H-7. Policy 3.1.6.3 is as follows: “The Village shall provide other community based residential care facilities needed to serve group homes and the clients of other programs, located at convenient, adequate, and non-isolated sites within the residential areas of the Village within one year of such care facilities locating there.” It is recommended that this Policy be revised to state that the Village shall encourage the provision of services and facilities to address the needs of group home clients at appropriate locations.

E. Infrastructure Element, Sanitary Sewer Subelement

Recommendation SS-1. The Goal of this Subelement is as follows: “Provide a high level of public service, consistent with the population demand.” It is recommended that this Goal be amended to call for coordination with Palm Beach County to ensure the provision of sanitary sewer services to existing meet existing and projected demand.

Recommendation SS-2. Objective 1 is as follows: “Continue maintenance of sanitary sewer facilities to insure maximum system efficiency and operation.” It is recommended that this Objective be amended to call for coordination with Palm Beach County to ensure the provision of sanitary sewer services at a Level of Service Standard of 90 gallons per capita per day (gpd) in order to meet existing and projected demand.

Recommendation SS-3. Policy 1.1 is as follows: “Continue the ongoing inspection and rehabilitation program.” It is recommended that this Policy be revised to call for coordination with Palm Beach County to ensure the ongoing inspection and rehabilitation of the sanitary sewer system.

Recommendation SS-4. Policy 1.2 is as follows: “Work programs to correct Village deficiencies should be done in the following order:

- deficiencies that are immediate threats to health and safety
- deficiencies that may, if not corrected, affect health and safety
- deficiencies that are necessary to meet all applicable laws and regulations”.

It is recommended that this Policy be amended to state that the Village shall coordinate with Palm Beach County to ensure that deficiencies are corrected in the following order.

Recommendation SS-5. Policy 1.3 is as follows: “Continue to provide training to the Village’s operations staff.” It is recommended that this Policy be deleted, as the Village no longer owns or operates its sanitary sewer utility.

Recommendation SS-6. Objective 2 is as follows: “Coordinate the extensions of, or increase the capacity of, sanitary sewer facilities to meet future needs.” It is recommended that this Objective be amended to call for coordination with Palm Beach County to ensure the capacity of sanitary sewer facilities to meet existing and projected needs.

Recommendation SS-7. Policy 2.1 is as follows: “Establish and review every 5 – 7 years, a Master Wastewater Plan.” It is recommended that this Policy be amended to call for coordination with Palm Beach County in the periodic preparation and update of its Master Wastewater Plan.

Recommendation SS-8. Policy 2.3 is as follows: “Provide facility capacities consistent with the average wastewater generation rate of 70 gallons per capita per day.”

It is recommended that this Policy be revised to call for the coordination with Palm Beach County to ensure the provision of facility capacities consistent with wastewater generation rates.

Recommendation SS-9. Policy 3.4 is as follows: “Subsequent to Plan adoption, execute an inter-local agreement with Palm Beach County identifying future service areas consistent with the County’s comprehensive plan and utilities master plan.” It is recommended that this Policy be deleted, as it is no longer applicable given the County’s purchase and operation of the Village’s sanitary sewer utility.

Recommendation SS-10. Policy 3.5 is as follows: “Subsequent to Plan adoption, review and amend if necessary, the land development regulations so that new and redevelopment projects will pay for a proportionate cost of facility improvements for those facilities and services provided by the Village.” It is recommended that this Policy be amended to replace “provided by the Village” with “necessary to serve the development”, and to delete “Subsequent to Plan adoption”.

Recommendation SS-11. Policy 3.6 is as follows: “Subsequent to Plan adoption, review and amend if necessary, the land development regulations so that new development will be required to install sewer lines according to the Village’s specifications in order to receive development approval.” It is recommended that this Policy be revised to call for the installation of sewer lines according to the County’s specifications, and to delete “Subsequent to Plan adoption”.

F. Infrastructure Element, Potable Water Subelement

Recommendation PW-1. Goal 1 is as follows: “Provide a High Level of Public Service, Consistent with the Population Demand.” It is recommended that this Goal be revised to call for coordination with Palm Beach County to ensure the provision of a high level of public service to address existing and projected demand.

Recommendation PW-2. Objective 1 is as follows: “Correct existing facility deficiencies.” It is recommended that this Objective be amended to call for coordination with Palm Beach County to ensure the provision of potable water services at a Level of Service Standard of 155 gallons per capita per day (gpd) in order to meet existing and projected demand.

Recommendation PW-3. Policy 1.1 is as follows: “Establish and implement a preventative and corrective maintenance program to be performed annually and to include the following:

- Periodic update of the inventory of existing facilities
- Facility inspection program
- Inventory of field equipment and stock
- Regular maintenance of all facilities.”

It is recommended that this Policy be amended to call for coordination with Palm Beach County to implement the preventative and corrective maintenance program.

Recommendation PW-4. Policy 1.2 is as follows: “Work programs to correct Village deficiencies should be done in the following order:

- Deficiencies that are immediate threats to health and safety
- Deficiencies that may, if not corrected, affect health and safety
- Deficiencies that must be corrected in order to meet applicable laws and regulations.”

It is recommended that this Policy be amended to call for coordination with Palm Beach County on the correction of deficiencies in the specified order.

Recommendation PW-5. Policy 1.3 is as follows: “In any future construction work utilize the opportunity to install proper design features (where needed) which prevent the unnecessary interruption of water service.” It is recommended that this Policy be revised to call for coordination with Palm Beach County to encourage the installation of proper design features in future construction work.

Recommendation PW-6. Policy 1.4 is as follows: “Continue to provide training to the water system operations staff.” It is recommended that this Policy be deleted, as the Village no longer owns or operates its sanitary sewer utility.

Recommendation PW-7. Objective 2 is as follows: “Coordinate the extensions of, or increase the capacity of, facilities to meet future needs.” It is recommended that this Objective be amended to call for coordination with Palm Beach County to ensure the capacity of potable water facilities to meet existing and projected needs.

Recommendation PW-8. Policy 2.1 is as follows: “Establish and review every 5 – 7 years, a Master Water Plan.” It is recommended that this Policy be amended to call for coordination with Palm Beach County in the periodic preparation and update of its Master Water Plan, and in the development and implementation of water supply plans in accordance with State growth management requirements.

Recommendation PW-9. Policy 2.3 is as follows: “Provide facility capacities consistent with the average potable water demand rate of 105 gallons per capita per day.” It is recommended that this Policy be revised to call for the coordination with Palm Beach County to ensure the provision of facility capacities consistent with water demand rates.

Recommendation PW-10. Policy 2.4 is as follows: “Cooperate with other local governments and regional water treatment authorities to plan for future water needs including, subsequent to Plan adoption, the execution of an interlocal agreement with Palm Beach County which identifies future service areas consistent with the County’s comprehensive plan and utilities master plan.” It is recommended that this Policy be revised to end the sentence after “plan for future water needs”.

Recommendation PW-11. Policy 3.1 is as follows: “Expansion of potable water service areas shall be based on the ability to serve new customers in a cost effective manner without jeopardizing levels of service for present and future customers within the Village’s existing geographic area.” It is recommended that this Policy be revised to state that the Village shall encourage Palm Beach County to ensure that expansion of potable water service areas shall not jeopardize levels of service in the Village.

Recommendation PW-12. Policy 3.4 is as follows: “Locate, design and install water system improvements in a manner which is cost-effective, functional, and responsive to fire protection needs and existing and planned future development and compatible with surrounding natural systems.” It is recommended that this Policy be revised to call for encouraging Palm Beach County to locate, design and install water system improvements in the specified manner.

Recommendation PW-13. Policy 3.5 is as follows: “Subsequent to Plan adoption, execute an inter-local agreement with Palm Beach County identifying future service areas consistent with the County’s comprehensive plan and utilities master plan.” It is recommended that this Policy be deleted, as it is no longer applicable given the County’s purchase and operation of the Village’s potable water utility.

Recommendation PW-14. Policy 3.6 is as follows: “Subsequent to Plan adoption, review and amend if necessary, the land development regulations so that new and redevelopment projects will pay for a proportionate cost of facility improvements for those facilities and services provided by the Village.” It is recommended that this Policy be amended to replace “provided by the Village” with “necessary to serve the development”, and to delete “Subsequent to Plan adoption”.

Recommendation PW-15. Policy 3.7 is as follows: “Subsequent to Plan adoption, review and amend if necessary, the land development regulations so that new development will be required to install potable water lines according to the Village’s specifications in order to receive development approval.” It is recommended that this Policy be revised to call for the installation of potable water lines according to the County’s specifications, and to delete “Subsequent to Plan adoption”.

Recommendation PW-16. Add a new Objective, and policies thereunder, addressing coordination with the appropriate agencies, including the South Florida Water Management District, State Department of Environmental Protection, and Palm Beach County, to support the implementation of the Water Facilities Plan. Further, address the inclusion of alternative water supply projects that will meet the water supply needs of the Village in the Capital Improvements Schedule, as it is periodically amended.

G. Infrastructure Element, Solid Waste Subelement

Recommendation SW-1. Goal 1 is as follows: “Provide a High Level of Public Service, Consistent with the Population Demand.” It is recommended that this Goal be revised to call for coordination with Palm Beach County to ensure the provision of a high level of public service to address existing and projected demand.

Recommendation SW-2. Add a new Objective 1 calling for coordination with private haulers and Palm Beach County’s Solid Waste Authority in the provision of a solid waste collection and disposal capacity of seven pounds per capita per day.

Recommendation SW-3. Objective 1 is as follows: “To coordinate with the Palm Beach County Solid Waste Authority (SWA) in updating and implementing the county-wide Solid Waste Master Plan.” It is recommended that this Objective be downgraded to a Policy under new Objective 1. Renumber policies 1.1 and 1.2 accordingly.

H. Conservation Element

Recommendation C-1. Add a new Policy under Objective 3 of the Conservation Element stating that the Village shall implement projects to protect the quality and quantify of potable water in accordance with Palm Beach County's Water Facilities Plan, as it may be periodically updated. [Chapter 163.3177(6)(d), F.S.]

I. Recreation and Open Space Element

Recommendation ROS-1. Policy 6.1.4 is as follows: “The LOS standards for parks shall be:

- a. Neighborhood Parks – 2.5 acres/1,000 persons
- b. Community Parks – 5.0 acres/1,000 persons”

It is recommended that this Policy be amended to state that the Village’s Level of Service for public parks shall be 10 acres of parks and recreation open space per 1,000 residents, including Village parks and County parks located within the Village boundaries, and joint park-school facilities that may be provided via interlocal agreement with Palm Beach County Public Schools.

Recommendation ROS-2. Add a new Policy under Objective 6.1 stating that the Village shall coordinate with Palm Beach County Public Schools to evaluate the feasibility of entering into joint park-school agreements to expand the recreational opportunities available to Village residents.

J. Intergovernmental Coordination Element

Recommendation IC-1. Add a new Policy under Objective 7.1 stating that the Village shall review the plans of local governments or agencies that might impact its ability to implement its Comprehensive Plan or meet its Level of Service standards to ensure that such impacts are addressed and mitigated.

Recommendation IC-2. Add a new Policy under Objective 7.2 stating that the Village shall coordinate with the Treasure Coast Regional Planning Council to ensure that the impacts of Developments of Regional Impact on its ability to implement its Comprehensive Plan and meet its Level of Service standards are adequately addressed.

Recommendation IC-3. Policy 7.3.10 is as follows: “Within two months of the effective date of this Policy the Village shall request that Palm Beach County and the Village of Wellington initiate a process with the Village to establish a joint planning agreement pursuant to Section 163.3171, Florida Statutes. The joint planning agreement would address, at a minimum, areas within which the Village may pursue annexation, and should annexation occur, the projected land uses which would be sought and the projected means by which adequate public facilities and services would be provided. If a joint planning agreement has not been established within 24 months of the effective date of this policy, the Village shall initiate preparation of comprehensive plan amendment including goals, objectives and policies that address these same issues; provided, however, such amendment if necessary shall be adopted no later than 36 months from the effective date of this policy. Failure to timely establish either a joint planning agreement or comprehensive plan amendment will serve to prohibit plan amendments for properties subsequently annexed into the Village.” It is recommended that this Policy be revised to state that the Village shall continue efforts to coordinate with the Village of Wellington, on an ongoing basis, in the development of mutually beneficial annexation plans and strategies.

Recommendation IC-4. Add a new Policy under Objective 7.3 stating that the Village shall coordinate with Palm Beach County Public Schools to evaluate the feasibility of entering into joint park-school agreements to expand the recreational opportunities available to Village residents.

Recommendation IC-5. Add a new Policy under Objective 7.3 stating that the Village shall utilize the appropriate intergovernmental coordination mechanisms to advocate for the full documentation of impacts that might result from developments in neighboring or proximate jurisdictions, and the mitigation of impacts that will result from these developments.

Recommendation IC-6. Add a new Policy under Objective 7.4 stating that the Village shall encourage studies of major thoroughfares within or proximate to its jurisdiction to address impacts of developments occurring outside of its boundaries.

Recommendation IC-7. Add a new Objective, and policies thereunder, addressing coordination with the appropriate agencies, including the South Florida Water Management District, State Department of Environmental Protection, and Palm Beach County, to support the implementation of the Water Facilities Plan. Further, address the inclusion of alternative water supply projects that will meet the water supply needs of the Village in the Capital Improvements Schedule, as it is periodically amended.

K. Capital Improvements Element

Recommendation CI-1. Objective 1 of the Capital Improvements Element, and its implementing policies, address the provision of capital improvements to correct existing deficiencies, accommodate desired future growth, and replace worn out or obsolete facilities. Add a new Policy under this Objective stating that by 2010, the Village shall evaluate the feasibility of identifying needed capital improvement projects in specific neighborhoods in accordance with a Neighborhood Planning and Code Enforcement Strategy.

Recommendation CI-2. Add a new Policy under Objective 1.1 stating that the Village shall annually update the five year Capital Improvements Schedule included in this Element through the Comprehensive Plan amendment process in order to adjust the five year planning horizon, reflect project status, and ensure the Plan's financial feasibility and the Village's ability to meet its adopted Level of Service standards. Note that the Schedule shall include all publicly and privately funded projects scheduled to meet or improve the adopted Level of Service standards, including projects funded and implemented by other public agencies that serve Village residents.

Recommendation CI-3. Policy 3.1 is as follows: "Use the LOS standards discussed earlier in this element in reviewing the impacts of new development and redevelopment upon public facility provision." It is recommended that this Policy be revised to specifically state the Village's adopted Level of Service standards, and describe the Concurrency Management Program.

Recommendation CI-4. Include a Capital Improvements Schedule that identifies all publicly and privately funded projects scheduled to meet or improve the adopted Level of Service Standards during the five- and ten-year planning periods (2010 and 2015), including projects funded and implemented by other public agencies that serve Village residents. The Schedule should demonstrate the Village's ability to meet its adopted Level of Service standards for the five year planning period. In accordance with Florida statutory requirements, the Schedule must be updated annually as part of the Comprehensive Plan amendment process in order to adjust the five year planning horizon, reflect project status, and ensure the Plan's continued financial feasibility.

Recommendation CI-5. Include alternate water supply projects included in the County's Water Facilities Plan that will address the water supply needs of the Village in the Capital Improvements Schedule.

Recommendation CI-6. Include capital projects to be implemented by Palm Beach County Public Schools that will impact the Village's Level of Service Standard for public school facilities in the Capital Improvements Schedule.