

Goals, Objectives and Policies

Sub-Element

III. GOALS, OBJECTIVES AND POLICIES

9J-5.011(2)

- A. GOAL: It shall be the goal of the City of Greenacres to provide for the highest quality public facilities which are properly coordinated with desired land use patterns and which promote orderly, urban growth, consistent with people's willingness and ability to pay for its services.

Objective 1

The City of Greenacres, through its LDS review process will continue to ensure that at the time a development permit is issued, adequate public facilities are available or will be available when needed to serve the development.

Policy a)

The City hereby adopts the following level of service standards and they shall be used as the basis for determining the availability of facility capacity:

<u>FACILITY</u>	<u>LEVEL OF SERVICE STANDARD</u>
Sanitary Sewer Facilities	85 gallons per capita per day
Effluent	Per EPA and DEP regulations
Sludge	Per DEP and Solid Waste Authority
Solid Waste Facilities	7.13 pounds per capita per day
Drainage	Legal Positive Outfall, and per SFWMD regulations set forth in Chapter 40E-40 and 40E-41 F.A.C. Per Table 2 of the Stormwater Management Sub-Element, "Tertiary Drainage-LOS"
Potable Water	126 gallons per capita per day
Roadways	Level of Service D
Mass Transit	.05 percent transit trip per each vehicular trip
City Parks	3 acres per 1,000 City population
Public Schools	110% FISH Capacity

Policy b)

The City's development permit procedures and comprehensive planning shall be coordinated with each entity providing services to the City.

Policy c)

The City promotes the conversion of developments presently serviced by wells and septic tanks to centralized service.

Policy d)

The City through land development regulations will continue to require developments to obtain permits from the Lake Worth Drainage District and South Florida Water Management District for developments in the City.

Objective 2

The City will continue to maintain a six-year (current year and five future years) schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan through the City's annual budget preparation process.

Policy a)

The City Manager and Department Directors will continue to evaluate and rank capital improvement projects which would improve the City's provisions for sanitary sewer, solid waste, drainage, potable water, roadways, mass transit, parks, and public schools to residents of the City of Greenacres.

Objective 3

The City will continue to coordinate with Palm Beach County to ensure the implementation of the mandatory requirements for connection to central services.

Policy a) - WASTEWATER

1. The use of on-site wastewater treatment systems shall be limited to the following conditions:
 - Existing septic tanks may remain in service until such time as centralized service is made available.
2. The City will support and provide assistance to the Palm Beach County Public Health Unit in implementing guidelines for septic tank use in compliance with revised County Environmental Control Rule 1 (ECR I).

Policy b) - WATER

1. The City will cooperate with the Palm Beach County Water Utilities Department in the implementation of the Water and Wastewater Master Plan and the Water Supply Facilities Work Plan for raw water supply and potable water supply.
2. All new development and redevelopment within wellhead protection areas must comply with the operational and material storage restrictions of the Palm Beach County Wellfield Protection Ordinance so as not to impact existing potable water wellheads.

Policy c) - SOLID WASTE

The City shall continue, with the cooperation of the Solid Waste Authority, to support regional and state policies pertaining to solid waste issues by endeavoring to reduce its solid waste stream, to improve resource recovery efforts and to dispose of hazardous materials in a safe manner as required by Chapter 403 F.S.

Policy d)

The City supports the collection of solid waste materials consistent with the Palm Beach County Solid Waste Act, Chapter 74-564, Laws of Florida, and the Palm Beach County Solid Waste Authority.

Policy e)

The City through its land development regulations and development review process shall require that all new commercial development and multi-family development provide for recycling.

Policy f) - STORMWATER

To ensure protection of developed areas from flooding, the City's Planning and Engineering Department will continue to monitor development applications for submittal of permits in compliance with on-site secondary drainage system controls specified by South Florida Water Management District.

Policy g)

The City will cooperate with the Lake Worth Drainage District and the South Florida Water Management District to reduce incidences of illegal dumping of materials and substances into the drainage canals.

Policy h) - GROUNDWATER

The City shall forward to the Palm Beach County Department of Environmental Resources Management for comment those development applications directly affected

by the provisions of the Palm Beach County Wellfield Protection Ordinance.

Policy i)

The City's Planning and Engineering Department will continue to monitor development applications to ensure adequate assignments of maintenance easements to the South Florida Water Management District and the Lake Worth Drainage District.

Policy j)

The City's Planning and Engineering, Building, and Public Works Departments, through the land development review process will implement the National Pollution Discharge Elimination System Program and other methods to minimize or eliminate water pollution.

Objective 4

The City will continue to require that water conservation measures as required under the revised building code and the City's zoning code be provided for new developments or revisions to developments within the City.

Policy a)

The City of Greenacres Building Department will continue to provide inspection of water conservation devices.

Policy b)

The City will incorporate xeriscape principles in the design, installation and irrigation of landscapes at all public facilities.

Policy c)

The City will support the efforts by the Cooperative Extension Service, Soil Conservation Service, the County School Board, Palm Beach County, and the South Florida Water Management District in providing xeriscape education within the City.

Objective 5

The City shall ensure that future development will maximize the use of existing facilities and discourage urban sprawl by:

- (1) Directing growth to appropriate areas within the established land use pattern;
- (2) Promoting infill development; and
- (3) Permitting development that will not overtax capacities of existing facilities.

Policy a)

Development will be directed to those areas within the established land use pattern having adequate sewer facilities available and concurrent to accommodate the proposed development.

- 1) During development review activities the City shall consult and coordinate with the Palm Beach County Water Utilities Department in assessing the availability of adequate sewer capacities.
- 2) The City shall continue to analyze the feasibility of installing public sewer to the original section of the City and other developed areas still utilizing septic tanks when conditions such as costs, funding sources, and public health concerns change.

Policy b)

The City shall promote infill development that utilizes existing sewer facilities by restricting certain land uses from the use of septic tanks in accordance with ECR I and 10D-6, F.A.C.

Policy c)

Timing of future development will be determined by the established service level and capacity of existing public sewer facilities and future facility expansions.

- 1) The City will coordinate with Palm Beach County Water Utilities Department on future sewer facility expansions by informing them on a quarterly basis of annexations and on a regular basis through the land development process, of proposed developments and land use changes that require sanitary sewer service.

Policy d)

The City shall promote infill development that utilizes existing solid waste collection routes.

Policy e)

Timing of future development will be determined by the established service level and capacity of existing solid waste facilities, and future facility expansions.

- 1) The City will continue to coordinate with the Solid Waste Authority to reduce and dispose of solid waste by informing them of major changes in land use pattern and annexations.

Policy f)

Development will be directed to those areas within the established land use pattern having adequate drainage facilities available and concurrent to accommodate the proposed development.

- 1) During development review activities, the City shall consult and coordinate with the South Florida Water Management District and the Lake Worth Drainage District in assessing the availability of adequate drainage facility capacities.

Policy g)

The City shall promote infill development that utilizes existing drainage facilities presently in place.

Policy h)

Timing of future development will be determined by the established service level and capacity of existing drainage facilities and future facility expansions.

- 1) The City will coordinate with South Florida Water Management District and the Lake Worth Drainage District on future drainage facility expansions.

Policy i)

Development will be directed to those areas within the established land use pattern having adequate potable water facilities available and concurrent to accommodate the proposed development.

- 1) During development review activities, the City shall consult and coordinate with the Palm Beach County Water Utilities Department in assessing the availability of adequate potable water facility capacities.

Policy j)

The City shall promote infill development that utilizes existing potable water facilities presently in place.

Policy k)

Timing of future development will be determined by the established service level and capacity of existing potable water facilities and future facility expansions.

- 1) The City will coordinate with Palm Beach County Water Utilities Department on future potable water facility expansions.

Objective 6

The City of Greenacres will implement procedures with Palm Beach County Water Utilities Department, Palm Beach County Solid Waste Authority, South Florida Water Management District, and Lake Worth Drainage District to coordinate the operation, maintenance, extension and increase in the capacity of public facilities to meet current and projected needs.

Policy a)

The City will meet on a regular basis with Palm Beach County Water Utilities to schedule the following:

- 1) The replacement of defective or obsolete potable water and sanitary sewer facilities;
- 2) The correction of existing potable water and sanitary sewer facility deficiencies; and
- 3) The provision of new facilities to meet future potable water and sanitary sewer needs.

Policy b)

The City shall coordinate with and support the Palm Beach County Water Utilities Department (PBCWUD) in fulfilling the Utility's obligation to plan for future water supplies through the adoption and scheduled updates of a Water Supply Work Plan and incorporation of the alternative water supply projects identified in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan pursuant to Section 373.0361(2)(a) or proposed by the County under Section 373.0361(7)(b), Florida Statutes.

- 1) The City shall coordinate with and support the PBCWUD in fulfilling the Utility's obligation to coordinate with the South Florida Water Management District and to consider the latest version of the District's Lower East Coast Water Supply Plan pursuant to Section 373.0361(12)(a), Florida Statutes, when developing or updating the Utility's Water Supply Work Plan.
- 2) The PBCWUD's 20-Year Water Supply Work Plan dated April 11, 2008 is adopted by reference and established to meet current and projected potable water needs based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies. The shall coordinate with and support the PBCWUD in fulfilling the Utility's obligation to initiate revisions to the Work Plan and County Comprehensive Plan for consistency with the County's Water Use Permit renewals at a minimum of every 5 years or within 18 months after the SFWMD approves an updated Lower East Coast Water Supply Plan. The City shall update the Comprehensive Plan as necessary to implement the PBCWUD Water

Supply Work Plan as so modified.

Policy c)

The City will meet as necessary with the Solid Waste Authority to discuss strategies, priorities and concerns and to schedule the following:

- 1) The replacement of defective or obsolete solid waste facilities;
- 2) The correction of existing solid waste collection and disposal deficiencies; and
- 3) The provision of new facilities to meet future solid waste disposal needs.

Policy d)

The City will meet as needed with representatives of the South Florida Water Management District and the Lake Worth Drainage District to discuss strategies, priorities and concerns and to schedule the following:

- 1) The replacement of defective or obsolete drainage facilities;
- 2) The correction of existing drainage deficiencies; and
- 3) The provision of new facilities to meet future drainage needs.

Policy e)

The City, through its land development review process will continue to route pertinent information to and solicit pertinent comments from Palm Beach County Water Utilities Department, Solid Waste Authority, South Florida Water Management District, Lake Worth Drainage District and Palm Beach County Land Development and Traffic Divisions, during the development approval and Comprehensive Plan amendment processes.

Policy f)

The City will continue to monitor land development and Comprehensive Plan amendment proposals for areas situated in unincorporated Palm Beach County but depicted within the City's ultimate annexation boundaries, and under its land development review process will continue to route pertinent information to and solicit pertinent information from the Palm Beach County Planning, Zoning and Building Department, Palm Beach County Water Utilities Department, Palm Beach County Engineering, Solid Waste Authority, South Florida Water Management District and Lake Worth Drainage District about such proposals.

Objective 7

The City will continue to implement measures to protect the underlying aquifer supplies with proper management of natural recharge areas and drainage features.

Policy a)

The City will utilize information prepared by Palm Beach County and the South Florida Water Management District pertaining to prime natural groundwater aquifer recharge areas in reviewing the location of new developments.

Policy b)

The City will continue to promote and actively seek use of clustering and other innovative land use techniques in order to preserve and protect the functions of natural drainage features in new developments.

Policy c)

The City will continue, through its land development regulations, to enforce open space and retention basin requirements as requested by South Florida Water Management District for new developments in order to maximize percolation and filtration of water runoff through the earth's surface.

Objective 8:

In order to ensure that public facilities and services at the adopted level of service as identified in Objective 1 of the Infrastructure Element are available concurrent with the impacts of development, the City adopts a Concurrency Management System.

Policy a)

The adopted Level of Service standards as identified in Objective 1 of the Infrastructure Element shall be maintained through the implementation of capital improvement programs of the State of Florida, Palm Beach County, the School District of Palm Beach County, and the City of Greenacres.

Policy b)

Prior to the issuance of a development order, a proposed project will be reviewed for compliance with the required public services.

Policy c)

In order for the City to review a proposed development for concurrency requirements, the applicant shall complete a level of service impact statement for the various services. The statements shall provide the required information for capacity reservation for the proposed project.

Policy d):

The City, through its land development regulations and this Concurrency Management System, will ensure that adequate public facilities are in place prior to the issuance of a final development order.

Policy e):

In determining that the necessary public facilities and services, including water supply, are in place prior to the issuance of a development order, public services are considered to be in place when:

- 1) There is capacity and public service readily available to serve the proposed development.
- 2) The necessary facilities and / or services are under construction or identified as assured construction in the service provider's capital improvement budget or identified in the first three years of the applicable, adopted Florida Department of Transportation and Palm Beach County's five-year work program.
- 3) The construction of the required facilities to serve the development is guaranteed by the applicant through a development agreement pursuant to Section 163.3220, F.S. or an agreement or development order issued pursuant to Chapter 380, F.S. or some other means of binding agreement or contract to ensure that the service will be provided no later than the issuance of a Certificate of Occupancy or earlier when service is otherwise needed.
- 4) A concurrency determination will be made by staff prior to the issuance of a development order for those services required by the State to meet the requirements of Chapter 163.3180 of F.S. for potable water, sanitary sewer, solid waste, drainage, parks, mass transit and roads.
- 5) A concurrency approval is required prior to the issuance of a development order, unless the proposed development is identified on the City's list of committed development dated March 12, 1990.
- 6) Unless otherwise restricted by the service provider, a concurrency capacity reservation approval shall be valid for the life of the development order associated with the project. Should the development order expire, the concurrency approval shall also expire.

- 7) The capacity reservation for projects shall be subtracted from the total capacity in the service provider's system, namely, Palm Beach County roadway system, water and sewer system, solid waste and mass transit capacities.

IV. NOTES

1. Fla. Dept. of Community Affairs, Chapter 9J-5 FAC; MINIMUM CRITERIA FOR REVIEW OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND DETERMINATION OF COMPLIANCE, Sec 9J-5.003 Definitions, and 9J5-011.
2. Greenacres City and Executive Management and Engineering Consultants, Inc., Comprehensive Development Plan Amendments to Sept. 30, 1987 Progress Report Work Documents, Oct. 23, 1987.
3. Palm Beach County, 1989 Comprehensive Plan, SANITARY SEWER ELEMENT, POTABLE WATER, STORMWATER MANAGEMENT AND SOLID WASTE.
4. U.S. Dept of Agriculture, Soil Conservation Service, Soil Survey of Palm Beach County, Dec. 1978, SANITARY FACILITIES.
5. Solid Waste Authority of Palm Beach County, Comprehensive Solid Waste Management Plan, June 1, 1988, SOLID WASTE AUTHORITY'S MANDATE.
6. Fla. Dept of Community Affairs, Chapter 9J-5, Section 9J-5003 (88), SOLID WASTE.
7. Executive Management and Engineering Consultants, Inc., Comprehensive Development Plan, DEFINITIONS, Dec. 1987.
8. U.S. Dept. of Agriculture, Soil Conservation Service, Soil Survey of Palm Beach County Area, Florida - DEC. 1978, climate.
9. Palm Beach County, Description and Evaluation of the Effects of Urban and Agricultural Development on the Surficial Aquifer System, 1988.
10. Palm Beach County, SFWMD, Water Resources Data and Related Technical Information - July 30, 1987, GEOLOGY/HYDROGEOLOGY, 2.C).
11. Town of Greenacres City, Florida, Comprehensive Planning Program, October - 1975, WATER - PALM BEACH COUNTY WATER AND SYSTEM 2.
12. PBCWUD, Water Master Plan Supplement, James M. Montgomery, as updated in 1993.
13. Palm Beach County Wellfield Protection Ordinance (No. 88-7), Dept. of Environmental Resources Management, pg. 5.
14. Strategic Regional Policy Plan, Treasure Coast Regional Planning Council.

15. Affordable Housing Needs Assessment Methodology, 1995.
16. Florida Department of Transportation Drainage Manual.
17. South Florida Water Management Division, Water Use Planning and Management, INTRODUCTION.
18. Description and Evaluation of the Effects of Urban and Agricultural Development on the Surficial Aquifer System, Palm Beach County, Florida, 1988.
19. Palm Beach County Comprehensive Plan, 1989, AQUIFER RECHARGE.

REVISION HISTORY

September 15, 2008	Ord. 2008-03
December 1, 2008	Ord. 2008-19