

# CITY OF GREENACRES

## OFFICIAL MINUTES TRACKING

Council/Board: Local Planning Agency

Meeting Date: 8-17-16

Transcribed by: muf No. of Pages: 5 Transcription Time: 4.75

### REVIEW OF MINUTES

Reviewed By:

| Name/Initials    | Date           | Revisions                               |  |
|------------------|----------------|---|--|
| <u>Jane / SC</u> | <u>9/26/16</u> | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <u>KARA / WF</u> | <u>9/30/16</u> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
|                  |                | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
|                  |                | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
|                  |                | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |

*Good job!*

### APPROVAL OF MINUTES

Meeting Date: 2-1-17

Motion By: Edmundson Seconded By: Clemente

Check One: ☒ Approved ☐ Tabled ☐ Denied Vote: 5/0

Changes requested by Council or Board? ☐ Yes ☒ No

If yes, note changes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Scanned and Filed: \_\_\_\_\_ By: \_\_\_\_\_





## CITY OF GREENACRES, FLORIDA

### OFFICIAL MINUTES LOCAL PLANNING AGENCY

Wednesday, August 17, 2016

1. **Call to Order and Roll Call.**

Chairwoman Edmundson called the Local Planning Agency of Wednesday, August 17, 2016, to order at 7:00 p.m. Melody Larson, Assistant to the City Clerk called the roll.

**ROLL CALL:**

Commissioners Present

Ann Edmundson, Chair  
Tacara Chambers  
Robert Clements  
Larry Tronco

Staff Present

Thomas J. Lanahan, Asst. City Manager/P&E Director  
Kara Irwin-Ferris, Zoning Administrator  
Melody Larson Assistant to the City Clerk

Public Attendance: 2  
Press Attendance: 0

Absent

Wilneeda Emmanuel, Vice Chair  
Estelle Friedman  
Jack Buzek

2. **Agenda Approval** - Additions, deletions, or other revisions to the agenda.

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the agenda; hearing none, the agenda was approved.

3. **Approval of Minutes:** None.

4. **Cases:**

A. **CPA-15-08**  
Ord. 2016-27

**EAR Based Amendments** - Text Amendments to the Conservation, Future Land Use, Intergovernmental Coordination, Infrastructure and Capital Improvement Elements of the City's Comprehensive Plan to incorporate statutorily required changes as mandated by Florida Statutes.

Zoning Administrator Ferris provided an overview of the City's first Evaluation and Appraisal Report (EAR) which began in 1996 and described the State's review process culminating with the issuance of an Objections, Comments and Recommendations (OCR) Report by the Department of Community Affairs (DCA). She explained that the City updates the Comprehensive Plan every seven years through the adoption of comprehensive plan amendments. In May 2006, the City completed its second EAR which mainly consisted of identifying major jurisdictional issues and their impacts, providing public input, and revising the Comprehensive Plan. In 2011, and again

in 2015, the State changed the process by eliminating the need for municipalities to conduct an EAR. Instead, staff now performs its own Evaluation and Appraisal review, compares any changes to current Statutes and amends the Comprehensive Plan based on those changes. On August 10, 2015, staff conducted a thorough review of the changes since 2006, incorporated those changes and drafted a letter to the Department of Economic Opportunity (DEO) proposing updates to 4 elements of the City's Comprehensive Plan.

Zoning Administrator Ferris reported that many revisions included housekeeping changes such as changing the agency names of the Department of Community Affairs to the Department of Economic Opportunity and removing references to 9J-5, Florida Administrative Code since this code section was repealed.

The proposed changes are as follows:

#### Conservation Element

- Adding Section III.A.6 Inventory and Analysis to include floodplain management regulations adopted through Ordinance 2016-14 and adding a reference that the City will actively participate in the National Flood Insurance Program's Community Rating System and will be anticipating impacts from the amended flood maps. This program will help provide residents in special flood hazard areas with reduced flood insurance rates of up to 5%.
- Adding a new Objective 7 to the Goals, Objectives and Policies of this Element.

#### Infrastructure Element

- Amending Section III: Goals, Objectives and Policies, Objective 8, Policy e.4 adding reference to State Statutes related to roadway capacity concurrency as determined by Countywide Traffic Performance Standards (TPS).
- Renumbering sub-sections e.5 through e.8 and clarifying that concurrency determination will meet the City's adopted level of service standards (e.g. water, sewer, recreation, etc.) prior to the issuance of a development order as set forth in Objective 1, Policy a) of this Element.

#### Future Land Use Element

- Includes specific reference to Objective 1, Policy a) of the Infrastructure Element in Section VII.A, Goals, Objectives and Policies.
- Proposing a new Policy b) to Objective 12 ensuring that electric infrastructure is available to support development/redevelopment. This language has been added to address future electrical substations by incorporating land development regulations to address compatibility.

#### Intergovernmental Coordination Element

- Adding language to Section VI, Goals, Objectives and Policies, Objective 1, Policy a.2 relating to all local governments participating in the Intergovernmental Plan Amendment Review Committee (IPARC) dispute resolution process through cooperation with the Treasure Coast Regional Planning Council (TCRPC) pursuant to Chapter 186.509, F.S.



- Amending Policy e) of Section 6 to include “maintaining” a 10-Year Water Supply Facilities Work Plan consistent with the South Florida Water Management District’s 2005-2006 Lower East Coast Water Supply Plan Update and Chapter 163.3177(6)(h), F.S.

#### Capital Improvements Element

- Adding language to Policy e) of Section IV.A.1 Goals, Objectives and Policies to require projects to be identified as funded or unfunded and assign a priority level for funding.
- Adding Policy f) regarding concurrency of transportation facilities based on the approved levels of service set forth in Objective 1 of the City’s Infrastructure Element.
- Adding Policy g) requiring the City to incorporate the transportation improvements relied upon to ensure concurrency in the City listed in the Palm Beach County Metropolitan Planning Organization’s (MPO) Transportation Improvement Program, into the City’s transportation improvement schedule pursuant to Chapter 339.175(8), F.S.

Zoning Administrator Ferris explained the public hearing process and the 60-day review by the State Land Planning Agency following the first reading of Ordinance No. 2016-27. She stated staff recommends approval of CPA-15-08.

Chairwoman Edmundson called on board members for comments.

Commissioner Tronco asked if there is a scorecard kept for the performance of the objectives and goals, and if so, how is it reported.

Zoning Administrator Ferris explained that the City has to re-evaluate the objectives and policies every seven years. The Comprehensive Plan is updated and reviewed by the Department of Economic Opportunity for recommendations. She noted that the City’s Comprehensive Plan is vital for future development and growth.

Assistant City Manager Thomas J. Lanahan added that the previous E.A.R. process required the review of every goal, objective and policy for compliance and if the City did not meet its goals as stated, had to provide an explanation for why it did not. He noted that significant changes took place between 1998 to 2006. When the economic recession hit, there was a 5-year span where there were little to no changes; the State recognized that fact and made changes less strenuous. One example is the recent identification of land that was designated as park acreage and transferring a portion of County land along Empire Way and transferring it to the City to add recreation and open space in an attempt to meet recreation and open space level of service requirements. This was due to the City’s healthy population growth that had increased faster than anticipated.

Commissioner Tronco asked if there are specific percentages allocated for residential uses, commercial uses, and recreational uses.

Assistant City Manager Lanahan said no; however, the City’s 1989 Comp Plan did call for a study of land use allocations. That study was conceptualized but was not realized. Staff determined that with the City being surrounded by development in unincorporated territory and other city jurisdictions, transportation networks that flow through the City, finding a correct percentage was not feasible. The numbers can be found in the Future Land Use Element. The guiding force is the physical distribution, appropriate locations, and a step down in density.

Commissioner Tronco asked staff to define streetscape and asked if the City had a specific style of landscaping for commercial and residential areas.

Assistant City Manager Lanahan reported that other than along the 10<sup>th</sup> Avenue North Corridor, there is no general landscape style in the City. The topic has been considered in the past, but nothing was established. As for other parts of the City there has been no official direction.

Zoning Administrator Ferris pointed out that the landscaping details are more appropriate for land development regulations than the Comp Plan.

Commissioner Clements asked if the Comp Plan adheres to state and other agency requirements specifically, or does the City have autonomy with respect to what it wants to accomplish.

Zoning Administrator Ferris explained that the City incorporates statutory requirements into the Comp Plan and determines the impacts in accordance with the City's plans for growth and development.

Assistant City Manager Lanahan emphasized that the statutory requirements are minimums. In 2008-2009-2011, the State eliminated many planning requirements for growth management. For undeveloped areas, removing those controls may be regrettable. The City had a robust system of community planning and the Council has taken planning very seriously.

Chairwoman Edmundson opened the meeting to the public. She asked if anyone was in favor of or opposed to Ordinance No. 2016-27 to come forward.

Councilwoman Rivera commented on how she favored Commissioner Tronco's earlier question about established landscaping standards. She wanted to know why the City does not have set standards for landscaping.

Assistant City Manager Lanahan explained that the City was founded in 1926, gained zoning in 1966, and comprehensive planning in 1986. Many commercial projects were built before 1986, which was when the Zoning Code was revised. There are many different development patterns and styles as a result. In 1986, he suggested that perhaps it was perceived that to start a new style at that time could prove difficult. He explained that when the City currently reviews new development petitions, the focus is on color schemes and landscaping of individual properties, e.g. the KFC in River Bridge Centre.

Councilwoman Rivera questioned what does the City do with buildings built before 1986 that need an overhaul, like Mil-Lake Plaza.

Assistant City Manager Lanahan pointed out that commercial buildings are privately owned properties with property rights. He explained that the City is limited to what it can impose. If the plaza owners seek any type of modifications to their buildings, then the City can make certain recommendations. He used CVS on South Military Trail and Lake Worth Road as an example.

Councilwoman Rivera said she would be contacting the owners about painting the plaza and obtaining proper signage.

Assistant City Manager Lanahan emphasized that for existing properties, the City can address deterioration through the Property Maintenance Code (PMC).

Chairwoman Edmundson closed the meeting to the public and called for a motion.



**MOTION:** Commissioner Clements made a motion to recommend approval of Ordinance No. 2016-27 as presented by staff. The motion was seconded by Commissioner Chambers.

**VOTE ON THE MOTION:** In favor: Chairwoman Edmundson, Commissioners Clements, Chambers, and Tronco.

**Motion carried: 4 – 0.**

**5. Discussion Items:**

Zoning Administrator Ferris provided a synopsis of Council's action at the August 15, 2016 City Council Meeting regarding the annexation of five parcels of land on the southwest corner of Lake Worth Road and South Military Trail (ANX-16-02) and the removal of two parcels from the original request. She explained that the County objected to the City not originally including the Dunkin Donuts as part of the original annexation request, claiming the City was creating an enclave. Zoning Administrator Ferris noted that the City will be preparing an interlocal agreement to annex the Dunkin Donuts; however, the request will not include the FPL substation or the PBC Tax Collector's Office.

**6. Concluding Remarks:**

Zoning Administrator Ferris announced that to date there was nothing scheduled for the month of September.

**7. Adjournment of Local Planning Agency:**

The Local Planning Agency was adjourned at 7:55 pm.

**Local Planning Agency**

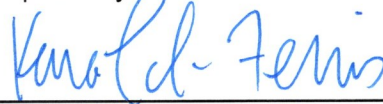


Ann Edmundson, Chairwoman

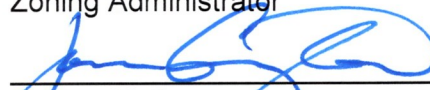


/mel

Respectfully submitted:



Kara Irwin-Ferris  
Zoning Administrator



Denise McGrew  
City Clerk/Director of Administrative Services

Date of Approval: \_\_\_\_\_

2/1/17