



# CITY COUNCIL SPECIAL MEETING

## City of Greenacres, Florida

Wednesday, February 01, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

#### REGULAR AGENDA

- 1. Comprehensive Plan Evaluation and Review (EAR) Workshop:** In accordance with DEO requirements, the City must transmit its EAR-based Amendments no later than September 1, 2023. The process started almost a year ago with numerous actions being taken since including the hiring of consultants to assist City Staff with this project, holding of stakeholders and community meetings, and obtaining input from the Planning and Zoning Board of Appeals. Late last year, the Development and Neighborhood Services Department provided an update to the City Council on the progress of the Comprehensive Plan Review and Amendments. During that presentation, the City Council asked for a Workshop to provide input early in the EAR Amendment process. - Caryn Gardner-Young, Zoning Administrator.

#### ADJOURNMENT

#### Upcoming City Council Meetings

February 6, 2023

March 6, 2023

**Meeting Records Request**

Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

**Notice of Council Meetings and Agendas**

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested at [CityClerk@greenacresfl.gov](mailto:CityClerk@greenacresfl.gov) or 561-642-2006.

**Americans with Disabilities Act**

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.



## ITEM SUMMARY

**MEETING DATE:** February 1, 2023

**FROM:** Caryn Gardner-Young, Zoning Administrator

**SUBJECT:** Comprehensive Plan Review Workshop

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### BACKGROUND

The City of Greenacres's (City) Comprehensive Plan (Plan) operates under the State's Growth Management Act that was passed in 1985 (Chapter 163, Part II, F.S.). This Act requires all local governments in the State to maintain comprehensive planning programs based upon an adopted local government comprehensive plan. As part of this process, the local government must monitor changing conditions and must use this information to guide periodic amendments to the local comprehensive plan. This process is known as the Evaluation and Appraisal Review (EAR) process.

Under the EAR process, the Florida Department of Economic Opportunities (DEO) requires that every seven years, pursuant to Chapter 73C-4 Florida Administrative Code, each jurisdiction must evaluate their Comprehensive Plan. The Goals, Objectives, and Policies (GOPs) of the Plan are examined to determine if they are in compliance with current State requirements and regulations, and measurable targets are assessed to determine if the GOPs are performing as intended. The EAR-Based Amendment process remedies any deficiencies found during the EAR process. The planning horizon is extended, objectives are modified, and policies and data are updated as applicable. DEO reviews the EAR-based recommended amendments to ensure the Plan meets statutory requirements and issues an Objection, Recommendations, or Comments (ORC) letter. Once the DEO input is received, the City determines if additional changes are required or it adopts the EAR-based amendments as transmitted.

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### ANALYSIS

In accordance with DEO requirements, the City must transmit its EAR-based amendments no later than September 1, 2023. The process started almost a year ago with numerous actions being taken since including the hiring of consultants to assist City Staff with this project, holding of stakeholder and community meetings, and obtaining input from the Planning and Zoning Board of Appeals. Late last year, the Development and Neighborhood Services Department provided an update to the City Council on the initial progress of the Comprehensive Plan Amendments. During that presentation, the City Council asked for a Workshop to provide input early in the EAR amendment process. This is that requested Workshop. A copy of the PowerPoint presentation will be posted as well as the existing Comprehensive Plan Element language and initial draft copies of the proposed Goals, Objectives and Policies for several of the Elements.

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**FINANCIAL INFORMATION**

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N/A

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**LEGAL**

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N/A

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**STAFF RECOMMENDATION**

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N/A



# Comprehensive Plan Amendment City Council Workshop

City of Greenacres City Council Meeting  
February 1, 2023

# INTENT OF WORKSHOP

Item # 1.

- ❖ Provide high level concepts to the City Council which are proposed to be added to the EAR
- ❖ Seek City Council input that City's vision is being included in the EAR
- ❖ Ensure that City Staff is proceeding in the right direction
- ❖ Ensure that public input is included in the proposed EAR

# UPDATE OF ACTIONS TAKEN

## Community engagement

- ❖ Community Meetings
- ❖ PZAB Meetings
- ❖ Stakeholder Meetings
- ❖ Online Survey

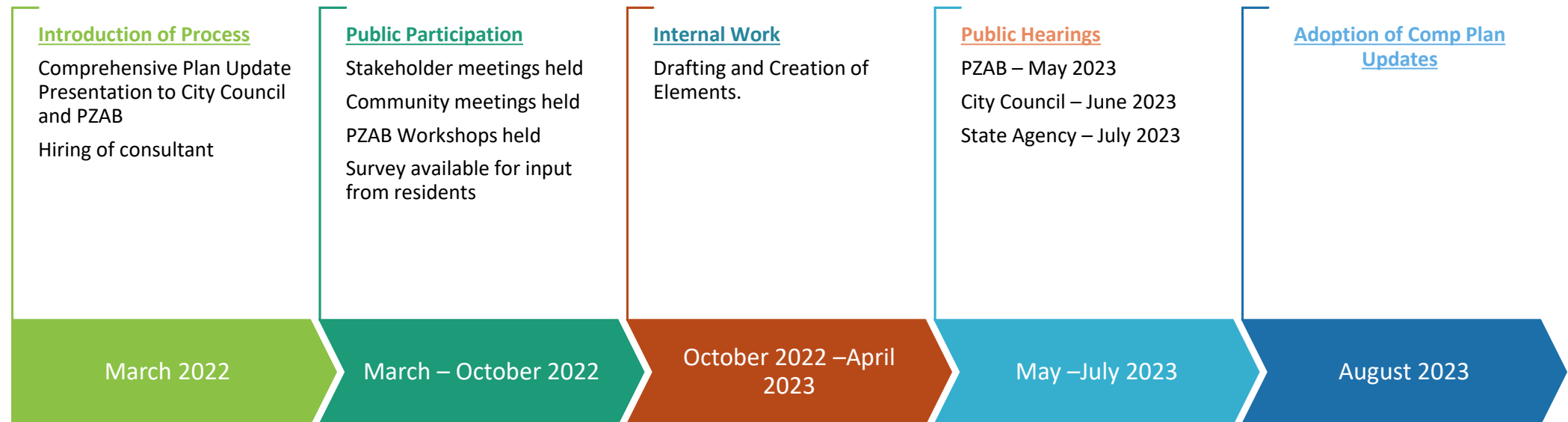
## Expertise support

- ❖ Input received from appropriate departments
- ❖ Input from appropriate outside agencies such as PBC, Palm Tran, SFWMD etc..

## Work Begun

- ❖ Consultants working on DIA and some GOPS
- ❖ Provided proposed GOPS
- ❖ Staff review of consultant work

# Timeline



EAR must be adopted prior to September 1, 2023, or the City cannot adopt any Comp Plan Amendments

# REQUIRED COMP PLAN ELEMENTS

Transportation

Conservation

Property Rights

Infrastructure

Housing

Recreation and Open Space

Capital Improvements

Intergovernmental Coordination

Future Land Use

OPTIONAL – ANNEXATION, ECONOMIC DEVELOPMENT AND HEALTHY COMMUNITIES

CONSERVATION, SUSTAINABILITY AND RESILIENCY  
CONSERVATION  
HEALTHY COMMUNITIES  
COMMUNITY GROWTH  
ANNEXATION  
FUTURE LAND USE  
HOUSING  
ECONOMIC DEVELOPMENT  
GOVERNANCE AND IMPLEMENTATION  
CAPITAL IMPROVEMENT  
INTERGOVTAL COORDINATION – MINOR CHANGES  
PROPERTY RIGHTS – NO PROPOSED CHANGES  
PUBLIC FACILITIES AND COMMUNITY RESOURCES  
INFRASTRUCTURE  
RECREATION AND OPEN SPACE  
TRANSPORTATION



# CONCEPTS AND ISSUES TO DISCUSS



# LANE USE AND ANNEXATION

Item # 1.

## ADDITIONS AND/OR EXPANSION

FUTURE LAND USE - WAITING GOPS FROM CONSULTANT  
ANNEXATION – MINOR CHANGES

## DISCUSSION ITEMS:

- Properties to round off the City limits
- Properties to the north, south or west?

# CONSERVATION

## ADDITIONS AND/OR EXPANSION

1. Seek Alternative Fuel
2. Climate Change
3. Innovative Alternative Technologies
4. Reclaimed Water
5. Hazardous Waste
6. Endangered and Threatened Species
7. Energy Reduction

## DISCUSSION ITEMS

- Climate change impacts
- Green Infrastructure
- Sustainability



# ECONOMIC DEVELOPMENT

Item # 1.

## ADDITIONS AND/OR EXPANSION

### NEW ELEMENT

## DISCUSSION ITEMS

- Downtown or Commercial Nodes
- Redevelopment
- Target Businesses
- Existing Businesses



# HEALTHY COMMUNITIES

Item # 1.

## ADDITIONS AND/OR EXPANSION NEW ELEMENT

### ➤ DISCUSSION ITEMS

- Physical activity
  - Complete Streets
  - Interconnectivity
- Obesity – Weight Management - Nutrition
  - Community Health Assessment Plan
- Mental Health
  - Co-location of facilities
  - Consulting at schools and with first responders

# HOUSING

## ADDITIONS AND/OR EXPANSION

## WAITING GOPS FROM CONSULTANT

### DISCUSSION ITEMS

- **Mixed Use Developments**
  - A mixed-use development is characterized as pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses.
  - One definition of a mixed-use development is one that 1) provides three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation), 2) fosters integration, density, and compatibility of land uses, and 3) creates a walkable community with uninterrupted pedestrian connections.
- **Attainable Housing**
  - Attainable housing is housing that is affordable to people earning around the Area Median Income (AMI) (PBC \$90,300 in 2022). Households living in attainable housing and earning between 60% and 140% of the AMI should not need to spend more than 30% of their income on housing costs. (\$27,090)
- **Multi-Family Units (how define – townhouses, apartments)**
  - Multi-family – Ranchette Townhomes, Blossom Trails Townhouses
  - Single Family – Catalina Estates, Blossom Trails
- Increased density/height of buildings



# RECREATION AND OPEN SPACE

Item # 1.

## ADDITIONS AND/OR EXPANSION

1. Parks Master Plan by 2025
2. Sustainability aspects
3. Department coordination
4. Address all residents needs (age, physical needs)
5. Bike and Trail/Parkway System Plan

## DISCUSSION ITEMS

- Parks in the appropriate area
- Create regional facility (tournaments or entice professional farm team)
- Sufficient parks (Existing LOS is 3 acres per 1,000 residents)

# TRANSPORTATION

ADDITIONS AND/OR EXPANSION

WAITING GOPS FROM CONSULTANT

## DISCUSSION ITEMS

- Mobility
- Redesigning Roadways
- Traffic Concerns (signal coordination, traffic Circulation and Safe Crossings)

# THANK YOU OPEN DISCUSSION

Caryn Gardner-Young  
Zoning Administrator

## CONSERVATION

### V. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: The City of Greenacres shall be a sustainable, livable, and resilient City that is a leader in conserving, protecting, and enhancing natural resources and their associated systems.

#### 1. AIR QUALITY OBJECTIVE AND POLICIES

##### Objective 1

The City will promote compliance with pertinent air quality standards.

##### Policy a)

The City shall coordinate with the County, adjacent municipalities, and the Florida Department of Transportation in the monitoring of transportation related site quality impacts and the planning of improvements needed on regionally significant roadways to rectify observed or predicted air quality problems on those roads.

##### Policy b)

Reduce the potential for automobile emission pollution by:

- a. increasing the volume of vegetation along arterial roadways;
- b. promoting alternative transportation such as carpooling, public transit and bicycle and pedestrian paths; and
- c. As City vehicles and equipment need to be replaced the City will continue to explore alternative fuel vehicles and equipment and acquire as appropriate.

##### Policy c)

Continue to work with Palm Beach County Health Department to ensure required permits are obtained by all businesses in the City.

##### Policy d)

Work with County and State agencies to establish development review procedures which eliminate or mitigate adverse atmosphere pollution impacts on or from the City of Greenacres.

Policy e)

The removal of natural vegetation shall be timed such that it will occur only to those areas in which construction is anticipated during the succeeding three (3) months.

## 2. WATER QUALITY OBJECTIVES & POLICIES

### **Objective 2**

Protect the quality of our water to ensure the availability of this resources for present and future generations.

Policy a)

Continue to require developments to obtain Environmental Resource Permits (ERP) addressing water quality and quantity for compliance with all State regulations as a condition for development approval pursuant to Chapter 373 F.S. and Chapters 40E-4, 40, 41, 400 F.A.C.

Policy b)

The City will coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy c)

Cooperate with Palm Beach County, South Florida Water Management District and Lake Worth Drainage District to impose and enforce protection measures, conservation measures and to monitor contamination levels and flow rates in order to maintain or improve the quality and quantity of water resources in the City for consumption, aesthetic, and recreational purposes.

Policy d)

Continue to ensure that development complies with the provisions of the Palm Beach County Wellfield Protection Ordinance.

Policy e)

Seek opportunities through the development review process, Intergovernmental Plan Amendment Review Committee (IPARC), Transportation Planning Agency (TPA) and interlocal agreements to conserve, appropriately use and protect subsurface water quality and supply.

Policy f)

Discourage withdrawal of subsurface water in excess of recharge and replenishment capabilities through continued cooperation with the South Florida Water Management District (SFWMD).

Policy g)

Meet when appropriate with representatives of the Palm Beach County Water Utilities Department, South Florida Water Management District, and Lake Worth Drainage District to discuss issues of mutual concern, including water quality and quantity issues.

Policy h)

Cooperate with local, regional, state, and federal partner agencies to understand the potential impacts of climate change on the region's water resources.

Policy i)

The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to use innovative alternative technologies to augment water resources including conventional reclaimed water irrigation piping systems, constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge, and indirect reuse systems.

Policy j)

The City of Greenacres shall continue the implementation of the provisions of the City's Landscape Code that require proper plant selection and siting, preservation of existing native vegetation, use of native plants, xeriscaping, efficient irrigation systems, and appropriate maintenance procedures.

Policy k)

In the event that irrigation quality reclaimed water becomes available adjacent to or within the City of Greenacres, the City shall cooperate with Palm Beach County Water Utilities Department to create a Mandatory Reclaimed Water Service Area, as described in Policy 2.1-b of the Palm Beach County Comprehensive Plan, to encourage the use of reclaimed wastewater for irrigation.

Policy l)

To protect the water resources of the City and Palm Beach County, the City hereby adopts Chapter 62-25 F.A.C. as water quality standards for stormwater discharge.

Policy m)

The City shall continue to participate in the National Pollutant Discharge Elimination System (NPDES) permit program as authorized by the Clean Water Act, which controls water pollution by regulating point sources that discharge pollutants into Florida waters.

### 3 LAND, SOILS, MINERALS - OBJECTIVE AND POLICIES

#### **Objective 3**

The City of Greenacres shall regulate and control all activities which affect the surface of the land and the minerals beneath the land's surface.

Policy a)

Base land use decisions, in part, on consideration of the limitations, capabilities and potential of the soils.

Policy b)

Consider the merits and needs, in the future, of guiding new urban and residential development to areas with suitable soils.

Policy c)

Encourage land alteration techniques that control and minimize erosion if at some future time these issues are deemed to be a matter of concern.

Policy d)

Remove invasive exotic vegetation (e.g., Brazilian Pepper, Melaleuca and Australian Pine) in such a manner to minimize seed dispersal of such species, according to the following:

- a. Privately owned lands at the time of development or redevelopment, as a condition of development approval, or sooner when voluntary service may be offered; and
- b. Publicly owned lands at the time of development, or sooner when economically feasible.

Policy e)

Continue to require a written assessment of the ecological and/or environmental impacts of any new development, including a soil suitability analysis, as part of the development approval process.

Policy f)

Continue to provide credit for preservation of native, historic, unique, endangered, or threatened trees.

Policy g)

Continue to promote and actively seek clustering and other innovative development techniques to protect native, rare, and unique natural features.

Policy h)

Continue to implement and enforce Ordinance 94-04 of the Land Clearing and Grubbing Code to prevent unauthorized land clearing to protect natural vegetative communities.

Policy i)

Continue to require native species to satisfy at least 50% of the required tree count as a condition of site plan approval.

Policy j)

Continue to coordinate with various agencies through the Intergovernmental Plan Amendment Review Committee (IPARC) and the Treasure Coast Regional Planning Council (TCRPC).

#### 4 NATURAL ENVIRONMENTS OBJECTIVES AND POLICIES

##### **Objective 4**

Develop the City of Greenacres in a manner consistent with the maintenance of ecological communities and the capabilities of the natural environment and to provide proper planning and management of the natural resources, including the conservation and protection of wildlife and habitats of wildlife and marine communities and wetlands.

Policy a)

Obtain and apply current environmental information which identifies opportunities and constraints to the distribution of land use and development.

Policy b)

Require all applications for development orders to contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

Policy c)

Create awareness regarding environmental problems and issues related to the City of Greenacres.

Policy d)

Seek the assistance of the Florida Game and Freshwater Fish Commission, IPARC, and other state, county, and local agencies during the process to identify significant ecological communities and wetlands and ~~strengthen~~ continue to enforce the City's regulations regarding the construction, appropriate use, or protection of such sites.

Policy e)

Support legislation which serves to enhance the natural environment when consistent with other development goals.

Policy f)

Develop the local enforcement of regulatory controls in special areas of environmental concern such as hazardous waste management, flood prone areas, recreational water bodies, native vegetation areas, major waterways, wetlands, and other environmentally sensitive areas.

Policy g)

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

Policy h)

To protect the City's natural resources, the City hereby adopts the South Florida Water Management District basis of review for Environmental Resource permit applications to ensure the protection of natural systems including wetlands in accordance with Chapter 40 E-4.205 through 40E-4.451 F.A.C

## 5. FLOODPLAIN MANAGEMENT

### Objective 5

The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

Policy a)

The City should continue to monitor the latest land use control criteria relating to flood prone development for possible inclusion in the existing zoning ordinance, subdivision regulations or other applicable development codes.

Policy b)

The City of Greenacres shall continue to require proposed developments to provide flood protection measures to safeguard human life and welfare.

Policy c)

To prevent loss of life and property through the restriction of building in special flood hazard areas, the City shall continue to enforce its adopted Floodplain Management Ordinance (2016-14) and subsequent amendments and shall maintain requirements.

Policy d)

The City shall participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current rating.

Policy e)

The City shall participate in the Insurance Services Office, Inc. (ISO) Building Code Effectiveness Grading Schedule and strive to maintain or improve its current rating.

## 6. HAZARDOUS WASTE AND MATERIALS

### Objective 6

Assure that generation, storage, transport, and disposal of wastes in the City are managed with the best available technology to protect environmental quality.

Policy a)

The City, in cooperation with the Florida Department of Environmental Protection and Palm Beach County, shall encourage an annual Amnesty Days Program in an effort to reduce improper disposal of residential and commercial hazardous and special wastes and their containers.

Policy b)

When new sewers are extended into an area currently using septic systems for wastewater disposal, the City shall continue to require that all buildings connect with the public wastewater collection system.

Policy c)

New subdivisions shall provide sewer and lateral connections for each lot in the development.

Policy d)

New septic tank systems shall meet applicable state county standards for permitting and all applicable regulations adopted in the local code of ordinances.

Policy e)

The City shall cooperate with all appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment. The City shall report any identified hazardous waste violation to the appropriate jurisdictional agency.

7. ENDANGERED AND THREATENED SPECIES.

**Objective 7**

The distribution and abundance of endangered and threatened species within the City will be identified, and the habitat of viable populations of any such species shall be protected and managed, or the impacts to such habitat shall be adequately mitigated, so as to ensure their continued existence.

Policy a)

The City shall sponsor a biological survey of natural habitats within municipal limits to identify areas of suitable habitat for listed species, and to estimate population size and viability for those species which do occur.

Policy b)

Areas known to support a viable population of a listed species, or which provide habitat of a size and character that is suitable for long term protection of a listed species, shall be given priority in the acquisition of public parks or preserves. Any such park shall be managed in a manner consistent with preservation of the listed species and its habitat.

Policy c)

The City shall seek the cooperation of government and private conservation agencies in the preservation of lands which harbor a viable population of one or more listed species and their habitat.

## 8 ENERGY REDUCTION AND CONSERVATION.

### Objective 8

The City will take steps to reduce the consumption of energy through promoting more efficient land use development patterns and uses which provide alternatives to commuting to and from employment.

#### Policy a)

The City will promote the use of infill development along its existing commercial corridors to increase the diversity of uses located in close proximity to one another to reduce the need for multiple trips or to travel cross town.

#### Policy b)

The City will promote mixed-use development patterns in new projects to provide greater diversity of use in close proximity of one another to promote reduced dependence on automobiles, and increased use of pedestrian and bicycle travel.

#### Policy c)

To the greatest extent possible, the City should work with providers of multimodal transportation systems, such as Palm Tram, to encourage them to expand, or establish service in and around the City to reduce resident's dependence on use of automobiles.

#### Policy d)

The City will develop a Bicycle/Pedestrian Master Plan no later than 2025 to provide a blueprint for the development of a City-wide trail plan to provide interconnectivity of residential and commercial areas to promote bicycle and pedestrian travel as an alternative to the automobile.

#### Policy e)

The City will continue to promote itself as a desirable place for new clean business and industry to move to with the intention of increasing employment opportunities for Greenacres residents to reduce or eliminate the need to commute to and from work.

#### Policy f)

The City will support Federal and State incentives to promote use of energy efficient technology, including but not limited to solar heating, photovoltaic cells, more efficient insulation systems, and other clean energy sources.

Policy g)

The City shall encourage all city sponsored or financially supported projects to build green.

Program Monitoring and Evaluation

Implementation of the Conservation Element is the responsibility of the Departments of Public Works, Development and Neighborhood Services, and the Development Review Committee (DRC). The DRC is composed of the Department Heads (or their designees) of Public Works, Building Division, Recreation and Community Services, Fire, Police, and Planning and Engineering Division. This will be an ongoing, day-to-day process. Compliance with regulatory programs stated in the Conservation Element is achieved through the Code of Ordinances, which addresses zoning, landscaping, tree preservation, natural resource areas, flood plain and elevations, water quality, consumption and conservation, and development review regulations and procedures. The City's Zoning Code specifies that the City shall approve no plat, site plan, or building permit until it has made a positive determination of consistency with the Comprehensive Plan and concurrency in various areas including but not limited to the following: 1) road network, 3) stormwater management, 4) potable water, 5) wastewater, 6) solid waste, 7) local parks and recreation facilities, 8) fire protection, and 9) police protection. This Concurrency Management System establishes the administrative procedures necessary to ensure that the necessary infrastructure facilities are available concurrent with the impacts of development.

The monitoring and evaluation of the progress of the composite comprehensive plan will be coordinated by the City's Development and Neighborhood Services Department, working through the City's Development Review Committee.

## INFRASTRUCTURE

### GOALS, OBJECTIVES AND POLICIES

- A GOAL: It shall be the goal of the City of Greenacres to provide and maintain existing and needed public facilities in a manner to provide consistent service levels throughout the City, protect public and private investments, protect, and preserve environmental resources, promote orderly, compact urban growth, and assure the health, safety, and welfare of the City residents.

#### Objective 1

The City of Greenacres shall continue to maintain a Concurrency Management System that includes procedures to ensure that at the time of a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. All system improvements for replacement, expansion or increase in capacity of facilities shall comply with the adopted level of service standards for the facilities.

#### Policy a)

The following level of service standards are hereby used as the basis for determining the availability of facility capacity and the demand generated by development/future growth

CHART 1.1

Facility	Level of Service
Sanitary Sewer	85 gallons per capita per day
Effluent	Per EPA and DEP regulations
Sludge	Per DEP and Solid Waste Authority
Solid Waste	7.13 pounds per capita per day
Drainage	Per SFWMD regulations
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)

Through its concurrency management system as outline in the Public Works Element, the City will monitor the growth of population, building permits and certificates of occupancy and available capacities.

Policy c)

The City shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information, as development permits are issued and submit to the responsible agency the updated information.

Policy d)

The City shall coordinate with local governments within designated water supply and sanitary service areas to ensure that levels of service are compatible.

## Objective 2

The City of Greenacres shall maintain a five-year schedule of capital improvements needed for public facilities, to be updated annually in conformance with the review process for Capital Improvement Element of this Comprehensive Plan.

Policy a)

The City shall develop an annual Capital Improvements Program for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule for capital improvement needs.

## Objective 3

The City shall require service providers to establish a continuing program of preventative maintenance and, where appropriate, replacement of older water and sewer facilities.

Policy a)

The City will continue to assist Palm Beach County Water Utilities Department with the development of a detailed inventory of local water and sewer lines which includes the existing condition and anticipated life cycle of each system component.

Policy b)

The City will assist Palm Beach County Water Utilities Department in the development of a priority ranking system of facility replacement and/or expansion needs and, where appropriate, program the funding the improvements in the City's Capital Improvement Element.

## Objective 4

The City shall work with service providers to ensure that sanitary sewer and potable water is available and adequate to meet the needs of City residents as provided for in the Palm Beach

County Water Utilities Department Water Supply Facility Work Plan which is consistent with the Lower East Coast Water Supply Plan.

Policy a)

The City will continue to share and update information needed to meet on-going water supply and sewer needs with Palm Beach County Water Utilities Department.

Policy b)

The City will continue to support Palm Beach County Utilities Department in implementing alternative water supply projects, reuse applications, aquifer protection and conservation efforts.

Policy c)

The City will evaluate the needs of those areas currently unserved by Palm Beach County's central sewer system by continuing its surveying of those areas to determine if these areas should be prioritized for expansion of the sewer service and coordinate the prioritization with Palm Beach County.

## Objective 5

The City shall work with service providers to ensure that solid waste disposal services are provided to meet existing and projected future demands.

Policy a)

The City will continue to coordinate with Palm Beach Solid Waste Authority to ensure the city's input to management of established landfill sites and purchase/development of any future landfill sites, transfer stations and other alternative methods of solid waste disposal.

Policy b)

The City will continue to maintain a close liaison with its contracted service hauler in order to ensure the provision of responsive service to residents and businesses.

## Objective 6

The City will continue to enforce stormwater drainage regulations which shall provide for protection of natural drainage features and ensure that future development utilized stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy a)

The City shall remain abreast of new stormwater requirements as promulgated by the State and South Florida Water Management District and shall revise local policies and regulations, as necessary.

Policy b)

The City will continue to protect and preserve water quality by the use of construction site Best Management Practices and the incorporation of techniques such as on-site retention, use of pervious surface and native vegetation.

Policy c)

If the South Florida Water Management District determines that areas within the City are high recharge areas, the City will coordinate with the District and its programs to amend the Code of Ordinances which will provide measures for natural aquifer recharge protection.

Policy d)

The City will continue to require permeable open space and in the case of larger developments, ponds, in order to assist in aquifer recharge.

### **Program Monitoring and Evaluation**

The Public Works Director shall compile goals, objectives, and policies (GOP); achievement monitoring procedures; and updating procedures to distribute to other departments participating in plan implementation. The participating departments shall be required to incorporate GOPs into their annual work programs and to request funding for operations and capital facilities necessary to implement the GOPs. The Public Works Director shall have the primary responsibility for implementation of the plan procedures.

Achievement of Objectives may be evaluated based on analysis of several performance criteria including but are not limited to:

1. Financial reporting included in the City of Greenacres Comprehensive Annual Financial Report (CAFR)
2. Continued compliance with operating permit requirements established by Federal, State, and local regulatory agencies
3. Continue to meet all the Level of Service standards established.
4. Number of gallons of water saved per capita per year
5. Continue recycling and recycling education to keep the solid waste stream below that which was required by the State by 1994.
6. Number of site plans reviewed by the City's Development Review Committee to insure adequate drainage by all applicable regulating agencies.

## RECREATION AND OPEN SPACE

### VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: The development of a park and recreation system which provides for a myriad of recreational opportunities that is cost effective and efficient to develop, preserve and maintain the natural environment and makes the best use of the land; incorporates aesthetics as an essential component of park and facility design; and produces a sense of place and community for its users and nearby neighborhoods.

#### Objective 1

The City shall continue to maintain and upgrade, where appropriate, existing open spaces, green spaces, parks, and recreational facilities.

#### Policy a)

Through the year 2035, the City of Greenacres shall maintain a minimum of 3 acres of suitable developed and undeveloped park, recreation, and open space land per 1000 residents.

#### Policy b)

The City shall improve and maintain the level of service and quality of City parks, as financially feasible, to enable Greenacres residents to enjoy compatible parks and recreation amenities as other jurisdictions.

#### Policy c)

The City will develop a parks and open space master plan no later than 2025 to assess desired and needed parklands, open space and amenities and continue to plan to improve identified current and projected shortfalls based on population or other community goals. The parks master plan will identify:

1. Community-driven needs assessment of the City's parkland and open space facilities
2. A comprehensive system of parks, open spaces, and trails
3. Connectivity of bike paths, sidewalks, and waterways, and methods of interconnecting the system to residential, commercial, and public uses
4. Desired levels of service for regional, community, and neighborhood park facilities and the appropriate mix of community, neighborhood, and special parks needed to service their populations
5. A cost and prioritization system
6. Relationship of parks and open space master plan to infrastructure priorities, and
7. Opportunities for protection of sensitive habits and species and historical, archeological, and cultural resources

Policy d)

The development, maintenance and operation of parks shall be coordinated with other departments and functions of the City, particularly through planning, engineering, capital improvements programming, special events and public safety functions.

Policy e)

The City shall utilize the parks system as a means to promote sustainability and protect the natural resources of the City.

1. Policies: a. The City shall utilize drought-tolerant, native, and Florida-friendly vegetation in parks to minimize maintenance costs, irrigation, and chemical use and to promote biodiversity.
2. Where possible, the City shall preserve healthy native tree canopy.
3. The City shall actively remove invasive and noxious species from all parks.
4. The City shall actively seek opportunities within parks for users to observe and interact with the natural environment in a safe and unobtrusive manner.
5. The City shall explore opportunities for including community gardens within park spaces.
6. The City shall provide educational kiosks and interpretive signage within park spaces that describe the City's commitment to and specific activities related to sustainable practices, as well as ways that citizens can participate themselves

## Objective 2

The City shall acquire land necessary for maintaining the parks and recreation level of service (LOS) standards. The land acquisitions shall be strategically located in order to maximize accessibility to residents served. Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the City; and (4) establish highly visible City focal points which reinforce a sense of community.

Policy a)

The City shall continue to acquire public park land or fees in lieu of land dedications from private developers through the subdivision and PUD regulations.

Policy b)

The City will continue to consider conversion of appropriately located and sized publicly owned vacant land to passive and active recreational areas.

## Policy c)

The City shall encourage parks to be "adopted" by various sports, neighborhood, civic or business organizations to provide active assistance in their adopted park's maintenance or adopted field/court

## Policy d)

Public park or recreation areas operated or maintained by City shall not be converted to other uses, except by determination of the City Council that such conversion is in the public interest. City shall seek appropriate compensation or replacement land if such land is taken.

## Policy e)

The City shall continue to coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage or gas lines for recreational trails or linear parks consistent with Florida Department of Environmental Protection, Florida Department of Transportation, and Federal Highway Administration guidelines for greenways and trails.

**Objective 3**

The City shall continue to provide a variety of recreational facilities and services that contribute to the health and wellbeing of all residents.

## Policy a)

The City shall target public park facilities and activities toward a variety of age ranges

## Policy b)

New City parks will be primarily designed and developed to provide for multiple uses and recreational activities, suitable for the park site and its intended users, where physically possible and permissible. The City will also improve existing suitable parks to expand the types of recreational facilities or opportunities available at each suitable park site

## Policy c)

The City shall enhance the accessibility for mobility impaired individuals for parkland, open space, playgrounds, trails, and related facilities.

## Policy d)

The City shall incorporate health community programming through education and physical activity programming.

## Policy e)

The City will prioritize recreation programs and activities that reflect the City resident needs while planning for and implementing increased recreational programming and opportunities.

The City will develop methods to monitor and assess changing community recreational needs and demands over time.

#### **Objective 4**

The City will improve and enhance, access to park, recreation, community, arts and cultural facilities and connectivity to activity centers and neighborhoods through development of the City trail system, sidewalks, and enhanced streetscapes

##### **Policy a)**

The City will place a priority on the planning, design, funding, and construction of recreational trails to increase pedestrian mobility, multi-modal transportation, and connectivity, and to lower the City's overall carbon footprint.

##### **Policy b)**

As a high-priority, fill gaps in multi-purpose trail connectivity by linking existing parks, high-density residential areas, and areas with limited available parkland.

##### **Policy c)**

The City will work to create a Bicycle and Trail/Pathway System Plan which provides enhanced non-motorized connectivity opportunities.

##### **Policy d)**

The City will ensure coordination between the proposed Mobility Plan identified in the Transportation Element and its planning efforts on the provisions of bicycle facilities and multipurpose trails.

##### **Policy e)**

The City will work cooperatively with private, non-governmental, and public entities to pursue enhanced and expanded recreational activities, recreation programs, and civic use facilities on public and privately owned lands.

##### **Policy f)**

During its annual review of recreation site and facility needs, the City shall coordinate planning for recreation and open space improvements with each level of government, including Palm Beach County, Palm Beach County School Board, major civic groups, and the private sector in order to promote recreational and educational opportunities in a cost-effective manner.

#### **Program Monitoring and Evaluation**

## INTERGOVERNMENTAL COORDINATION

### GOALS, OBJECTIVES AND POLICIES

- A. GOAL: To coordinate with governmental entities and private utilities to preserve the quality of life, coordinate development activities and provide for the efficient use of resources

#### Objective 1

The City shall ensure resident participation in plan preparation, adoption, and implementation.

##### Policy a)

Input by the residents of Greenacres into the planning process will be encouraged on an ongoing basis. Technical advisory committees, existing advisory boards and special task forces will be used as appropriate.

#### Objective 2

The City shall maintain an adopted concurrency management system that coordinates adopted comprehensive plan level of service standards with other municipalities, the county, the region, the school board, and the state.

##### Policy a)

The City will continue to compare its adopted level of service standards with those adopted by Palm Beach County and work with the County in adopting a common level of service standards that are appropriate.

##### Policy b)

The City shall provide notice of proposed land use amendments and development proposals to Palm Beach County and impacted municipalities within the County and provide an opportunity for the service level concerns of these local governments to be addressed in the review process.

##### Policy c)

The City shall coordinate with state, regional, or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

##### Policy d)

During preparation of the annual capital improvement program, the City shall evaluate all applicable state, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

Policy e)

The City shall ensure coordination of level of service standards by entering into interlocal agreements, serving on TPA committees, reviewing activities, and actively participating in interagency policymaking and goal-setting activities

**Objective 3**

To ensure that mechanisms are in place for effective coordination between the City of Greenacres and adjacent local jurisdictions along with regional, state, and federal agencies to ensure consultation among these partners as key community decisions are made.

Policy a)

The City shall continue to work in cooperation with LWDD to maintain adequate surface water levels.

Policy b)

The City shall coordinate appropriate aspects of its comprehensive plan with the SFWMD Regional Water Supply Plan, and the Lower East Coast Water Supply Plan (LECWSP).

Policy c)

The City will adopt the PBCWD Supply Plan, as amended from time to time, which will be considered the City's adopted Water Supply Plan.

Policy d)

The Water Supply Plan will be consistent with Palm Beach County Water Utilities Department (PBCWUD) Supply Plan since PBCWUD supplies the water needs of the residents of Greenacres. In the event that areas of the City are served by other than PBCWUD, either through annexation or service boundary changes, water supply and service shall be coordinated with that utility.

Policy e)

The City shall review and update its adopted 10-Year Water Supply Facilities Work Plan at a minimum every five years and within 18 months after the SFWMD approves an updated LECWSP.

Policy f)

The City shall coordinate as needed with SFWMD, and adjacent local governments, regarding the potential need to examine and plan for additional alternative water supply sources and projects during the long-term planning horizon.

Policy g)

The City shall incorporate and adopt new rules and regulations of those Federal, State, and Special Districts, whose jurisdiction incorporates the drainage facilities within the City limits including, but not limited to, SFWMD, the FDEP, LWDD and the United States Environmental Protection Agency (EPA).

Policy h)

The City will not issue any development order or development permit until it has received confirmation from the Palm Beach County Department of Environmental Resource Management that the proposed land use is not in conflict with the Palm Beach County Wellfield Protection Ordinance.

Policy i)

The City will continue to coordinate with the Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System as necessary to comply with the requirements of the joint MPDES permit.

Policy j)

The City shall work closely with its solid waste provider and Palm Beach County to ensure that County facilities can handle the City's future solid waste needs, including LOS and concurrency.

Policy k)

The City will continue to seek, through intergovernmental agreements, to share the use of its parks and recreation facilities and those of other semi-public and private entities.

Policy l)

The City shall continue to coordinate closely with Palm Beach County to assure that the parks and recreation needs of Central County residents are adequately and efficiently met and equitably funded.

Policy m)

The City will cooperate with the County housing authority and the private sector to provide housing that provides for all income levels by providing assistance, information, and support for all housing efforts in the City's interests.

Policy n)

The City shall continue to support the County's Commission on Affordable Housing to provide for the availability and affordability of housing for extremely low, very low, low, and moderate-income persons.

Policy o)

The City will coordinate with the US Department of Housing and Urban development (HUD), through Palm Beach County, in the administration of the City's Community Development Block Grant (CDBG) program and/or other programs, which may benefit the City.

Policy p)

The City shall continue to work closely with the School District to make efficient joint use of facilities to meet educational, recreational, and cultural needs of the community.

Policy q)

The City shall continue to coordinate with the Palm Beach Emergency Management Director in assisting the implementation of the County's campaign to educate the general citizenry regarding emergency preparedness plans, including specific citizen directives.

Policy r)

The City shall also coordinate with the County in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding land use and emergency preparedness.

Policy s)

The City shall continue to coordinate with the American Red Cross, Palm Beach County, and all other regional, State, and Federal agencies on an annual basis, or as needed, to modify the Local Emergency Preparedness Plan, coordinate for public emergency shelters, and provide for the update of the City's post-disaster redevelopment strategies.

Policy t)

The City shall require that the level of service on shared roadways does not exceed the adopted level of service by the Department of Transportation, Palm Beach County, other appropriate federal, state, regional or County transportation agencies or the City and to ensure coordination of planned improvements.

Policy u)

The City shall cooperate with the County and State to optimize the use of County, State, and Federal funds by advance preparation of right-of-way acquisition documents and construction plans for roadway improvements.

Policy v)

The City shall continue to utilize the Palm Beach County Transportation Planning Agency as the City's main coordination mechanism for transportation planning, including data collection and warehousing, and intergovernmental coordination.

Policy w)

The City will coordinate with Palm Tran and other transit providers to review site plan proposals to ensure that the design of roadways, buildings, and other features will allow for safe and efficient operation by Palm Tran buses.

#### **Objective 4**

To establish a joint process of coordination and collaboration between the City, Palm Beach County and the School District in the planning and decision making on population projections.

Policy a)

The City commits to working with the School District and Palm Beach County to help improve the County's population allocation methodology and enhance coordination with the plans of the School District. The City will continue to submit information regarding new residential development and redevelopment to the School District. The City will also continue to review the County's student population, student enrollment projections, and demographic conditions to ensure that any updated projections reflect development approvals in the City.

- B. GOAL: Intergovernmental coordination efforts shall provide efficient, fair, and identifiable methods for sharing information and funding across jurisdictions to direct mutually beneficial actions toward the solution of shared problems.

#### **Objective 5**

The City shall maintain regular means of communication for the purpose of addressing and resolving issues of mutual interest that arise from the local governments' comprehensive plans and plans of other agencies and jurisdictions.

Policy a)

Any major substantive conflicts as noted by resolution shall be proposed for submittal to IPARC's or TCRPC's informal regional mediation process, or other mediation methods shall be sought. However, the City may refuse to enter into a settlement agreement so arrived at if that agreement is in conflict with any provision of the City's adopted Comprehensive Plan, the Code of Ordinances, the Capital Improvements Program, the current or succeeding year's budget, or if the agreement would require the expenditure of City funds.

Policy b)

Other conflicts, which may be considered minor or non-substantive, shall be transmitted as comments to the appropriate local government.

Policy c)

Greenacres shall participate in and support regional conflict resolution mechanisms as appropriate.

Policy d)

The City shall use the Palm Beach Countywide Interlocal Coordination process as a regular formal forum in which to deal with issues unique to Palm Beach County and its municipalities. The Multi-Jurisdictional Issues Coordination Forum shall be used as a means of collaborative planning for matters of interjurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land issues.

- C. GOAL: The City seeks to coordinate the delivery of urban services and to encourage an orderly pattern of urban growth and services and shall work with other local jurisdictions to amend state laws which unduly restrict annexation.

## Objective 6

Greenacres will continue to work with Palm Beach County, Palm Springs, Atlantis, and Wellington in the orderly annexation of the City's existing enclaves.

Policy a)

The City shall consider the preparation of an Annexation Study and Report and pursue annexation of lands located contiguous to the City's boundaries if appropriate. Emphasis will be placed upon areas that will produce revenue surplus and ensure future fiscal solvency, Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the City of Greenacres.

Policy b)

The City will continue to monitor activities and legislation at the federal, state, regional and local level that could affect Greenacres planning area.

Policy c)

The City will continue to encourage its elected representatives, employees, and residents to participate in and monitor the activities of other agencies that could affect the City's boundaries and annexation area.

- D. **GOAL:** To establish and maintain a cooperative relationship between the City and the Palm Beach County School Board to provide an effective joint planning process including procedures to coordinate land use planning with the development of school facilities including public school siting, calculate population projections and provide for the development of public education facilities concurrently with residential development and other public facilities and services.

**Objective 7**

The City has established coordination mechanisms with the School Board to achieve a collaborative effort to identify school needs, provide school facilities and implement school concurrency using the consistent supporting data and analysis.

Policy a)

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" (the 2016 Interlocal Agreement) which was approved by the City Council on June 6, 2016, consistent with ss.163.3177(6)(h)1. and 2. F.S. and 163.3180 F.S. as amended from time to time.

Policy b)

The City shall meet with representatives of the School Board and other Palm Beach County local governments to discuss public school concurrency issues.

Policy c)

The City, in coordination with the School District, the County and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule by opting into the annual countywide ordinance. This provision is intended 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.

#### Policy d)

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 school's facilities plan. The City shall incorporate letters from the school district identifying school capacity availability into City project staff reports presented to the City Council. The City may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the School District as the City deems appropriate.

#### Program Monitoring and Evaluation

The current process of coordination among the stakeholder agencies and the City of Greenacres has proven to be generally effective. Greater formality could be required in the future as the technical and administrative foundation of the Comprehensive Plan increases in complexity and becomes more demanding. The success of the City's efforts can be measured by the communications that the City has with adjacent municipalities such as notices sent for review of development petitions or attendance and participation at meeting, workgroups, and committees where coordination is required, or the number of new partnerships established between the City and private organizations and community advocacy groups

The City of Greenacres is a stable and longtime established municipality. The vast majority of the Objectives and Policies of the Intergovernmental Coordination Element have been fully executed to provide for a highly functional organization and effective coordination between adjacent municipalities and governmental agencies. Upon evaluation of the Comprehensive Plan, it was determined that there are no substantial improvements or additional intergovernmental coordination needs required at this time. The City of Greenacres resolves coordination issues mainly through frequent communication in written and verbal form. The use of electronic communication technologies such as e-mail, the internet, and teleconferencing, have also allowed for faster and increased communication and better coordination between the City of Greenacres and related intergovernmental agencies.

Table IC-1 below briefly describes the existing coordination mechanisms indicating the subject nature of the relationship and the office with primary responsibility for coordination.

#### Table IC- 1 – Coordinating Agencies

The following abbreviations are used in Table CI-1: AE - Advise and Encourage AP - Approval, Permit CA - City Agency FA – Formal Agreement FN - Formal Notice IN - Informal Notice OA - Outside Agencies PM - Periodic Meetings to Coordinate Programs TA - Technical Assistance

Table IC-1- Coordinating Agencies

Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Greenacres Department with Primary Responsibility For Coordination
<b>UNITED STATES DEPARTMENTS AND AGENCIES:</b>					
Commerce, Census Bureau	Decennial census	TA	Census Statistics and Services	Effective	Development and Neighborhood Services
Postal	Address, development, mail delivery	OA	Provision of Addresses	Effective	City Manager
Transportation	Transportation Planning	AE, AP, PM, TA	Transportation Project Funding	Effective	Development and Neighborhood Services
<b>FLORIDA DEPARTMENTS AND AGENCIES</b>					
Economic Opportunity	Planning Activities	AP, TA	Growth Management Activities	Effective	Development and Neighborhood Services
Emergency Management	Mutual Aid Agreement	OA, TA	Emergency Management Activities	Effective	City Manager
Environmental Protection	Water Quality	AP	Environmental Activities	Effective	Public Works
Business and Professional Regulations	Various Licenses	AP	Licensing Activities	Effective	Development and Neighborhood Services
South Florida Regional Planning Council	General Planning	TA,AE,AP	Regional Planning Activities	Effective	Development and Neighborhood Services
State Division of Historical Resources	Historic Lands & Buildings	TA/AE	Master Site File	Effective	Development and Neighborhood Services
Transportation	Transportation Planning	AE, AP, PM, TA	Five Year Work Program	Effective	Development and Neighborhood Services
Palm Beach County TPO	Transportation	AE, TA, AP, PM	Transportation Funding	Effective	Development and Neighborhood Services
<b>Adjacent Municipalities</b>					
Village of Palm Springs	1. Land Use	AE, TA,PM	Affects roadways	Effective	City Manager

City of Atlantis	2. Transportation				Development and Neighborhood Services
Agency	Subject Coordination	Nature of Relationship	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Greenacres Department with Primary Responsibility For Coordination
<b>LOCAL GOVERNMENT AGENCIES</b>					
Palm Beach County Administration	Administrative duties	PM	AS needed	Effective	City Manager
Palm Beach County Department of Health	Potable Water	AP	Coordinate as necessary	Effective	Public Works
Palm Beach County Board of County Commissioners	Platting	FN, IN	County Land Development Code	Effective	Development and Neighborhood Services
Palm Beach County Sheriff's Office	Law Enforcement Services	OA	Existing Contract for Services	Effective	City Manager
Palm Beach County Property Appraiser	GIS data, Tax Assessments	PM, TA	Palm Beach County	Effective	Development and Neighborhood Services and City Manager
Palm Beach County Tax Collector	Ad Valorem Collection	OA	Formal Agreement	Effective	City Manager
Palm Beach County Traffic Engineering	Traffic Engineering	AE, AP, PM, TA		Effective	Public Works
Palm Beach County Planning	Platting	OA	Informal Coordination	Effective	Development and Neighborhood Services
<b>SPECIAL DISTRICTS</b>					
South Florida Water Management District	Stormwater, Wetlands and Water Use	TA,AE,AP	As needed	Effective	Public Works
Lake Worth Drainage District	Canal maintenance, flood controls, stormwater	TA,AE, AP	As needed	Effective	Public Works

## CAPITAL IMPROVEMENTS

### VI. GOALS, OBJECTIVES, AND POLICIES

- A. GOAL: The City of Greenacres shall plan for and manage the provision of public facilities and services in a fiscally prudent and responsible manner to adequately serve existing and new residents and continue to provide a quality environment.

#### Objective 1

Capital Improvement Plan. The City shall ensure that financial resources are available to provide capital improvements that meet the existing needs and needs of planned future growth and in a cost-effective manner through creation of a Capital Improvement Plan (CIP)

##### Policy a)

The City Manager shall prepare and propose a five-year Capital Improvement Plan and One-Year Capital budget to the City Council annually for adoption to meet present infrastructure deficiencies and future infrastructure needs as discussed in other Elements of this Comprehensive Plan as follows:

1. The proposed CIP shall include sources of funding for each capital improvement or category of capital improvement.
2. Utilize the findings and recommendations of the Comprehensive Plan to develop the annual CIP.
3. The CIP should demonstrate that level of service standards will be maintained in a such a way that deficiencies and needs are addressed during the next five-year period.
4. The CIP shall provide an estimate of public facility costs including a delineation of when it will be needed, the general location of the facilities and projected revenue sources to fund the facilities. Projects necessary to ensure that any adopted level of-service standards are achieved and maintained for the 5-year period are identified as either funded or unfunded and given a level of priority for funding.

#### Objective 2

Schedule of Capital Improvements. The City shall ensure the financial feasibility and timely provision of capital facilities needed to maintain Level of Service (LOS) standards by creating a process to identify potential projects and/or programs.

##### Policy a)

Identify capital projects needed to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or wornout facilities in a five-year Schedule of Capital Improvements (CIE) (Table CIE-1).

1. The City shall create a Needs Assessment Committee comprised of the Directors of Public Works, Finance, Community and Recreation Services, and Development and

Neighborhood Services or their designee, which shall prioritize projects for the five-year CIE, and the annual proposed capital budget.

2. Proposed Capital Improvements shall be evaluated and ranked in priority according to the following guidelines (with Priority 1 being the highest priority):

The evaluation of projects shall include consistency with the Comprehensive Plan and consideration of the following criteria:

- a. Elimination of a public hazard;
  - b. Elimination of an existing deficiency;
  - c. Required by legislative mandate;
  - d. Needed to maintain level of service standard;
  - e. Financial feasibility;
  - f. Public safety;
  - g. Local budget impact;
  - h. Locational needs based on projected growth patterns;
  - i. Accommodation of new development and redevelopment facility demands;
  - j. Plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction; and
  - k. Local priorities
3. Define capital projects as those projects identified within the other Elements of the Comprehensive Plan that are necessary to meet established LOS and to increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure that generally have a cost exceeding \$50,000.
  4. Include and fund capital projects for the following facilities and infrastructure in the SCI: Transportation, Stormwater Management (Drainage), Solid Waste, General City Services, and Parks and Recreation.

### **Objective 3:**

Annual Review. The SCI shall be reviewed and updated annually in order to maintain a continual five-year priority and outline of capital projects planned for implementation.

#### **Policy a)**

Update the SCI on an annual basis, or eliminate, defer, or delay the construction for any facility listed in the five-year SCI by ordinance, without an amendment to the Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following City Council approval.

#### **Policy b)**

Allow corrections and modifications of costs and revenue sources in the SCI to be made by ordinance, in addition to annual updates, without an amendment to the City's

Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following City Council approval.

Policy c)

Include the first year of the SCI in the capital budget as part of the annual budgeting process, along with any other capital improvements that are identified in the City's CIP.

Policy d)

Update the SCI to maintain consistency with the Palm Beach County Water Supply Work Plan.

Policy e)

Consider capital projects for school capacity improvements included in the most recently approved Palm Beach County School Board's Five-Year Capital Improvement Plan.

#### **Objective 4**

Development Orders. Base decisions regarding the issuance of development orders and permits upon coordination of development requirements included in this plan, the land development regulations and availability of necessary public facilities needed to support such development at the time needed.

Policy a)

The minimum LOS standards required for approval of a development order are established in chart INFRA-1.1 of the Infrastructure Elements:

Policy b)

The City shall adopt more specific level of service standards for parks, recreation, and open space facilities upon completion of and in accordance with an approved Master Parks Plan.

Policy c)

The City shall establish a level of service tracking system for the public facilities addressed in the Capital Improvements Element. This system shall be used to monitor remaining capacities and deficiencies for these public facilities and shall be used to determine whether concurrency certificates and/or development orders shall be issued.

Policy d)

The City shall not issue a development order within those areas of the City where public facilities do not meet the adopted level of service standards. The areas to be evaluated to determine whether public facilities meet the adopted level of service standard are described for each type of public facility, as follows:

1. Roads - the area of impact is determined on a case-by-case basis; the impacts of development will be considered for all roads which are expected to be impacted by such development;
2. Sanitary sewer - the entire sewer service area;
3. Solid waste - City-wide;
4. Drainage - City-wide;
5. Potable water - the entire water service area;
6. Parks and recreation - City-wide;
7. Schools – district-wide;
8. Wastewater – district-wide; and
9. Bicycle and pedestrian access – City-wide.

### **Objective 5**

Concurrency Management. The City shall maintain a Concurrency Management System ensuring that development or redevelopment is approved consistent with the existing services availability or concurrent with proposed additional services. This will ensure that the intended project meets the adopted Level of Services Standards, and the identified future facility needs.

#### **Policy a)**

The City shall use its Concurrency Management System concurrent with the Comprehensive Plan, to ensure that public facility needs created by previously issued development orders or future development will not exceed the ability of the City to fund and provide, or to require the provision of needed capital improvements

#### **Policy b)**

The following criteria shall be used to determine when concurrency has been satisfied:

1. The necessary facilities and services are in place at the time the development order is issued;
2. A development order is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or
3. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, to be available when the impacts of development occur.

#### **Policy c)**

No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section.

Policy d)

The City shall limit the funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City, unless deemed necessary to serve the Future Land Use Plan's development pattern and development for which rights were vested prior to enactment of the Plan.

**Objective 6**

Management of Process. The City will seek to manage its fiscal resources efficiently in order to ensure funds are available to implement capital facilities needs and priorities.

Policy a)

Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy b)

To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted and implemented on the schedule identified, the City shall either:

1. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or
2. Amend the Comprehensive Plan Elements including level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

Policy c)

To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include but are limited to:

1. User charges and/or fees.
2. Implementation of impact fees to assist in the funding of new facilities.
3. Establishment of special assessments on property owners.
4. Contribution in lieu of payment
5. Franchise fees
6. Combination of funding sources.

Policy d)

The City will actively seek grants from federal, state, and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

## Policy e)

The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

## Policy f)

The Capital Improvements Program shall embody and be consistent with the following:

1. Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified.
2. Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
3. A debt management strategy and set of criteria, which shall be based upon the city's debt management principles.
4. Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
5. Equity of the uses of a revenue source relative to the populace generating the revenue

## Policy g)

Consider the following criteria in selecting sources to finance public facilities: Utilize to the extent possible, the following sources (listed in order of priority and preference) to finance public facilities: Grants or other intergovernmental sources, Developer contributions (inclusive of dedicated land and impact fees), User revenues (inclusive of charges for services, local option gas tax, etc.), Sales tax (local option infrastructure surtax), Proceeds of Debt Instruments and Ad valorem property taxes

## Policy h)

Reserve funds collected from Impact Fees for growth related capital outlays.

## Policy i)

Continue to contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

## Policy j)

Any funding for capital improvement projects provided by a developer shall be guaranteed in an enforceable development agreement or interlocal agreement or other enforceable agreement. Reflect the agreement in the SCI as the revenue source if the capital improvement is necessary to serve the development within the 5-year period.

Policy k)

Continue to participate in Palm Beach Transportation Planning Agency to ensure funding distribution for transportation projects and mobility strategies within the City's municipal limits.

Policy l)

To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems which do not provide substantially equal benefit to all City residents on a city-wide basis.

Policy m)

Coordinate with Palm Beach County in the mobility fee planning process to explore the feasibility of implementing a mobility fee to fund multi-modal improvements in the city as an alternative to roadway concurrency.

## Objective 7

New Development to Bear a Proportionate Cost. New development shall bear a proportionate cost of public facility improvements in order to maintain adopted level of service (LOS) standards and mobility strategies.

Policy a)

Evaluate all development order applications as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

1. Expected capital costs, including the installation of new facilities required that are related to the development.
2. Expected operation and maintenance costs associated with the new facilities required by the development.
3. Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy b)

Guarantee the timely installation of capital improvements required to meet LOS and mobility strategies which are to be funded by a developer, in an enforceable development agreement, interlocal agreement, or other enforceable agreement. Execute such agreements under the City's constitutional home rule power as authorized in Chapter 166, Florida Statutes or as otherwise authorized by law.

Policy c)

Require a development agreement and/or development to proceed in more than one phase, when appropriate, to ensure that LOS standards are maintained, and mobility strategies implemented.

Policy d)

Continue to use impact fees to assess new development a pro rata share of the costs required to expand or acquire capital facilities or equipment made necessary by the new construction from which the fees were collected or for principal payments on debt instruments for these facilities and services.

Policy e)

Require new developments to be responsible for installing all internal potable and reclaimed water and sewer systems, vehicular, bicycle, and pedestrian circulation systems, and internal recreation/open space facilities within their development. Connecting internal systems to designated major potable and reclaimed water and sewer trunk systems and vehicular, bicycle, and pedestrian circulation network is the financial responsibility of the developer.

Policy f)

The City shall conduct an impact fee study within the next five (5) years to ensure that new development and redevelopment pays its fair share of capital improvements needed to serve the development/redevelopment.

## Objective 8

To formally adopt the capital improvement plans/schedules of all governmental agencies which schedule, and fund improvements needed to maintain the City's adopted level of service standards.

Policy a)

City Five-Year Capital Improvement Schedule: The City has created a Schedule of Capital Improvements which the City can effectively stage the timing, location, projected cost, and revenue sources for capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element which is listed in Table CIE Table 1. The Five-year Schedule of Improvements together with the Annual Budget Report are used to document the economic feasibility of the City's Comprehensive Plans.

Policy b)

School District Five-Year Capital Improvement Schedule: The City shall ensure that future needs of the city's public-school facilities are maintained and operated consistent with the adopted level of service standards for public schools in coordination with Palm Beach County School System. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach

County School District five-year work program, as amended, as part of the School District annual budget. Table CIE-2 reflects the Palm Beach County School District Five Year Capital Improvement Schedule.

Policy c)

Palm Beach County Road Five-Year Road Program: The City shall ensure that future needs of the city's transportation system, which are not City owned, are maintained, and operated consistent with the adopted level of service standards for Palm Beach County. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach County Five-Year Road Program, as amended, as part of the Palm Beach County's annual budget. Table CIE-3 reflects the Palm Beach County Five Year Road Program. The Program is funded through a combination of gasoline taxes, interest, bonds, impact fees, and miscellaneous revenue, all of which are collected and controlled by Palm Beach County.

Policy d)

Palm Beach County Water Utilities Water Supply Plan: The City shall ensure that future needs of the city's water utilities system, which are not City owned, are maintained, and operated consistent with the adopted level of service standards for Palm Beach County. As a part of the annual Capital Improvement Element updates, the City has adopted by reference as part of its Capital Improvements Element, the Palm Beach County Water Utilities Supply Plan, as amended, as part of the Palm Beach County's annual budget. Table CIE-4 reflects the Palm Beach County Water Supply Plan. The Program is funded 100% by Water Utility User Fees, which are collected and controlled by Palm Beach County.

### **Program Monitoring and Evaluation**

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the CIE. This is largely because the City's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams which will be used to predict fiscal trends in order to maintain the City's adopted level of service for public facilities. Modifications to update the 5-year Capital Improvements Schedule will be completed by ordinance on an annual basis and may not be deemed to be amendments to the Local Comprehensive Plan. The annual review will include the following considerations in order to determine their continued appropriateness:

1. Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the Element; or the date of construction of any facility enumerated in the Element;
2. The CIE's consistency with the other Elements and its support of the Future Land Use Element;
3. The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
4. The City's effectiveness in maintaining the adopted LOS standards;

5. The City's effectiveness in reviewing the impacts of plans and programs of state agencies, other entities and the water management district that provide public facilities within the City's jurisdiction;
6. Assessing new developments their pro rata share of improvement costs which they generate;
7. The ratio of outstanding indebtedness to the property tax base;
8. Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
9. The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and,
10. Capital improvements needed for the latter part of the planning period, for inclusion in the 5-Year Schedule of Improvements.

In addition to the annual Capital Improvements Element review mentioned above, each request for a development order will be reviewed by Development Review Committee and other appropriate personnel for the purpose of establishing whether the various adopted LOS standards will be adversely impacted if development is allowed to proceed. No development order will be issued if it is determined that the public facilities needed to maintain the adopted LOS standards will not be available concurrently with the impact of the development. Further, issuance of development orders will be delayed until the correction of existing system deficiencies which are required to increase the LOS provided to the adopted standard are complete.

The 5-Year Schedule of Improvements is the mechanism by which the City can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other Comprehensive Plan elements in support of the Future Land Use Element. The City's annual CIP incorporates those improvements as scheduled for appropriation in the City's 5-Year Schedule of Improvements. The 5-Year Schedule of Improvements has been used to document the economic feasibility of the City's Comprehensive Plan, based upon the preceding sections of this element

## ANNEXATION

### VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: It shall be the goal of the City of Greenacres to control its growth and enhance the quality of life for present and future residents by developing an annexation program that emphasizes intergovernmental coordination, consistency, and provides for the balance of environmental, economic, and social needs of the City.

#### Objective 1

Annexation shall be carried forth in a manner that prevents decreases in service delivery efficiency and protects the levels of services provided to the residents of the City of Greenacres.

##### Policy a)

Where economically feasible, the City shall assume responsibility for the provision of all City services upon the effective date of annexation.

##### Policy b)

The City shall ensure that future annexations will be in conformance with Chapter 171 F.S.

#### Objective 2

The City of Greenacres will actively pursue orderly annexation in the future annexation boundaries through coordination with adjacent municipalities and Palm Beach County.

##### Policy a)

Requests for annexations shall be coordinated with Palm Beach County and neighboring communities if appropriate.

##### Policy b)

The City shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S., if appropriate.

##### Policy c)

The City shall support proposed annexations by providing objective information concerning City services via open houses, the City's website and newsletter, in-person, telephone and email communications and other means.

##### Policy d)

The City of Greenacres should monitor and comment on development proposals outside of the City with the potential to impact the City and actively work with Palm Beach County to encourage development patterns consistent with the intent of Greenacres' Comprehensive Plan.

### **Objective 3**

The City shall support annexations which are deemed necessary to promote the orderly growth of the City and will not adversely impact the City's ability to fulfill other established plans.

#### **Policy a)**

In all future annexation requests, the City shall be guided by the following:

1. The area in question must meet statutory requirements pertaining to contiguity, compactness, and irregular shape.
2. The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
3. The area shall have a growth potential sufficient to warrant the extension of services.
4. The deficit of income against expense to the City shall not be unreasonable.
5. The advantages both to the City of Greenacres and the petitioned area must out-weigh the disadvantages.
6. The ability of the City or its designated service providers to provide public services at the City's adopted levels of service.

#### **Policy b)**

The City shall consider conducting an Annexation Study to be more proactive in identifying potential annexation areas, project development; the need for annexation (and when it may occur); and the impact of annexation on surrounding residents, landowners, and businesses.

#### **Program Monitoring and Evaluation**

The purpose of the Annexation Element is to evaluate the City's annexation outlook in terms of statutory capabilities and limitations, general fiscal and public service capacity, and demonstrated need to better manage and guide growth and development beyond the existing incorporated area. In particular, this Element is intended to supplement the Land Use Element, as well as other physical planning elements. Future annexation activity should be consistent with the policies and identified priorities in the City's updated Comprehensive

Plan. In theory, and in keeping with sound planning practice, future annexations should target growth areas before anticipated development occurs, whenever feasible. This should be the case whether property is annexed in response to property owner requests or is initiated directly by the City.

The City remains open to working with landowners interested in annexation. For the City, there are certainly tax base benefits plus the opportunity to manage growth areas by extending the City's development regulations and other municipal codes. The City's Planning and Engineering Division is recommending an Annexation Study be conducted no later than 2025 to conduct a cost-benefit analysis of possible annexations and provide the framework for the inclusion of any property into the City of Greenacres. The City will monitor its annexations through the annexation study and through the City's budget determine if the annexations are beneficial to both parties.

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**PROPERTY RIGHTS ELEMENT**

February 1, 2023

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

Under current law, local governments create and adopt local comprehensive plans to control and direct land use and development within a county or municipality. First adopted in 1975 and extensively expanded in 1985, Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (CPA). The CPA directs how local governments create and adopt their local comprehensive plans. The CPA requires that all governmental entities in the state recognize and respect judicially acknowledged or constitutionally protected private property rights and exercise their authority without unduly restricting private property rights, leaving property owners free from actions by others that would harm their property or constitute an inordinate burden on property rights under the Harris Act. However, there was no requirement to specifically include language in a local government's comprehensive plan to address private property rights.

On April 1, 2021, the Florida House passed CS/CS/CS/HB 59 (Harris Act) with the bill subsequently passing the Florida Senate on April 8, 2021. Governor DeSantis signed the legislation into law on June 29, 2021 (Chapter 2021-195, Laws of Florida). Statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans, were amended to require each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making. The new law adds Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is required to adopt a Property Rights Element by the earlier of: (1) the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or (2) the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.

## II. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: Acknowledge the Florida Constitution and its protection of private property rights and ensure that private property rights are considered in local decision-making.

### Objective 1:

The City shall ensure that private property rights are considered in local decision-making.

### Policy a)

Subject to applicable federal, state and local laws including without limitation Florida Statutes and the City's Code of Ordinances, the following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person.
3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift

Policy b)

All development applications, including comprehensive plan amendments, shall be made available for public review and an aggrieved or adversely affected person shall be provided equal opportunity for participation in all associated hearings consistent with the requirements of the City's Code of Ordinances and applicable law.

## ECONOMIC DEVELOPMENT

### VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities, enhance, and promote relationships with the business community and stakeholders, while protecting quality of life through environmental sustainability to ensure competitiveness in today's economy

#### Objective 1

Create and advance the image and culture of Greenacres as a place where the private business sector, government and community come together as a prosperous and special place to do business, live, work, visit, invest and grow.

##### Policy a)

Engage and educate public officials about trends in economic development, role of economic development in fiscal resources of the City and how public officials can help support economic development.

##### Policy b)

Work with regional partners such as Chamber of Commerce to bring attention to existing businesses.

##### Policy c)

Develop a narrative describing why Greenacres is an advantageous place to live and work

#### Objective 2

Develop a responsible and responsive economic development organization to oversee and implement an approved Marketing Plan, coordinate activities and volunteers and work cooperatively with development staff from the county and surrounding municipalities

##### Policy a)

Develop and approve an Economic Marketing Plan no later than 2025

##### Policy b)

Provide an environment that supports and incentivizes existing and future businesses desiring to do business in the City of Greenacres

### **Objective 3**

Create streamlined, transparent and user-friendly government processes required to start-up, relocate, or expand a business, including home-based businesses.

#### **Policy a)**

Create a Business Navigator Program

#### **Policy b)**

Create a customer service survey to identify areas in need of improvement in the permit and site plan review process.

Program Monitoring and Evaluation

## HEALTHY COMMUNITIES

### GOALS, OBJECTIVES AND POLICIES

- A. GOAL: It shall be the goal of the City of Greenacres to improve the quality of life for all residents by providing an environment for active living, recreational opportunities, and improved resident health.

#### Objective 1

The City of Greenacres will increase access to safe, interconnected, and convenient opportunities for recreation and physical activity throughout the community.

##### Policy a)

Continue to encourage and support recreation and physical activity by continuing to provide a system of open space, activity-based parks, resource-based recreation facilities and diverse programming options for all ages which align with the residents' geographical needs.

##### Policy b)

Promote biking and walking through the provision of context-sensitive Complete Streets, where appropriate and a connected system of greenways and trails that encourage recreation, physical activity, and exposure to the natural environment,

##### Policy c)

Encourage and promote public and private efforts and coordinate joint public/private efforts to support a healthy active lifestyle.

##### Policy d)

Create a Parks Master Plan no later than 2025 to support strategically, interconnected recreation and physical activity by providing a system of open space, active-based parks, greenways, trails, resource-based recreation facilities, and diverse programming options for all.

##### Policy e)

Support programs and projects that raise awareness of the city's recreational facilities and activities

#### Objective 2

The City of Greenacres will promote a healthy community for weight management, obesity prevention and other chronic conditions by addressing nutrition and the environment.

Policy a)

Continue to encourage civic engagement and volunteer opportunities in community projects that promote community health.

Policy b)

Support programs geared to raising awareness of the benefits of good nutrition and physical activity

Policy c)

Continue to support outdoor community health events which incorporate physical activity such as running, walking, biking, and swimming and work to increase the community involvement.

Policy d)

Create a Community Health Assessment Plan that identifies existing quality of life issues and health concerns and provides recommendations for needed improvements or initiatives to enhance residents' well-being no later than 2025.

### **Objective 3**

The City shall collaborate and coordinate with residents, stakeholders, and strategic partners to address the mental health needs of Greenacres residents.

Policy a)

Provide support and promote programs and policy changes to address the shortage of mental health resources

Policy b)

Encourage co-location of wellness centers and physical and mental health offices and clinics with each other and/or in proximity with job centers, schools, and community centers to improve access and create efficiencies in providing care

Policy c)

Coordinate with Palm Beach County's Sheriff Office Crisis Intervention Program to assist officers in dealing with individuals in need of mental health support.

Policy d)

Continue to provide counseling and support for first responders to prevent and treat mental health challenges such as depression, anxiety, and post-traumatic stress disorders

Policy e)

Support the availability of mental health counseling and programming in local schools.

Policy f)

Continue to coordinate with strategic partners to support efforts to build awareness of mental health and wellness and to provide information and assistance in finding appropriate care.

Program Monitoring and Evaluation

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**CONSERVATION ELEMENT**

January 2017  
Amendments resulting from the 2015 EAR

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

The development of a Conservation Element is required by the Local Government Comprehensive Planning and Land Development Regulation Act of 1985.

In 2006, the City completed its' second Evaluation Appraisal Report (EAR). The EAR identified necessary changes and updates. These changes have been incorporated into this Element.

The purpose of this Element is "to promote the conservation, use, and protection of natural resources" located within the City and is intended to protect and enhance the public health, safety, welfare and quality of the environment. The City of Greenacres considered the following issues critical in achieving said goals:

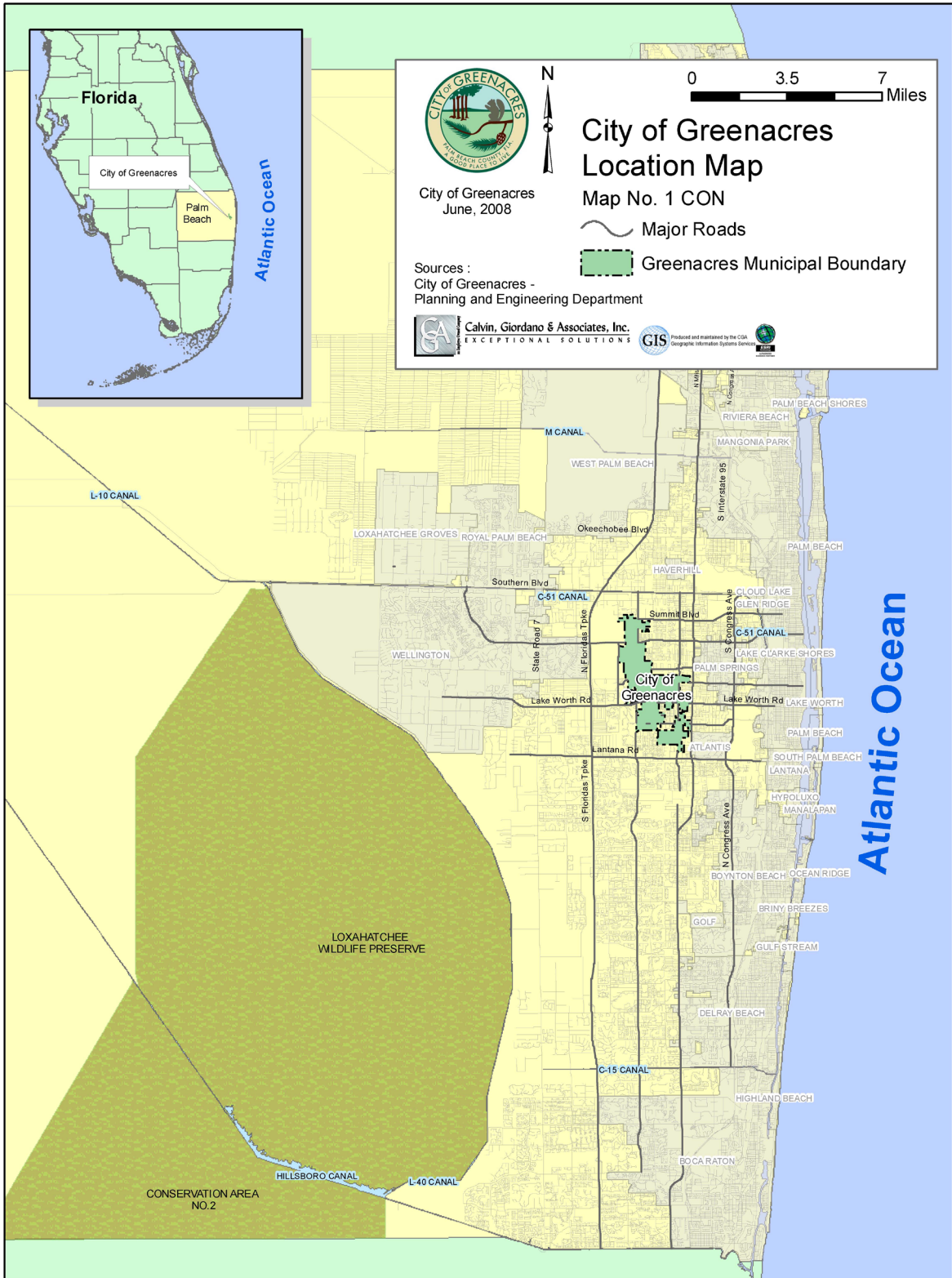
1. Effects of population growth on the environment, water supply and levels of pollution;
2. Identification and protection of endangered or threatened species and their habitats;
3. Protection of water resources;
4. Provision of ongoing environmental education; and
5. Protection and enhancement to tree preservation.

This Element establishes the plan which provides the basis for decision-making by City officials relative to conservation.

### B. LOCATIONAL SETTING

The City of Greenacres is located in the east-central portion of Palm Beach County, approximately six (6) miles inland from the Atlantic Ocean and one mile east of the Florida Turnpike (See Location Map No. 1). Although completely surrounded by unincorporated Palm Beach County, several neighboring communities lie within two (2) miles of the City. These municipalities include: the City of Atlantis, Village of Palm Springs, the Town of Haverhill and the Village of Wellington.

The climate in the City of Greenacres and the surrounding area is moderate, classified as a semitropical region. "August is the warmest month of the year with a mean temperature of 82.9°F. This averages into the maximum mean of 89.9°F and the minimum mean of 75.8°F. January is the coldest month with a mean of 64.2°F.



Rain showers and/or thunderstorms of short duration are frequent during the summer and fall." Based on Palm Beach County estimates, the City averages "61.6 inches of rain per year."

## II. DEFINITION OF RELEVANT TERMS

- A. AIR POLLUTION - is defined as "the introduction into the atmosphere of contaminants such as smoke, fumes or odors that are of sufficient quantity, concentration or duration as to have a negative effect on human, animal or plant life or on human activities. Air pollution may be classified by physical form (e.g., mobile source, stationary source, indirect source) or by some other useful characteristic, such as degree of severity."
- B. AMBIENT AIR - is defined as "the outdoor air, in which pollution is influenced by natural forces, such as diffusion by the wind. The term is used to distinguish air quality found in outdoor air (which is affected by air pollution released into the (atmosphere) from air quality found in indoor spaces."
- C. CONE OF INFLUENCE - is defined as "an area around one or more major water wells." This area is calculated, based on the rate of movement of groundwater.
- D. CONSERVATION USES - is defined as "activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, flood plain management, fisheries management, or protection of vegetative communities or wildlife habitats."
- E. ECOSYSTEM - is defined as a "system comprised of all living organisms in a given geographic area, and the physical environment with which and in which they interact."
- F. ENDANGERED SPECIES - is defined as "any species of fish and wildlife naturally occurring in Florida, whose prospects of survival are at risk due to modification or loss of habitat; over-utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or man made factors affecting its continued existence."
- G. FISH AND WILDLIFE - is defined "as any member of the animal kingdom, including, but not limited to, any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate."

- H. GROUND WATER - is defined as "water beneath the surface of the ground, whether or not flowing through known and definite channels."
- I. HAZARDOUS WASTE - is defined as "solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed."
- J. LANDSCAPING - is defined as "material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms; and non-living durable material commonly used in landscape such as, but not limited to, rocks, pebbles, mulch, sand, walls or fences, benches, fountains, paving for pedestrian use (but excluding paving for vehicles), exterior landscape accent lighting fixtures and any other item of exterior landscape furniture."
- K. NON-POINT SOURCE POLLUTION - is defined as "pollution derived from one or more of various diffuse discharges, such as runoff. It includes, but is not limited to water pollution caused by urban runoff, runoff from construction sites, hydrological modification, solid waste disposal practices and individual sewage disposal facilities, such as septic systems."
- L. OPEN SPACE - (See Recreation and Open Space Element definitions section.)
- M. PLANT MATERIAL (PLANTS) - is defined as "grass, ground cover, shrubs, vines, hedges, and trees or palms."
- N. POINT SOURCE POLLUTION - is defined as "water pollution which comes from an individual and distinct channel such as a pipe, culvert or ditch; or an individual and distinct stationary source of air pollution, such as an exhaust stack."
- O. POLLUTION - is defined as "the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise or man-made or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property."
- P. STREETSCAPE - is defined as "all the elements that normally constitute the physical makeup of a street or avenue and that as a group, delineate its character. A streetscape normally includes building frontage, street paving and furniture, street tree planting and signage."

- Q. SURFACE WATER - is defined as "water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused."
- R. SURFACE WATER BASIN - is defined as "the geographical area within which a person, business or household obtains water from surface waters."
- S. THREATENED SPECIES - is defined as "any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment."
- T. WATER CONSERVATION - is defined "as programs and procedures to reduce the amount of water consumed by businesses and households."
- U. WATER POLLUTION - is defined as the "impairment of the quality of water through the introduction of chemical, physical or biological substances; changes in water temperature; or other means."
- V. WATER SHORTAGE - is defined as "that situation when insufficient water is available to meet the present and anticipated needs of consumers or when conditions are such as to require temporary reduction in total water consumption within a particular area to protect water resources from serious harm. A water shortage usually occurs due to drought."
- W. WATER SHORTAGE EMERGENCY - is defined as "the declaration of such by the South Florida Water Management District pursuant to Chapter 373, F. S."
- X. WATER WELL - is defined as "wells excavated, drilled, dug or driven for the supply of potable water for general public consumption."
- Y. WELLFIELD - is defined as "an area of land which contains more than one well for obtaining water."
- Z. XERISCAPE - is defined as "water conserving, drought tolerant landscaping or simply the use of appropriate plant material that does not require special attention to grow properly. Appropriate use of plant material requires comparatively little supplemental irrigation."

### III. INVENTORY AND ANALYSIS

#### A. HISTORY OF CONSERVATION AGREEMENTS ADOPTED BY THE CITY OF GREENACRES

##### 1. The City of Greenacres Non-Indigenous Aquatic Plant Control Maintenance Program

On June 16, 1980, the City of Greenacres adopted Resolutions No. 80-13 and 80-14 which acknowledged the City's participation in Florida's "Non Indigenous Aquatic Plant Control Maintenance Program". Resolution No. 80-13 designated lakes, canals and all other water bodies within the City of Greenacres as areas for aquatic plant control. This program has been implemented as part of the City's flood prevention program. Resolution No. 80-14 gives the Public Works Department responsibility for administration of the local program. This Department continues to administer this program on a contractual basis.

##### 2. The City of Greenacres Water Shortage Plan

On August 19, 1985, the City of Greenacres adopted Ordinance No. 85-27. The purpose of the Ordinance is to protect the water resources of the City from the harmful effects of over utilization during periods of water shortage and allocate available water supplies by assisting the South Florida Water Management District (SFWMD) with the enforcement of SFWMD's water shortage plan.

##### 3. The City of Greenacres Wellfield Protection Ordinance.

The City has adopted a Wellfield Protection Ordinance (Ord. 88-7) that restricts land uses and regulated chemicals with zones of influence of potable water wells. This Ordinance created a permit review process through Palm Beach County and South Florida Water Management District (SFWMD) to protect and monitor our aquifer.

##### 4. The City of Greenacres Landscape Ordinance.

On March 4, 1991, the City of Greenacres adopted Ordinance # 90-42 and on November 6, 2000, the City of Greenacres adopted Ordinance # 2000-06. The purpose of the Ordinances is to protect existing valuable tree species and ecological communities. Additionally, invasive and non-native species are prohibited and a minimum of 50% native trees and shrubs must be planted. The Ordinance encourages

xeriscaping and requires an environmental assessment prior to any land clearing.

5. The City of Greenacres Initial Stormwater Control Regulations

On April 26, 1993, the City of Greenacres adopted Ordinance 93-05 to manage stormwater run-off. The Ordinance complies with all state and federal regulations regarding water quality. Additionally, the Ordinance prohibits any discharge into the stormwater system without approval from the necessary regulating bodies.

6. The City of Greenacres Floodplain Management Regulations

On August 1, 2016, the City of Greenacres adopted Ordinance 2016-14 to address the special flood hazard areas within the boundaries of the City of Greenacres identified by the Federal Emergency Management Agency (FEMA). The Ordinance adopted floodplain management regulations that are coordinated with the Florida Building Code, and initiated participation in the National Flood Insurance Program's Community Rating System (NFIP CRS). The Ordinance promotes, among other things, enforcement of regulations that meet or exceed FEMA requirements to reduce the risk of flooding and impacts from flood damage.

B. AIR QUALITY

1. REGULATORY FRAMEWORK

a) Federal

The Environmental Protection Agency (EPA) is responsible for the administration of federal air quality standards. The Clean Air Act of 1970 and the 1990 amendments directed the EPA to establish National Ambient Air Quality Standards (NAAQS). The term "ambient air quality" refers to the quality of air representatively sampled from an area.

The EPA determined that carbon monoxide, sulfur dioxide, total suspended particulate, nitrogen dioxide, ozone, and lead required regulation. For each of the criteria pollutants, the administration has set two standards: primary and secondary ambient air quality standards. Primary standards are necessary to protect human health. Human health is interpreted to include the health of the most sensitive individuals, such as children and the elderly. Secondary standards are sufficient to protect public welfare. Public welfare includes visibility, plant life, and animal life.

Ambient standards are noted in terms of exposure time (1 hour, 8 hours, annual averages) and are generally more stringent than occupational standards which are designed to protect healthy individuals in the work place.

The 1990 amendments to the Clear Air Act address the problem of ozone nonattainment within certain geographical regions including all of Palm Beach County. This act created a new partnership between state and federal governments, giving the states primary responsibility for directing monitoring, controlling, and preventing pollution while assigning responsibility to the federal EPA for establishing standards the states must enforce, conducting research, and providing financial and technical assistance to the states.

b) State

The Department of Environmental Protection (DEP), Bureau of Air Quality Management, administers five (5) federal air quality programs, delegated to the state, pursuant to federal air quality laws. Under these programs, new and modified sources of air pollution in areas of the state that meet air quality standards must control emissions so air quality does not deteriorate.

The Florida Department of Environmental Protection (FDEP) has established an asbestos cleanup program to monitor building renovation and demolition projects to control airborne asbestos. About forty (40) new asbestos removal projects are begun each month statewide.

c) Local

The Air Pollution Control Section of the Palm County Health Department is responsible for the maintenance of air quality standards within Palm Beach County including the City of Greenacres. The responsibilities include permitting, monitoring, and preventative actions.

The Environmental Control Unit Monitoring Laboratory located in West Palm Beach is capable of continuously measuring stationary and mobile source related pollutants, i.e., carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), and two meteorological parameters (wind speed and wind direction). The ozone monitors are located in the Village of Royal Palm Beach and at the Department's 20 mile Bend Site. Both of the ozone sites are National Air Monitoring Sites (NAMS) and are equipped with continuous meteorological sensing equipment. The sulfur

dioxide (SO<sub>2</sub>) site is located in the City of Riviera Beach. The data collected by the air monitoring network is transmitted to the Florida Department of Environmental Protection for transmission to the EPA. FDEP places it in the SAROAD (Storage and Retrieval of Aerometric Data) format for transmission to EPA.

The air quality monitoring network also has ten (10) high volume particulate sites. All analysis pertaining to air pollution is performed by Palm Beach County's Health Department chemistry laboratory located in Delray Beach.

The review of applications for state air permits is one of the many activities handled by the Air Pollution Section of the Palm Beach County Public Health Department. FDEP requires both a permit to construct and a permit to operate any air pollution source. The review of permit applications places Palm Beach County in a position to prevent the improper construction of a pollution source and to assure that adequate pollution control equipment is utilized and maintained.

Other activities of the Air Pollution Section include: consultations with industries and engineers on impending permit action; enforcement action; maintenance of monitoring network; and required compliance schedule and increments of progress surveillance.

As part of the State Air Implementation Plan, the Palm Beach County Health Department is required to conduct source inspections of existing and new sources in Palm Beach County, in order to assure that all sources are in compliance with air pollution regulations.

## 2. EXISTING CONDITIONS

Palm Beach County is part of the Southeast Florida Urban Airshed that includes Dade and Broward Counties. This area is presently classified by the U.S. Environmental Protection Agency as a moderate ozone nonattainment area. Based on the most recent data shown in the "Air Pollution Control 1995 Annual Report", the area is now in compliance with the ozone standard.

The EPA has developed a uniform standardized daily air quality reporting index, called the Pollutant Standard Index (PSI), locally called the Air Quality Index (AQI), to be used by state and local agencies.

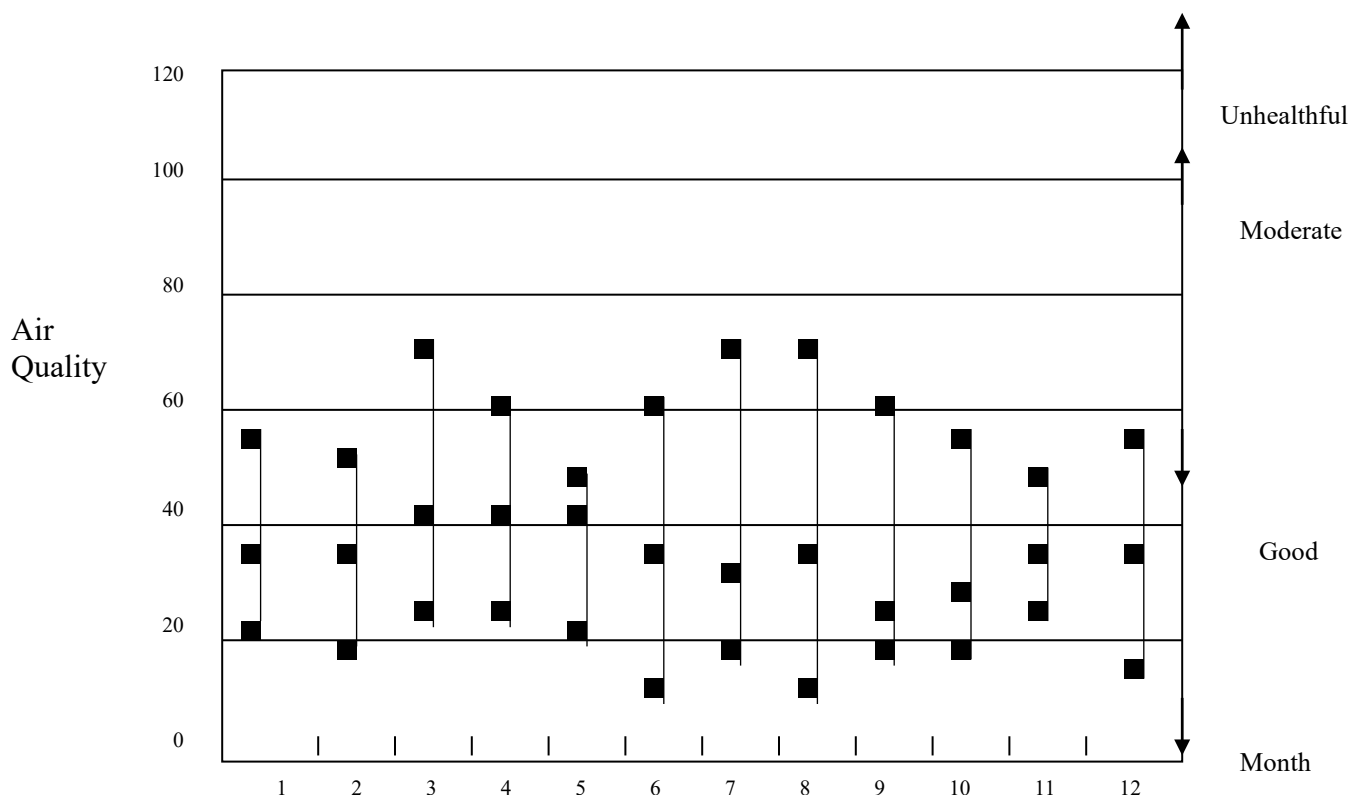
This index is dependent upon measured concentrations of the five pollutants which have been assigned National Ambient Air Quality

Standards (NAAQS); i.e. total suspended particulate, (TSP) carbon monoxide, sulfur dioxide, nitrogen dioxide and ozone. The index converts air pollution concentrations to a normalized number on a scale of zero to five hundred, with the National Ambient Air Quality Standard for each pollutant being assigned the value of 100.

Five descriptor words have been chosen to depict daily air quality: "good" (0-50), "moderate" (51-100), "poor" (101-200), "unhealthy" (201-300), and "hazardous" (301-500). If pollutant concentration warrants, the AQI report is expanded to include identification of the problem health effects.

Palm Beach County reports an air quality index to the general public on a daily basis as required by the Code of Federal regulations, 40 CFR, Part 58.40 Subpart E "Air Quality Index Reporting".

**TABLE 1**  
**AIR QUALITY INDEX**



Source: Palm Beach County Health Department, Annual Air Monitoring Technical Report, 1995.

Air quality in Palm Beach County is in the "good" range 90% of the time and in the 'moderate' range less than 10%. "Moderate" air quality episodes of particulate matter may occur throughout the year, usually the

result of heavy construction activity and dry weather. Ozone levels approaching the “moderate” range occur during the afternoon hours in spring, summer, and fall. Stagnant weather conditions may also contribute to 'moderate' level episodes. Table 1 shows the number of “good, moderate and unhealthy” days for the last ten years.

Air pollution is primarily caused by man's industrial and transportation activities. It is the undesired by-product of the technological advancement of our modern society. On the other hand, this modern society has also developed efficient methods to prevent and control atmospheric emissions of air pollutants. Emission contributions can be classified by three main categories of air pollution: stationary, mobile, and air sources.

Mobile emissions are the primary cause of air pollution within the City of Greenacres. As the population continues to grow within the County, the number of automobiles on County roadways continues to increase, consequently the amount of pollutants entering the atmosphere increases.

## C. WATER RESOURCES

### 1. Surface Water Systems

#### a) Topography and Physiographic Areas

"The Palm Beach County area can be divided into three general parts based on physiography and soils." These areas and their relationship to the City of Greenacres are identified on Map No. 5 and include:

1. the coastal ridge
2. the sandy flatlands
3. the Everglades marsh

The City of Greenacres lies entirely within the sandy flatland area of east central Palm Beach County. The nature of the flatland, as its name implies, is an area of very little change. "Most of this area has an elevation of ten (10) to twenty (20) feet above mean sea level."

#### b) Natural Drainage and Erosion

Because the City of Greenacres' topography varies only a few feet, drainage is usually a problem where there are no natural drainage courses. For this reason, the City is required to rely on an artificial canal network to provide adequate drainage to sustain development. The regional water management

system which services the City is the Central and Southern Florida Flood Control Project which is operated by the South Florida Water Management District (SFWMD). These drainage features are further outlined in the Infrastructure Element of this plan.

Climatic action upon the flat terrain of the City has created few major surface water features. Small depressions found throughout the City often fill with water and form intermittent ponds that may link together during heavy rains to create slow moving waterways. These waterways drain into the existing canal network system. The terrain lends little gravitational impetus to stream flow, causing few erosional changes.

c) Floodplains

The Federal Emergency Management Agency (FEMA) delineates surface water systems and the 100-year floodplain. Theoretically, there is a one percent (1%) chance of a 100-year flood occurring every year in a given location. Therefore, a 100-year flood occurring two or more years in a row is possible. Smaller floods (e.g. two year, five year, or ten-year floods) have a greater chance of occurring each year. Areas that would be inundated by the 100-year flood are designated by FEMA as “Areas of Special Flood Hazard”.

Due to its substantial distance from the ocean and other major water bodies, the City of Greenacres has not been identified as a flood hazard area by the Federal Emergency Management Agency. Regardless, the City has actively participated in the National Flood Insurance Program (NFIP) objectives since August 26, 1977. All recent developments comply with existing Federal and State laws related to flood prone areas.

In order to anticipate impacts from pending amendments to FEMA Flood Insurance Rate Maps (FIRM), the City has recently initiated a Floodplain Management Ordinance and started active participation in the NFIP Community Rating System (CRS) Program, which provide discounts to residents on flood insurance rates in return for instituting regulations and raising development standards.

d) Rivers, Bays, Lakes and Wetlands

Within the present limits of the City of Greenacres, there are no natural rivers, bays, lakes or wetlands identified by the Florida Department of Environmental Protection. However, several on-

site water detention/retention ponds do exist among residential developments as drainage features. These areas are addressed in greater detail in the Future Land Use Element of this plan.

## 2. Groundwater Resources

Groundwater is the principal source of water supply for 1) municipal systems, 2) private industrial, agricultural and domestic use, and 3) maintaining the water level in lakes and streams.

Groundwater is derived from precipitation and surface waters from streams, lakes, swamps, and ponds. This water filters into the ground where the soil is permeable, or through openings or passages in rock formations, to reach the aquifer systems. The majority of rainfall infiltrating the water table aquifer travels in a southeasterly direction from higher elevations to natural discharge areas such as lakes, streams or man-made canals. Approximately 50% of precipitation falling on the county reaches the underlying aquifer systems.

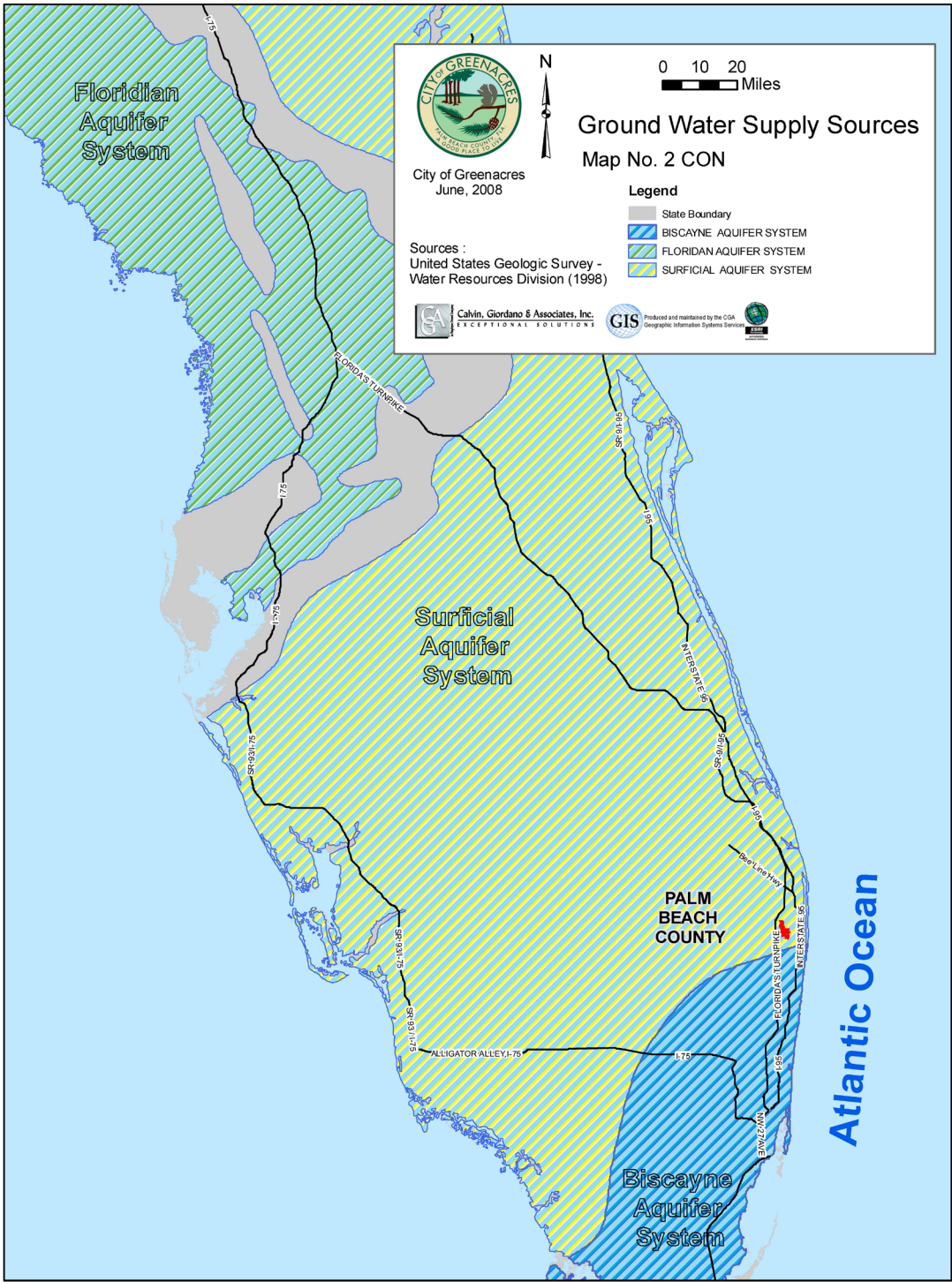
As described in the text of the Conservation Element of the Palm Beach County Comprehensive Plan (Introduction, Surface Water and Groundwater Quality and Quantity), Palm Beach County currently relies on one principal aquifer system: The Surficial Aquifer System. This aquifer contains: 1) the unconfined Biscayne Aquifer located in southern Palm Beach County and 2) the undifferentiated Water Table Aquifer located throughout the rest of the County. The Biscayne Aquifer is currently the sole source of potable water for southern Palm Beach County. It is recharged by direct infiltration of rainfall and canal inflow. In the future, the County may also rely on the Floridan Aquifer to complement future water supply needs. The Floridan Aquifer System underlies the State of Florida and portions of other states to the north and west of Florida. The Aquifer lies deep below South Florida and would require special treatment to make the brackish water in its upper layer suitable for drinking. The SFWMD's Lower East Coast Regional Water Supply Plan has suggested the Floridan Aquifer as one of the future water source options.

### a) Surficial Aquifer System

"The Surficial Aquifer system provides almost all of the groundwater used in the City of Greenacres and all of Palm Beach County" and is expected to continue as the primary source of groundwater in the future.

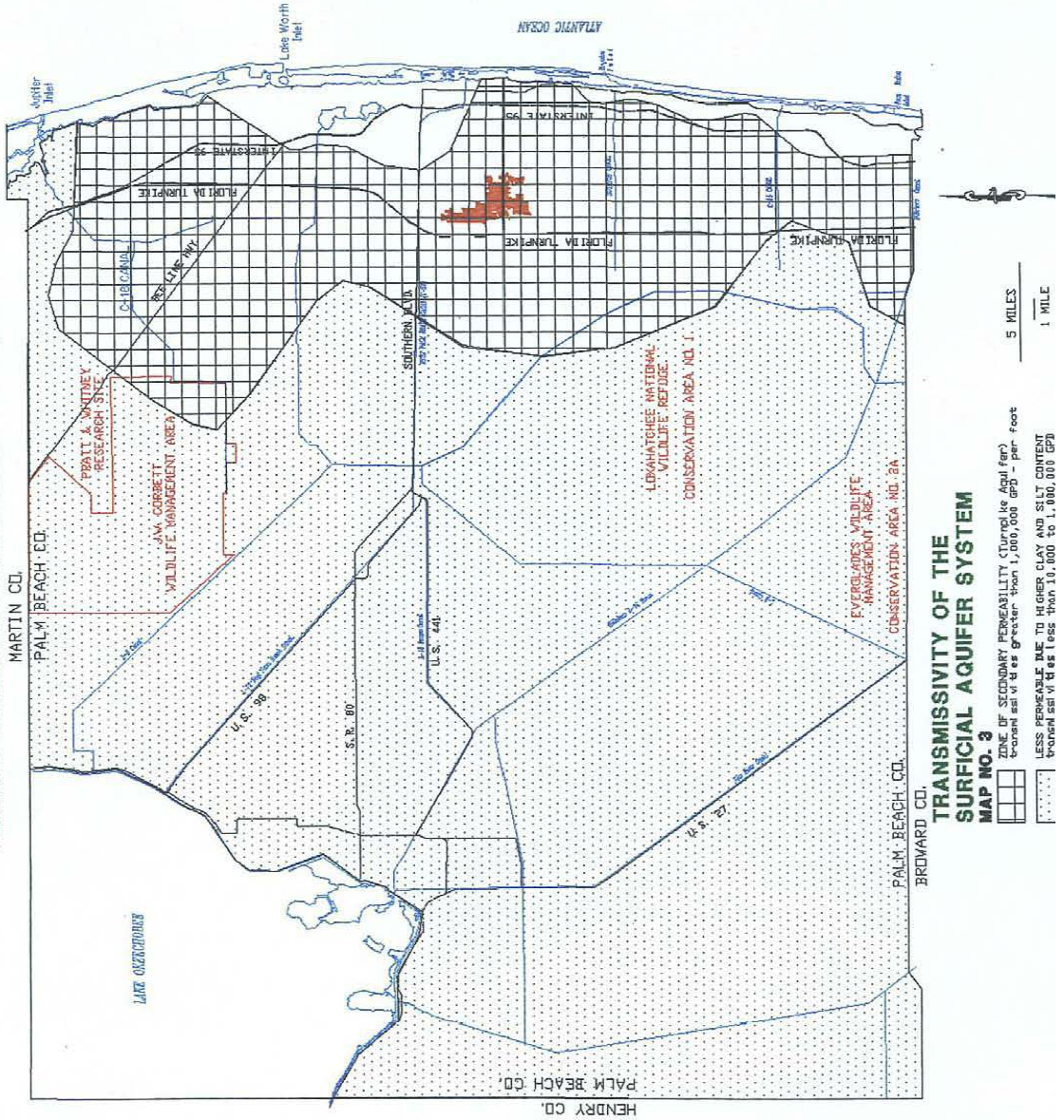
Map No. 3, details the zone of secondary permeability (undifferentiated Water Table Aquifer) and the transmissivity of the surficial aquifer system underlying the City. Transmissivity is

a measure of the ease with which water can move through an aquifer. As within the most productive portion of this aquifer, the zone of secondary permeability "This zone is composed of limestone, cemented shell, and sand stone in which the cementing materials have been dissolved to varying degrees."



# CITY OF GREENACRES

PREPARED BY THE ENGINEERING, PLANNING & BUILDING DEPARTMENT, MAY 1997



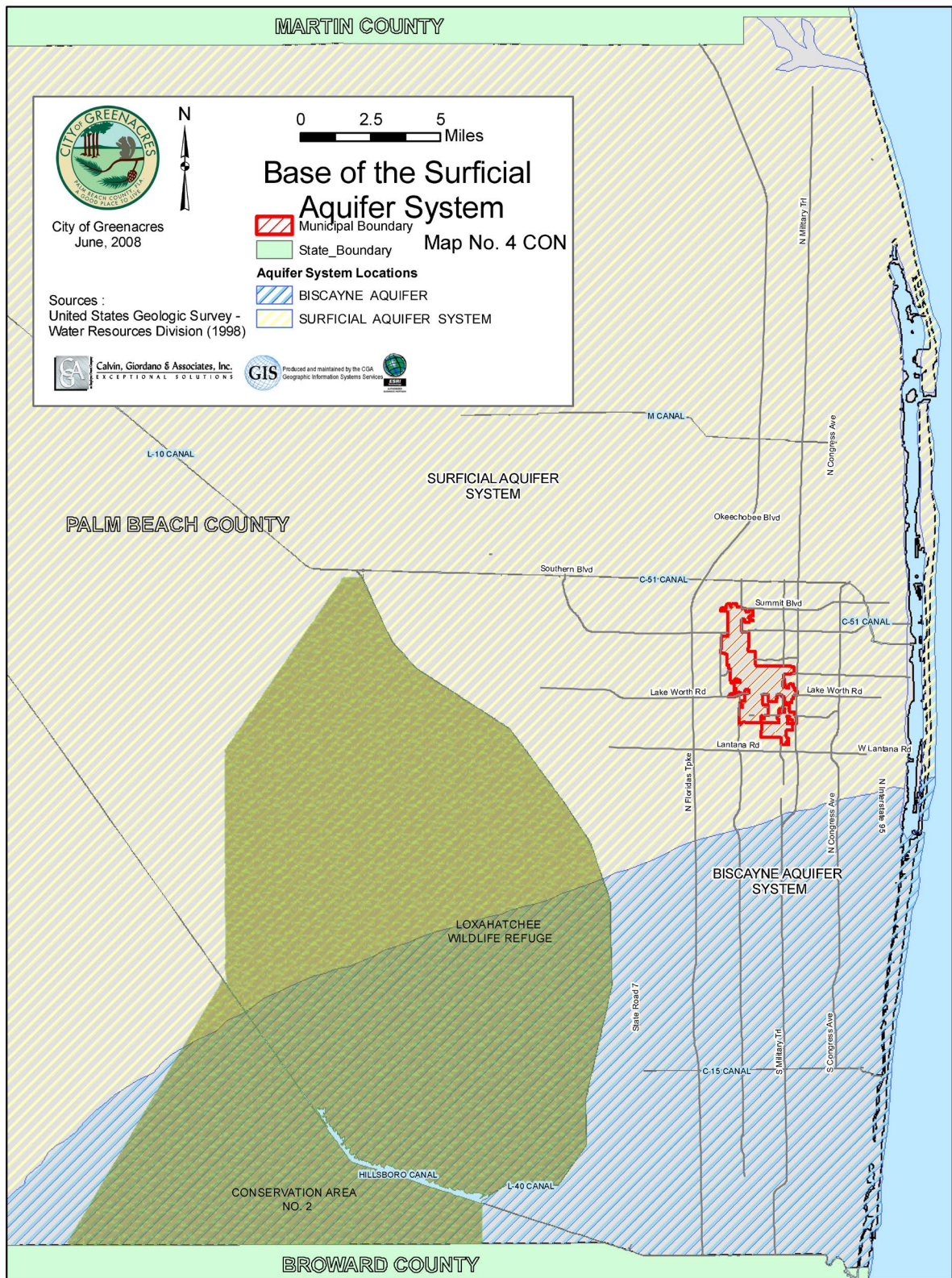
The City of Greenacres' contour elevations, referenced to by mean sea level indicates that the base of the surficial aquifer system shows a gradient decline of 290' to 260'. The base of the surficial aquifer system in the City of Greenacres is shown on Map No. 4. The origin of the base is located due west of the City at a depth of 140' feet.

Currently there are no public water supply wells within the City of Greenacres. However, just to the west of the western edge of the City, there is a well field serving Palm Beach County System No. 2 which is the source of potable water supplied to Greenacres residents.

The City has adopted a Wellfield Protection Ordinance (Ord. 88-7) that restricts land uses and regulated chemicals with zones of influence of potable water wells. This Ordinance created a permit review process through Palm Beach County and South Florida Water Management District (SFWMD) to protect and monitor our aquifer.

As of 1996, the City has engaged in the National Pollutant Discharge Elimination System (NPDES) Permit. The NPDES contains a comprehensive stormwater management program with specific requirements to address stormwater runoff from residential, commercial, industrial, and construction sites. A program to eliminate illicit discharges and improper disposal of waste is also included in the permit. The implementation of this permit will create awareness of the quality of the water entering our aquifer. Increasing water use has resulted in degraded water quality. Natural areas and other open spaces are also important as groundwater recharge areas. The preservation of recharge areas and the use of on-site stormwater retention/detention help to replenish water systems.

"Innovative and practical conservation techniques, as well as public education programs, must be utilized to conserve and provide an adequate water supply. Water conservation techniques include the use of native drought-tolerant landscaping (xeriscaping), the use of irrigation quality water reuse, limiting times of watering and the use of low flow plumbing fixtures. Public education about water conservation must be stressed at all levels."



## D. GEOLOGIC ANALYSIS

### 1. Soil Formations

#### a) Topography and Physiographic Areas

"Palm Beach County Area can be divided into three general parts based on physiography and soils." These areas and their relationships to the City of Greenacres are identified on Map No. 5 and include:

1. the coastal ridge
2. the sandy flatlands
3. the Everglades marsh

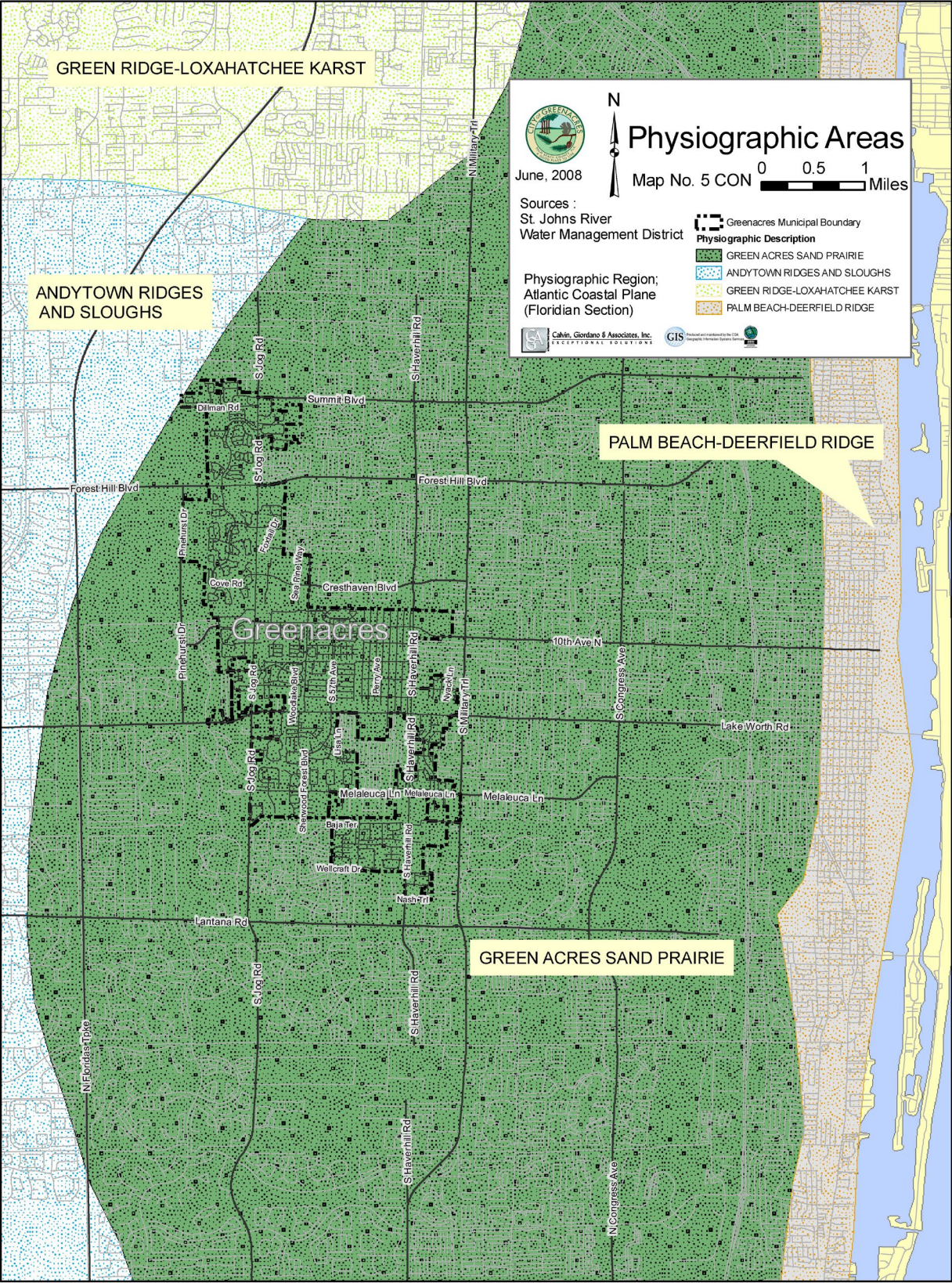
The City of Greenacres lies entirely within the sandy flatlands area of east central Palm Beach County. The sandy flatland, is an area of very little topographical change. "Most of this area has an elevation of ten (10) to twenty (20) feet above mean sea level."

The subsurface geology and the surface features of the City of Greenacres are directly related to historic fluctuations in the sea level. During the ice age of the Pleistocene Period, one million years ago, the advancing and retreating of the glaciers created tremendous fluctuations in the levels of the seas, influencing the geologic formation and topography of Florida.

The ocean currents eroded and swept much of the sand from beaches in central Florida seaward which mixed with shellfish and was deposited in an area extending from southern Palm Beach County north to St. Augustine. This deposit of sand and shell material, called the Anastasia Formation, underlies the City of Greenacres and about one-third of eastern Palm Beach County (see Map No. 6).

### 2. Mineral Resources

The United States Department of Agriculture, Soil Conservation Service, as well as the Florida Department of Environmental Protection have not identified any known sources of commercially valuable minerals within the City of Greenacres.



### 3. Soil Erosion

Erosion factors are used to predict the erodibility of a soil and its tolerance to erosion in relation to specific kinds of land use and treatment. "The soil erodibility factor (k) is a measure of the susceptibility of the soil to erosion by water. Soils having the highest (k) values are the most erodible. K values range from 0.10 to 0.64." Factors which influence annual soil loss per acre are as follows:

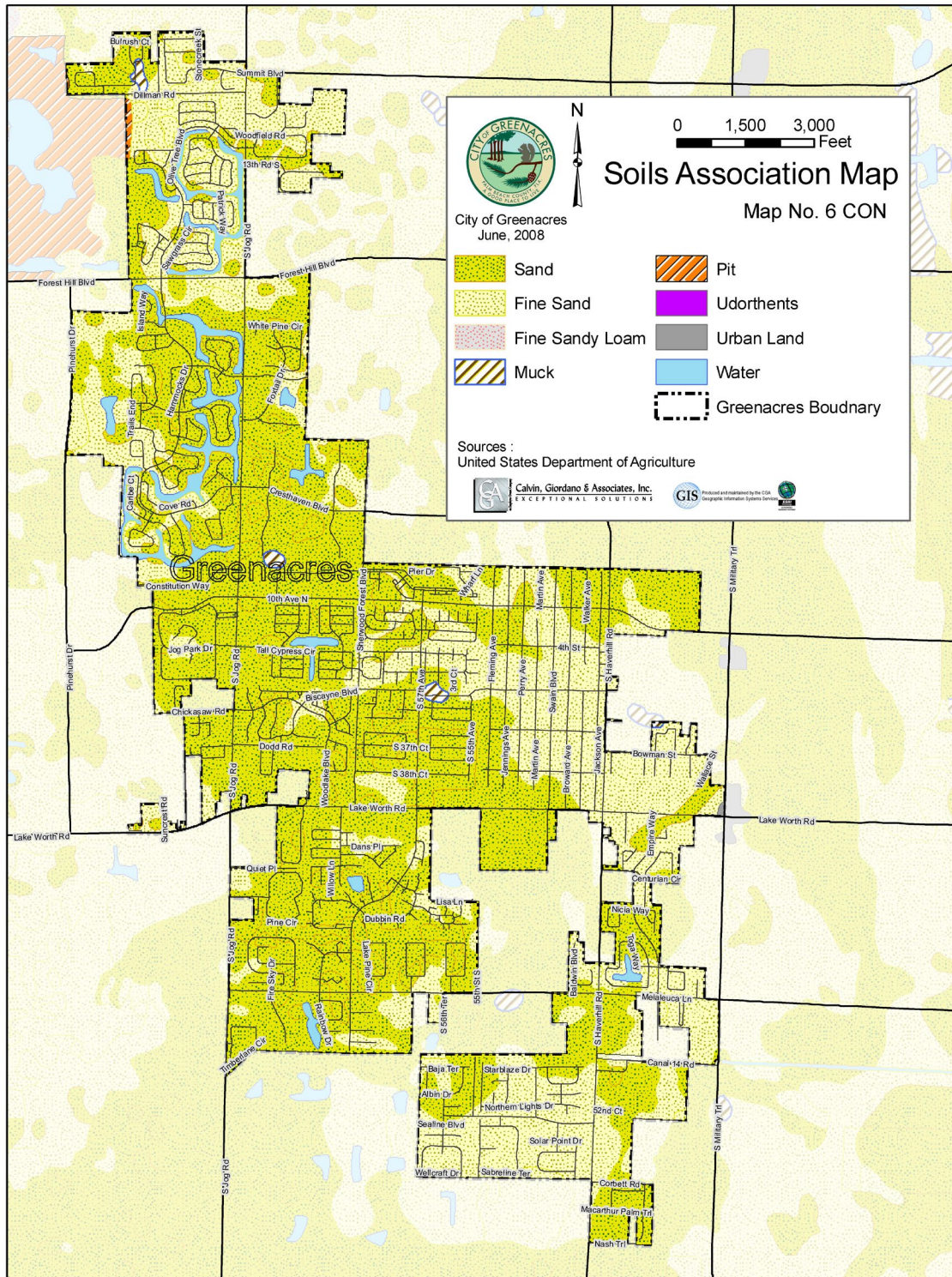
**TABLE 2  
SOIL EROSION FACTORS**

Soil Name	Map I.D.	Permeability	Risk of Corrosion		Erosion Factors	
			Uncoated Steel	Concrete	K	T
Basinger	1	20	High	Moderate	0.1	5
Myakka	2	6.0-20	High	High	0.2	5
Riviera	3	0-28	High	High	0.17	4

Source: U.S. Department of Agriculture, Soil Conservation Service - December, 1978.

The three types of soils found in the City are Myakka, Riviera, and Basinger. The erosion factors as shown in Table No. 2 indicate that the erosion factor is low to moderate. There are no areas in the City of Greenacres known to have experienced soil erosion problems.

Soil types identified by the U.S. Dept. of Agriculture, Soil Conservation Service, in the City of Greenacres are shown on Map No. 6 and Table No. 2.



## E. WILDLIFE AND VEGETATIVE COMMUNITIES

### 1. Flora

The 2006 Evaluation and Appraisal Report indicates that the City of Greenacres consists of approximately 113 acres of vacant undeveloped land. (This does not include the City's inventory of recreation and open space sites).

Since most studies of endangered or threatened species are conducted on a regional level, it has been difficult to refine a quality study specifically for the City of Greenacres. Although no endangered plant or animal species have been identified in the City by the Florida Game and Fresh Water Fish Commission or with the United States Fish and Wildlife Service, and because of the transient nature of wildlife, Table No. 3 has been included in this element depicting those endangered or threatened species found in Palm Beach County. The Florida Natural Areas Inventory for Palm Beach County identifies animals, plants, and natural communities that are identified as imperiled.

Existing vegetative cover is typical of that found in most of South Florida away from the coast. The approximately 113 acres of vacant land in the City can be generally described as pine flatwoods. "Slash pine occupies portions of the slightly higher elevations with an understory of saw palmetto. Slightly lower areas are occupied by Melaleuca."

The invasion of the punk tree *Melaleuca leucadendron*, is threatening these remaining strands of pines. Because the *Melaleuca* tree is virtually impossible to eradicate and very difficult and expensive to control, it has been added to the list of trees not to be used in Greenacres City. The City of Greenacres Zoning Code, Sec. 16-1312 contains a complete listing of freeze sensitive and unappealing trees prohibited in the City.

The two predominant causes for loss of trees and vegetation within the City are:

- 1) land development and
- 2) disease.

### 2. Fauna

Conservation of ecological communities is necessary to prevent the loss of certain species and to protect threatened and endangered species. Impacts that would reduce their populations must be prevented and in some cases encourage actions that will increase their numbers.

Since most studies of endangered or threatened species are conducted on a regional level, it has been difficult to refine a quality study specifically for the City of Greenacres. Although no endangered plant or animal species have been identified in the City by the Florida Game and Fresh

Water Fish Commission or with the United States Fish and Wildlife Service, and because of the (Transient) nature of wildlife, the following Table No. 3 has been included in this element depicting those endangered or threatened species found in Palm Beach County.

**TABLE NO. 3  
IDENTIFIED SPECIES AND STATUS**

Common Name	Designated Status Florida Game & Freshwater Fish Commission	United States Fish & Wild- life Service
<b>Reptiles &amp; Amphibians:</b>		
American Alligator	S4	LT/SA)
Loggerhead	S3	LT
Green Turtle	S2	LE
Leatherback Turtle	S2	LT
Eastern Indigo Snake	S3	LT
Hawsbill	S3	LT
Gopher Tortoise	S3	C2
Atlantic Ridley	S1	LE
Florida Pine Snake	S3	C2
Florida Scrub Lizard	S3	C2
<b>Birds:</b>		
Florida Scrub Jay	S3	LT
Great Egret	S4	N
Little Blue Heron	S4	N
Snowy Egret	S4	N
Tricolored Heron	S4	N
White Ibis	S4	N
Florida Sandhill Crane	S2S3	N
Bald Cypress	S2S3	LE
Wood Stork	S2	LE
Yellow-crowned Night heron	S3	N
Black-crowned Night heron	S3	N
Osprey	S3S4	N
Red-cockaded Woodpecker	S2	LE

Hairy Woodpecker	S3	N
Snail Kite	S1	LE
American Redstart	S3	N
Florida Burrowing Owl	S3	N
Least Tern	S3	N
Mammals:		
Florida Panther	S1	LE
Florida Mouse	S3	C2
Sherman's Fox Squirrel	S2	C2
Manatee	S2	LE
Amphibians:		
Gopher Frog	S3	C2
Fishes:		
Striped Croaker	S2	N
Bigmouth Sleeper	S2	N
Spottail Goby	S2	N
Opossum Pipefish	S2	N
Invertebrates:		
Red Widow Spider	S?	N
Plants:		
Golden Leather Fern	S3	N
Ray Fern	S1	N
Florida Threawn	S2	N
Curtiss Milkweed	S3	N
Four-petal Pawpaw	S1	LE
Sand Dune Spurge	S2?	N
Silver Palm	S3	C2
Large-flowered Rosemary	S3	C2
Okeechobee Gourd	S1	LE
Coastal Vervain	S2	C2
Johnson's Seagrass	S2	N
Broad-leaved Spiderlilly	S2S3	3C
Beach Jacquemontia	S1	PE
Nodding Pinweed	S3	3C
Pine Pinweed	S2	C2
Burrowing Four-o'clock	S2	N
Dancing-lady Orchid	S1	N
Hand Fern	S2	3C
Cutthroat Grass	S2	C2
Scrub Bay	S3	3C
Bahama Brake	S3	N
Beach-star	S3	N

Necklace Pod	S3	N
Coastal Hoary-pea	S1	C2
Sea Lavender	S3	N

INDEX	S1	Critically Impaired
	S2	Imperiled
	S3	Very Rare
	C1	Candidate Species
	C2	Candidate Species
	LT	Listed as Threatened Species
	LE	Listed as Endangered Species
	PE	Proposed for addition to the List of Endangered
	3B	Taxa no longer being considered because the names do not represent taxa meeting the Endangered Species Act's definition of "species".
	3C	Taxa that have proven to be more abundant than was previously believed.

SOURCE: Florida Natural Areas Inventory, March 1995

The City of Greenacres enacted Ordinance 90-42. This Ordinance called for the protection of existing trees identified as historical, valuable, endangered, or threatened. This Ordinance also calls for preservation of ecological communities, native habitats, and natural features.

### 3. Analysis

Partial destruction of ecological communities is caused by breaking up wildlife areas into small isolated pockets through destruction of the vegetation which serves to link the communities together. These linkages allow the movement of wildlife throughout the City, County and/or the Region. This connected "network" of habitats reduces inbreeding, provides evacuation routes during stressful environmental events, and is needed to insure the existence of certain species.

Since the current City boundary is largely developed, any ability to link ecological communities has been greatly reduced. An overarching open space/corridor linkage plan can be addressed in the future, recognizing the potential for openspace/linkages that still exist west of the current City boundary but within our future annexation area.

A map identifying the ecological communities at a scale appropriate for site specific development is not available. The best available information is based on aerial photography which depicts vegetative cover and land use. A more comprehensive inventory of the ecological communities will help to ensure that the communities are not accidentally or needlessly destroyed by development. This inventory would form the basis of management policies and guide land development regulations for the

conservation and preservation of ecological communities and endangered and threatened species.

#### F. FISHERIES AND MARINE HABITATS

There are no fisheries or marine habitat under public management and ownership within City limits.

Recreational freshwater fishing opportunities in the City of Greenacres are limited to drainage canals and other water management areas.

#### G. WETLANDS

There are no known wetlands in the current boundaries of the City of Greenacres. Based on data obtained through maps produced by the National Wetlands Inventory (NWI), the City does not contain any natural wetlands.

At the time of any site and development order, a vegetative and ecological assessment is required. If any wetlands are identified, Environmental Resources Management (ERM) with Palm Beach County would do an assessment of the property.

The City's future annexation boundaries contain some wetlands as identified on the NWI maps. The current site and development process will ensure that any needed mitigation and/or protection of wetlands will occur.

#### H. POLLUTION

##### 1. Drainage

Interconnected drainage canals in the City are all controlled and regulated by the Lake Worth Drainage District (LWDD). These canals eventually flow into Lake Worth, a regionally significant water body located approximately five miles from the City of Greenacres.

Outfall structures are designed to ensure that the first 1.5 inches of runoff are retained for five days for purposes of water quality enhancement. Outfall structures also are designed such that the discharge resulting from a 25-year, 3 day storm will not exceed the allowable discharge specified by the LWDD.

There are a few specific pollution problems relating to Palm Beach County and the City of Greenacres. The Surficial aquifer is threatened from pollution due to runoff from highways and streets. Motor oil, gases, rubber and chemicals are channeled into some swale areas where it then infiltrates into the ground, tainting the aquifer. Unless corrective

measures are taken, the problem will increase and ultimately cause health and other related damages.

A storm sewer system has been developed for some areas in the City of Greenacres. The establishment of a more complete system, would aid in the diversion of water on flooded streets and avoid stagnation of water in the swales, thus helping preserve a safer aquifer.

## 2. Air

The topography is of primary importance whenever meteorological aspects of a given region are to be evaluated. Palm Beach County being a "flat" and semitropical region is governed by the quasi permanent location of the "Bermuda" high pressure area, which causes our prevailing easterly surface winds in addition to supplying warm moist air.

The "Bermuda" high pressure area is also responsible and capable of causing high pollution days. This atmosphere can easily occur if cold air from the north moves underneath the warm air brought into the County by the "Bermuda" high. This results in a temperature change with height which traps pollutants near the lower levels.

## 3. Hazardous Waste

### a) Legislation

Hazardous waste is defined in Rule 9J-5.003(34), FAC, which states:

"Hazardous waste: means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or infectious characteristics, may cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed."

Wastes are generated not only by large industrial firms but by hundreds of small commercial operations, by various consumer services and by individual households. The management and control of the waste problems are the concern of the federal, state, county and local governments, ranging from federal laws regarding the disposal of nuclear wastes, to local regulations banning disposal of certain waste generators (Chapter 40 CFR, Part 261-265).

#### 4. Water Use

The Surficial Aquifer is the primary source of freshwater provided to the residents of the City of Greenacres, as supplied by the Palm Beach County Water Utilities Department. No single entity has jurisdiction over the aquifer however South Florida Water Management District does permit wells and the amount of water withdrawn from the aquifer.

The approximately 62.0 inches of rainfall which falls on the City of Greenacres annually, replenishes these water resources through infiltration. The withdrawal of water from the Surficial Aquifer is restricted by permits issued by the South Florida Water Management District.

Additional information related to water use can be found in the Drainage or Potable Water Elements of this Plan.

### IV. THE PLAN

These recommendations are designed to provide direction and a course for future action. Proper management and control of natural resources are essential for economic well-being and continued high quality of life.

#### A. AIR QUALITY

The air quality in the City of Greenacres is considered quite good, notwithstanding those minor problems outlined earlier. To ensure the continuation of good air quality, it is recommended that:

- 1) a plan be established to monitor current air quality; and
- 2) actions be initiated to assure that the air quality will not be degraded.

Greenacres will continue to assist the DEP in their Air Pollution Inventory Source (APIS) program. Additionally, the City will report suspected violations to the DEP.

The impact that future growth may have on local air quality should be considered during the approval process. Emission data for new industries should be required as part of the development review process and when issuing development orders or permits. This could help evaluate potential problems before development decisions are finalized.

Countywide land use patterns and transportation systems should be compatible with a desired level of air quality. Automobile emissions on major thoroughfares such as SR. 441, the Turnpike and I-95 near the City of Greenacres should be monitored to maintain an acceptable air quality standard. Whenever possible,

urban land uses should be buffered from stationary and linear sources of emissions with open space. Dense vegetation can be utilized in intense industrial and commercial areas.

Facilities that house the young, elderly, and sick should be located away from emission sources. These facilities include Adult Congregate Living Facilities (ACLF), day care centers and recreation. Designs featuring planned unit development, multi-use centers and other innovative cohesive development forms should be encouraged to reduce the need to travel.

## B. WATER QUALITY

In order to protect the quality of water, the City will need to:

- 1) carefully monitor development activities to protect natural water-cleansing features; and
- 2) reduce or prevent discharges of contaminants from commercial and residential land uses.

It is recommended that the City continue to implement and enforce Ordinance 93-05 the Comprehensive Stormwater Management Ordinance, establishing, monitoring and regulating of:

- 1) canal bank and shoreline buffer zones adjacent to surface water bodies to preserve natural vegetation, which provides filtration of future stormwater runoff;
- 2) general design and construction standards for on-site stormwater management systems for new development to ensure that post-development runoff rates, volumes and pollutant loads do not exceed predevelopment conditions; and
- 3) cooperation with Palm Beach County Department of Environmental Resources to implement the Wellfield Protection Ordinance.

## C. PROTECTING ALL ECOLOGICAL COMMUNITIES

In conjunction with acquisition of ecological communities most in need of preservation, the City should recommend as part of the land development regulations, provisions to conserve ecological communities. Such provisions would address the need to:

- 1) preserve the most sensitive portions of the community;
- 2) provide for a development plan which promotes clustering of dwelling units away from sensitive portions of the ecological community;
- 3) provide for adequate Greenspace/Open Space areas within the development; and
- 4) provide for buffering adjacent to the ecological community.

#### D. MAINTAINING A NATURAL AREAS NETWORK

A natural areas network can enhance the movement of wildlife throughout the region. A management plan should be developed to guide future acquisitions develop strategies to maintain and conserve natural areas and establish coordination and support from private landowners and governmental agencies. Also, cooperative efforts with landowners should be pursued to encourage voluntary protection of the natural area network.

The City will strive to maintain and conserve natural areas through the implementation of the landscape code.

#### E. PROTECTING ENDANGERED SPECIES

Greenacres' species having protection status designated by the state and federal government, should be evaluated for appropriate protective status. The City should develop performance standards in its land development regulations to protect species-specific habitats by regulating building in or near these areas. The performance standards should be similar to those for ecological communities.

The City should assist the state and federal agencies responsible for enforcing regulations concerning rare and endangered species.

On those lands that are privately owned, landowners should be encouraged to use the best management practices in leaving the species' most desirable habitats.

#### F. WATER CONSERVATION

As indicated previously, the principal water conservation opportunities available to the City involve maximizing the use of existing sources and supplies as well as eliminating unnecessary uses. The City will implement the water shortage plan developed by the SFWMD when necessary. The City of Greenacres will continue to work with the LWDD and the SFWMD to develop a water conservation plan which adequately meets the needs of the City of Greenacres.

#### G. HAZARDOUS WASTE MANAGEMENT

##### 1. State Level

Statewide regulations which affect the handling of hazardous waste generated in Greenacres are managed through the Florida Department of Environmental Protection (DEP) as contained in Chapter 17-7, Florida Administrative Code (FAC). In addition, the Florida Resource Recovery and Management Act (Sec. 403.7, F.S.), which was passed in 1980, adopted federal guidelines and directed DEP to develop and implement a hazardous waste management program. This act provided for:

- 1) adoption of federal hazardous waste definitions;
- 2) a system to monitor hazardous waste from generation to disposal;
- 3) an annual inventory of large hazardous waste generators;
- 4) permit requirements regulating treatment, storage and disposal of hazardous waste;
- 5) funds for hazardous waste spill and site clean-up;
- 6) hazardous waste management facility site selection procedures; and
- 7) fines and penalties for violators.

Amendments to the Florida Act in 1983 provided directions and funds to establish a cooperative hazardous waste management program between local, regional and state levels of government. These changes included provisions for county levels of hazardous waste management assessments, regional and statewide facility needs assessments, and site selection for hazardous waste management facilities at the county, region and state levels.

The Solid Waste Authority, together with the Treasure Coast Regional Planning Council, completed the Hazardous Waste Management Assessment in May, 1985 by interlocal agreement.

## 2. Local Level

Hazardous waste, as defined in this element, cannot be finally disposed of in Palm Beach County, but must be transferred to a federally qualified hazardous waste disposal facility or be recycled. The Palm Beach County Health Department has the responsibility of ensuring that any producer of hazardous waste over 25 kilograms (55 lbs) a month are inspected and permitted. Producers of hazardous waste under 25 kilograms a month are inspected but are not required to obtain an additional permit from Palm Beach County Health Department.

The transfer facility which handles the potential hazardous temporary waste storage for the City of Greenacres is the North County Regional Resources Recovery Facility identified in the Solid Waste Sub-Element of this Plan.

## H. CURRENT AND PROJECTED WATER NEEDS

According to the Palm Beach County Water Utilities Department, the supplier of drinking water to the City of Greenacres, the demand per capita is 126 gallons per day. By applying this rate to the projected population for the City, water use can be projected through the year 2025. Table 4 gives a summary of these projections. Additional information can be found in the Water Supply and Potable Water sub-element of the Infrastructure Element of the Greenacres Comprehensive Plan.

**TABLE 4**  
**PROJECTED POTABLE WATER USE**

<u>Year</u>	<u>Population</u>	<u>Rate (gpd) (3)</u>	<u>Total Usage (annual gallons)</u>
2007	32,105 (1)	126	1,476,508,950
2010	32,688 (2)	126	1,503,321,120
2015	33,718 (2)	126	1,550,690,820
2020	35,926 (2)	126	1,652,236,740
2025	36,105 (2)	126	1,660,468,950

Source: (1) April 1, 2007 estimate by University of Florida Bureau of Economic and Business Research (BEER).

(2) Palm Beach County Planning Division Allocation Model of March 2008 BEER projections.

(3) Palm Beach County Water Utilities Department April 11, 2008 Water Supply Work Plan, Table 6-1.

## I. NATURAL DISASTERS

### 1. Overview

The City of Greenacres is not located in a coastal zone or identified by the Federal Emergency Management Agency (FEMA) as a flood prone area. Because of the existing and continued possibility of the occurrence of emergencies of unprecedented size and destructiveness resulting from natural causes, the need to address these issues still exists.

In 2004 and 2005, 3 hurricanes directly affected Palm Beach County (Hurricanes Frances, Jeanne and Wilma). Busy hurricane seasons are predicted for the coming years as we enter an active cycle. Palm Beach County has full responsibility for coordination of all evacuation procedures during a natural disaster through the "Palm Beach County Peacetime Emergency Plan." The Emergency Management Division is the county entity responsible for the coordination of the evacuation of the population at risk during a hurricane event.

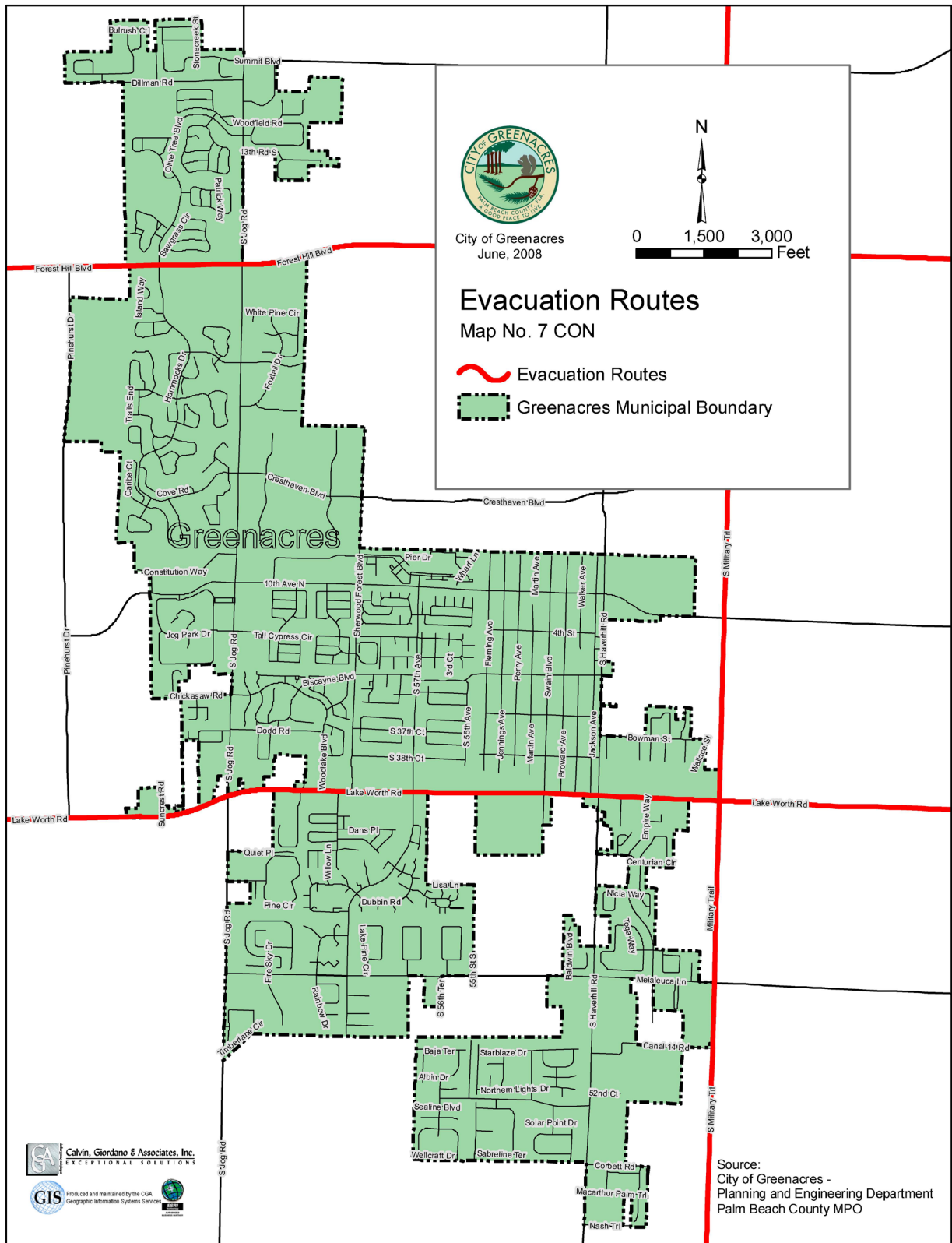
### 2. Shelters

A Memorandum of Understanding exists between the State of Florida and the American Red Cross. The American Red Cross assumes the responsibility for opening and staffing all hurricane shelters required to provide refuge for those who must evacuate during a hurricane event. Hurricane shelters are not opened automatically at the issuance of a hurricane warning by the National Weather Service. Announcements on openings of Red Cross shelters are made by the Emergency Management Division (the old Civil Defense) on all TV and radio stations.

There are two Red Cross shelters within the City of Greenacres. They are John I. Leonard High School at 4701 10<sup>th</sup> Avenue North and Heritage Elementary School at 5100 Melaleuca Lane.

3. Evacuation Routes

In order to provide for the safety of the general public during a hurricane event, the County provides evacuation routes and shelter spaces so that an evacuation time standard of eight daylight hours and ten hours during darkness is met. In an effort to protect life and property and to reduce evacuation times, the County has established criteria for the elimination of hazardous tree fall conditions along identified hurricane evacuation routes that are County-owned or County-maintained. Additionally, Palm Beach County has the responsibility of updating its Peacetime Emergency Plan in order to reflect the rapid growth rate. Map No. 7 identifies the presently approved evacuation routes with required traffic control points, which would affect the residents of the City of Greenacres.



## V. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: The City of Greenacres shall conserve, protect and appropriately manage the natural resources of the City of Greenacres to ensure the highest possible environmental quality.

### A.1 AIR QUALITY OBJECTIVE AND POLICIES

#### Objective 1

The City shall work cooperatively with Palm Beach County in meeting the air quality levels established by DEP.

#### Policy a)

Facilitate efforts of the Air Pollution section of the Palm Beach County Public Health Department and the Florida Department of Environmental Protection to administer the Air Pollution Inventory Source Program and to identify emissions violators within the City.

#### Policy b)

Reduce the potential for automobile emission pollution by:

- 1) increasing the volume of vegetation along arterial roadways; and
- 2) promoting alternative transportation such as car pooling, public transit and bicycle and pedestrian paths.

#### Policy c)

Continue to work with Palm Beach County Health Department to ensure required permits are obtained by all businesses in the City.

#### Policy d)

Work with County and State agencies to establish development review procedures which eliminate or mitigate adverse atmosphere pollution impacts on or from the City of Greenacres.

### A.2 WATER QUALITY OBJECTIVES & POLICIES

#### Objective 2

The City of Greenacres shall work cooperatively with Palm Beach County, South Florida Water Management (SFWMD), and Lake Worth Drainage District (LWDD) in protecting

the quality and quantity of current and projected water sources that flow into estuarine and/or oceanic waters and in conserving water resources.

Policy a)

Continue to require developments to obtain Environmental Resource Permits (ERP) addressing water quality and quantity for compliance with all State regulations as a condition for development approval pursuant to Chapter 373 F.S. and Chapters 40E-4, 40, 41, 400 F.A.C.

Policy b)

Promote and actively seek the planting of desirable vegetation along drainage features to act as cleansing agents for the water through the use of upland buffer and littoral plantings.

Policy c)

Cooperate with Palm Beach County, South Florida Water Management District and Lake Worth Drainage District to impose and enforce protection measures and to monitor contamination levels and flow rates in order to maintain or improve the quality and quantity of water resources in the City for consumption, aesthetic and recreational purposes.

Policy d)

Continue to ensure that development complies with the provisions of the Palm Beach County Wellfield Protection Ordinance.

Policy e)

Seek opportunities through the development review process, Intergovernmental Plan Amendment Review Committee (IPARC), Metropolitan Planning Organization (MPO) and interlocal agreements to conserve, appropriately use and protect subsurface water quality and supply.

Policy f)

Discourage withdrawal of subsurface water in excess of recharge and replenishment capabilities through continued cooperation with the South Florida Water Management District (SFWMD).

## Policy g)

Meet on a regular basis with representatives of the Palm Beach County Water Utilities Department, South Florida Water Management District, and Lake Worth Drainage District to discuss issues of mutual concern, including water quality and quantity issues.

## Policy h)

In accordance with the City's Ordinance No. 85-27, the City shall continue to implement the water shortage plans of the South Florida Water Management District.

## Policy i)

To conserve water resources, the City shall continue to implement the rainfall sensor requirement for all new irrigation systems in accordance with City Ordinance No. 90-42.

## Policy j)

The City of Greenacres shall continue the implementation of the provisions of the City's Landscape Code that require proper plant selection and siting, preservation of existing native vegetation, use of native plants, xeriscaping, efficient irrigation systems, and appropriate maintenance procedures.

## Policy k)

The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to encourage the continuation of existing water conservation programs as directed by various public and private agencies and organizations through the distribution of information provided by those entities.

## Policy l)

The City of Greenacres shall support Palm Beach County Water Utilities Department's prohibition of water-only meters used strictly for irrigation, where reasonable alternative irrigation sources exist.

## Policy m)

The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to promote water conservation through the use of increasing block utility rate structures.

## Policy n)

The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to use innovative alternative technologies to augment water resources including: conventional reclaimed water irrigation piping systems, constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge, and indirect reuse systems.

## Policy o)

In the event that irrigation quality reclaimed water becomes available adjacent to or within the City of Greenacres, the City shall cooperate with Palm Beach County Water Utilities Department to create a Mandatory Reclaimed Water Service Area, as described in Policy 2.1-b of the Palm Beach County Comprehensive Plan, to encourage the use of reclaimed wastewater for irrigation.

## Policy p)

To protect the water resources of the City and Palm Beach County, the City hereby adopts Chapter 62-25 F.A.C. as water quality standards for stormwater discharge.

## Policy q)

The City shall continue to participate in the National Pollutant Discharge Elimination System (NPDES) permit program as authorized by the Clean Water Act, which controls water pollution by regulating point sources that discharge pollutants into Florida waters.

## A.3 LAND, SOILS, MINERALS - OBJECTIVE AND POLICIES

**Objective 3**

The City of Greenacres shall regulate and control all activities which affect the surface of the land and the minerals beneath the land's surface.

## Policy a)

Base land use decisions, in part, on consideration of the limitations, capabilities and potential of the soils.

## Policy b)

Consider the merits and needs, in the future, of guiding new urban and residential development to areas with suitable soils.

## Policy c)

Encourage conservation and protection of areas suitable for mineral extraction, and encourage land alteration techniques that control and minimize erosion if at some future time these issues are deemed to be a matter of concern.

## Policy d)

Remove invasive exotic vegetation (e.g., Brazilian Pepper, Melaleuca and Australian Pine) in such a manner to minimize seed dispersal of such species, according to the following:

- 1) Privately owned lands at the time of development or redevelopment, as a condition of development approval, or sooner when voluntary service may be offered; and
- 2) Publicly owned lands at the time of development, or sooner when economically feasible.

## Policy e)

Continue to require a written assessment of the ecological and/or environmental impacts of any new development, including a soil suitability analysis, as part of the development approval process.

## Policy f)

Continue to provide credit for preservation of native, historic, unique, endangered or threatened trees.

## Policy g)

Continue to promote and actively seek clustering and other innovative development techniques to protect native, rare and unique natural features.

## Policy h)

Continue to implement and enforce Ordinance 94-04 of the Land Clearing and Grubbing Code to prevent unauthorized land clearing to protect natural vegetative communities.

## Policy i)

Continue to require native species to satisfy at least 50% of the required tree count as a condition of site plan approval.

Policy j)

Continue to coordinate with various agencies through the Intergovernmental Plan Amendment Review Committee (IPARC) and the Treasure Coast Regional Planning Council (TCRPC).

A.4 NATURAL ENVIRONMENTS OBJECTIVES AND POLICIES

**Objective 4**

Develop the City of Greenacres in a manner consistent with the maintenance of ecological communities and the capabilities of the natural environment.

Policy a)

Obtain and apply current environmental information which identifies opportunities and constraints to the distribution of land use and development.

**Objective 5**

Provide proper planning and management of the natural resources, including the conservation and protection of wildlife and habitats of wildlife and marine communities and wetlands.

Policy a)

Create awareness regarding environmental problems and issues related to the City of Greenacres.

Policy b)

Seek the assistance of the Florida Game and Freshwater Fish Commission, IPARC, and other state, county and local agencies during the process to identify significant ecological communities and wetlands, and strengthen the City's regulations regarding the construction, appropriate use or protection of such sites.

Policy c)

Support legislation which serves to enhance the natural environment when consistent with other development goals.

Policy d)

Develop the local enforcement of regulatory controls in special areas of environmental concern such as hazardous waste management, flood prone areas,

recreational water bodies, native vegetation areas, major waterways, wetlands and other environmentally sensitive areas.

Policy e)

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

Policy f)

To protect the City's natural resources, the City hereby adopts the South Florida Water Management District basis of review for Environmental Resource permit applications to ensure the protection of natural systems including wetlands in accordance with Chapter 40 E-4.205 through 40E-4.451 F.A.C

## Objective 6

The City of Greenacres shall continue to require proposed developments to provide flood protection measures to safeguard human life and welfare in accordance with the adopted levels of service.

Policy a)

The City should continue to monitor the latest land use control criteria relating to flood prone development for possible inclusion in the existing zoning ordinance, subdivision regulations or other applicable development codes.

## Objective 7

To prevent loss of life and property through the restriction of building in special flood hazard areas, the City shall continue to enforce its adopted Floodplain Management Ordinance (2016-14) and subsequent amendments and shall maintain requirements.

Policy a)

The City shall participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current rating.

Policy b)

The City shall participate in the Insurance Services Office, Inc. (ISO) Building Code Effectiveness Grading Schedule and strive to maintain or improve its current rating.

## VI. NOTES

1. Legal status of comprehensive plan, Chapter 163.3194, Florida Statutes.
2. Florida Department of Environmental Regulation, Florida: State of the Environment.
3. State of Florida, Florida Statutes, Chapter 372.
4. State of Florida, Florida Statutes, Chapter 373.
5. Palm Beach County Comprehensive Plan - 1989, Coastal Zone Management, HURRICANE EVACUATION.
6. Draft amendment to the EAR based on the Palm Beach County Conservation Element of the Comprehensive Plan.
7. Palm Beach County Health Department, Division of Environmental Science and Engineering, Annual Report 1995.
8. Palm Beach County Wellfield Protection Ordinance.
9. Federal Emergency Management Agency, LETTERS TO THE CITY OF GREENACRES.
10. S.F.W.M.D., Water Resources Data and Related Technical Information to Assist Local Government Planning In Palm Beach County, July 30, 1987.
11. S.F.W.M.D., District Water Management Plan, Vol. 1, April 1995.
12. South Florida Water Management District, Xeriscape Plant Guide, 1987.
13. South Florida Water Management District, Chapter 40E-21, Water Shortage Plan.
14. U.S. Dept. of Agriculture, Soil Conservation Service, Soil Survey of Palm Beach County Area, Florida.

## ***REVISION HISTORY***

September 15, 2008	Ord. 2008-03
December 1, 2008	Ord. 2008-19
January 23, 2017	Ord. 2016-27

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**INFRASTRUCTURE ELEMENT**

January 2017  
Amendments resulting from the 2006 EAR

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## I. INTRODUCTION

### A. PURPOSE OF THE ELEMENT

This Element has been prepared to meet the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes (F.S.) and Chapter 9J-5, Florida Administrative Code (FAC), "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance." It is to provide for necessary public facilities and services correlated to future land use projections. In relevant part, the regulation requires comprehensive plans to describe:

- 1) sanitary sewer, solid waste, stormwater management, potable water, and aquifer recharge protection problems and needs;
- 2) ways to provide for future requirements; and
- 3) general facilities that will be required for solution of the problems and needs.

Essentially, this Element updates the various master plans for facilities which serve the City of Greenacres. The update covers a planning period of ten years beginning with the year 2007, and projecting future conditions for the years 2012 and 2017. Facility needs and implementation plans have been re-evaluated based on the most current demographic and land use data and projections, using the same methodologies as in the original construct of the master facility plans wherever possible.

### B. ORGANIZATION OF THE ELEMENT

This Element is divided into five (5) sections which contain support documents, summarizing the data and analyses on which the Element is based; and the goals, objectives and policies for the Element, as adopted in the Comprehensive Plan for the City. The support documents are presented as sub-elements for the various facilities dealt with in the element and for natural groundwater aquifer recharge areas. Each sub-element includes:

1. Background information about relevant terms, concepts and regulatory provisions;
2. A survey of existing conditions which include a capacity analysis of each facility;
3. An assessment of existing and future needs and recommendations for meeting those needs expressed in five year time frames; and
4. Each sub-element will contain its own individual table of contents, list of tables, and list of maps.

## Sanitary Sewer

Sub-Element

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## II A. SANITARY SEWER SUB-ELEMENT

### 1. INTRODUCTION

**Purpose:** The purpose of the Sanitary Sewer Sub-Element is to ensure that sanitary sewer will be provided concurrently with the demand for services, to identify safe disposal methods for treated wastes, and to establish the level of service for sanitary sewer.

#### a. History

The City of Greenacres is provided wastewater collection and treatment services by Palm Beach County Water Utilities Department (PBCWUD). System No. 2 was formed in 1973 by an agreement between Palm Beach County and Utilities Development Company (UDC), a private corporation.

Initially Palm Beach County allowed UDC to construct a wastewater treatment plant on a 9.58 acre County owned site, located adjacent to Florida's Turnpike, south of Forest Hill Boulevard; and a water treatment facility, on County property approximately one mile east of the wastewater treatment plant, off Pinehurst Drive. In September of 1974, the entire system was sold to Palm Beach County.

#### b. Overview

Residents of the City of Greenacres presently receive service from two distinct sources, the Palm Beach County Water Utilities Department and private septic tanks.

##### 1) Palm Beach County Water Utilities Department

PBCWUD owns and operates regional facilities. The City of Greenacres does not own or operate any wastewater facilities; however, the current and future boundaries are contained within the service area of PBCWUD.

To ensure economic efficiency in the operation of the regional sanitary sewer facilities, Palm Beach County Water Utilities Department has adopted regulations which require commercial and residential developments to connect to the PBCWUD's sewer system when service is made available. The Palm Beach County Water Utilities Department has also adopted design standards and review procedures to ensure that all connections to the system are compatible with the system design.

The Florida Department of Environmental Protection (FDEP) is responsible for ensuring that the state carries out responsibilities

assigned to it under PL 92-500. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 17-6 FAC.

## 2) Septic Tanks

Septic tanks are regulated by the Palm Beach County Public Health Unit (PBCPHU).

The Florida Department of Health and Rehabilitative Services (HRS) regulates septic tank and drain field installation within the State. These requirements have been adopted by rule in Chapter 10D-6, FAC. Palm Beach County Public Health Unit has adopted local rules and regulations for septic tank installation consistent with Chapter 10D-6. Septic tanks are being utilized in the original section of the City of Greenacres, Sherwood Forest, Pine Country and Sunland Estates subdivisions.

PBCPHU regulations adopted as Environmental Control Rule I (ECRI) regulate all aspects of septic tank use, installation, discontinuance, abandonment, etc. The ECRI is applicable in incorporated and unincorporated areas and the City coordinates efforts with PBCPHU. The following are excerpts from ECRI dealing with existing systems:

**Existing System:** Any existing septic tank system which remains in satisfactory operating condition shall remain valid for use in accordance with the State's Environmental Control Rule 1 and permit under which it was approved. If the use of a building is changed with additions or alterations to a building which will increase sewage flow or change sewage characteristics, any on-site sewage disposal system serving such building shall be upgraded to comply with the current public health provisions.

**Discontinuance:** Any existing on-site sewage disposal system installed under previous rules and regulations which becomes non-conforming with this Section for conditions or purposes as approved, and which has not been placed in use for a period of one (1) year or more, shall be deemed unapproved and its use for such purpose prohibited.

**Abandonment:** Whenever an approved sanitary sewer is made available under the conditions set forth in Sec. 16.1.E.1.a (sanitary sewer system available), any on-site sewage disposal system shall be abandoned and the sewage wastes from the residences or building discharged to the sanitary sewer within ninety (90) calendar days thereafter. When use of an on-site sewage disposal system is discontinued, it shall be abandoned and its further use for any purpose prohibited.

Responsibility for Inspection: It shall be the duty of the PBCPHU to conduct such technical inspections as are reasonable and necessary to determine compliance with the provisions of this section.

c. Terms and Concepts

The collection system is composed of a network of sewer pipes which collect sewage (also called wastewater) from individual establishments and convey it to a central location for treatment. The collection network is generally laid out in a pattern roughly analogous to the branching pattern of a tree. This classification scheme identifies sewers according to their size since sewage flow within the network is from the periphery toward the treatment plant. Trunk mains are defined as sewers which connect directly to and convey sewage to an interceptor. For more complex regional facilities, sewer mains will also be addressed.

Due to the relatively level terrain of Palm Beach County, a pumping system is used in conjunction with the major components of the regional collection systems. This allows sewage to be conveyed under pressure against the force of gravity and for long distances at minimal slopes. In conjunction with this type of system, the term "force main" is often applied to pressurized sewers without regard to their location within the network.

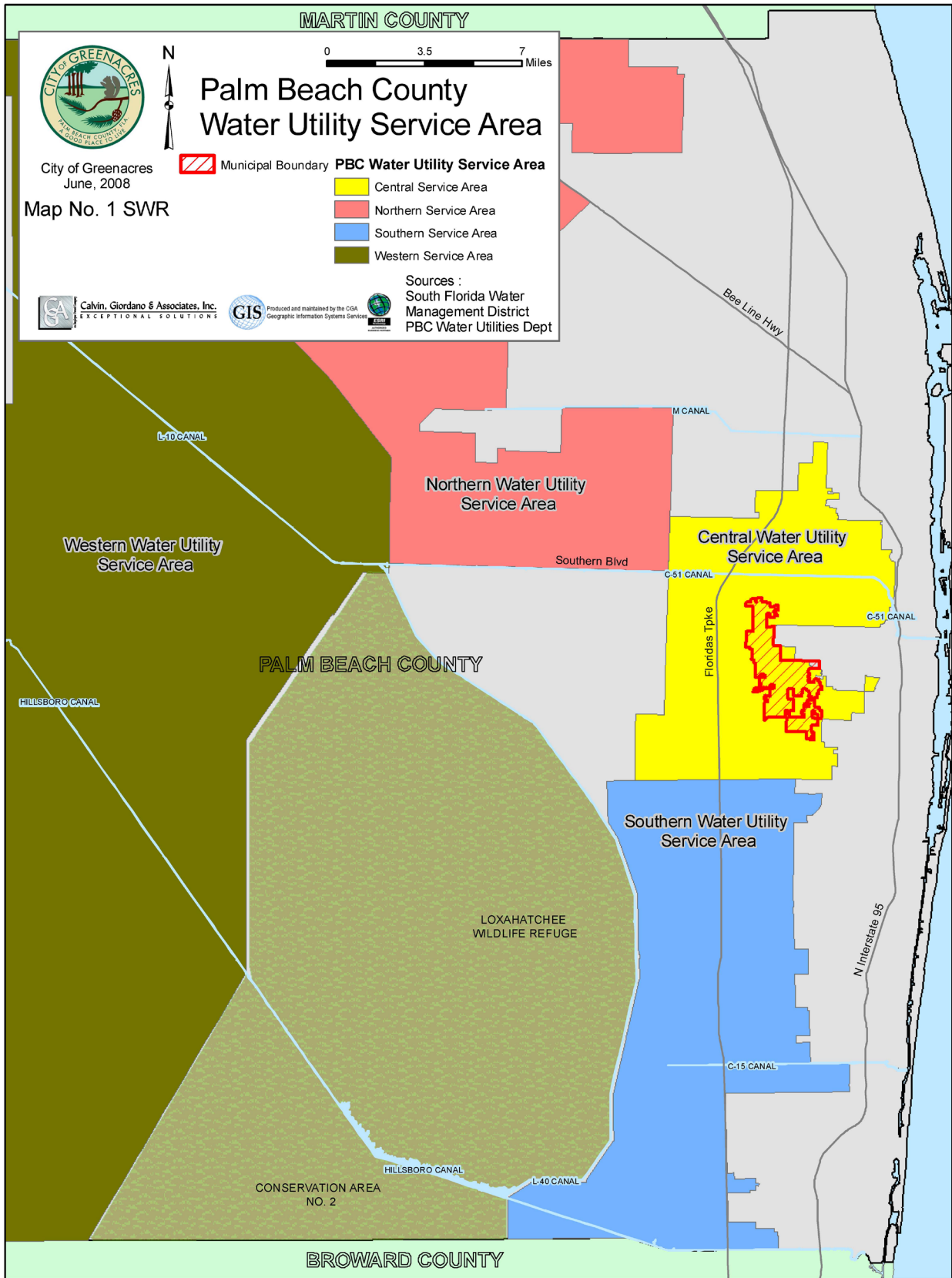
## 2. INVENTORY AND ANALYSIS

a. Operator and Service Area

Palm Beach County Water Utilities Department (PBCWUD), which serves the City of Greenacres, has prepared master plans for its entire system. The plan divides the service area into two (2) regions. The dividing line between the central and southern regions is Lake Worth Road.

1) Geographic Service Area

The Central Region is served by the East Central Region Wastewater Treatment Plant (ECR), which is operated by the City of West Palm Beach. The plant is owned by Palm Beach County Water Utilities Department and the cities of West Palm Beach, Lake Worth, Riviera Beach and the Town of Palm Beach. Of the 55 mgd capacity, 12.5 million gallons per day (mgd) capacity is allocated to PBCWUD. The Southern Region is served by Southern Region Wastewater Treatment Plant and two other plants.



Based on the PBCWUD master plan, the city of Greenacres is within both the central and southern regions. The geographic service area of the PBCWUD is shown on Map No. 1.

## 2) Land Uses Served

PBCWUD serves a variety of existing land uses in its service area including general residential, commercial and industrial land uses. The raw sewage generated throughout the entire service area is typical of domestic sewage generated throughout South Florida. Less than 15 percent of the sewage connections are commercial, and most of the commercial connections, such as retail establishments or restaurants, generate sewage typical of a domestic connection. However, waste strength does vary during the year, mostly as a result of dilution with stormwater during the wet season when infiltration/inflow is highest.

### b. Facility Capacity Analysis

The projected sewage generation for the Central and Southern Regions of Palm Beach County service areas will be less than the available capacity of 44.0 mgd outlined in the County's Comprehensive Plan. All County projections account for the current and future residents of the City of Greenacres

### c. General Performance - Level of Service

The existing Level of Service of the PBCWUD system, is 85 gallons of wastewater produced and treated per capita per day as outlined in Palm Beach County's Comprehensive Plan. This level of service adopted by Palm Beach County will be the same for the City of Greenacres since it is served by PBCWUD.

### d. Impact on Natural Resources

#### 1) Treatment Plants

Because all sewage treatment facilities are located outside of the City of Greenacres, there is no real impact on the natural resources of the City. Effluent disposal from the treatment plants is through deep well injection and on-site irrigation.

Permitting of a deep well in Southeast Florida is the responsibility of the Florida Department of Environmental Protection (FDEP) with concurrence of the South Florida Water Management District (SFWMD) and the local County agency. Recently, SFWMD has been discouraging new deep wells for effluent disposal in order to promote effluent reuse options. The long-term permitability of deep well disposal is

questionable at this time without at least some provisions being made for reuse of a portion of the effluent from a given wastewater plant.

## 2) Septic Tanks

Septic tank systems provide on-site wastewater treatment for both residential and small-scale commercial developments used by a small portion of the City of Greenacres residents. The majority of these residential units are older, single family units. Locations of the septic tank areas are provided on Map No. 2.

Effluent from septic tank systems is discharged to the drain field where it is allowed to percolate into the soil. Soil permeability and depth to the water table are limiting factors on septic tank performance and may require construction of elevated drain fields to ensure adequate performance.

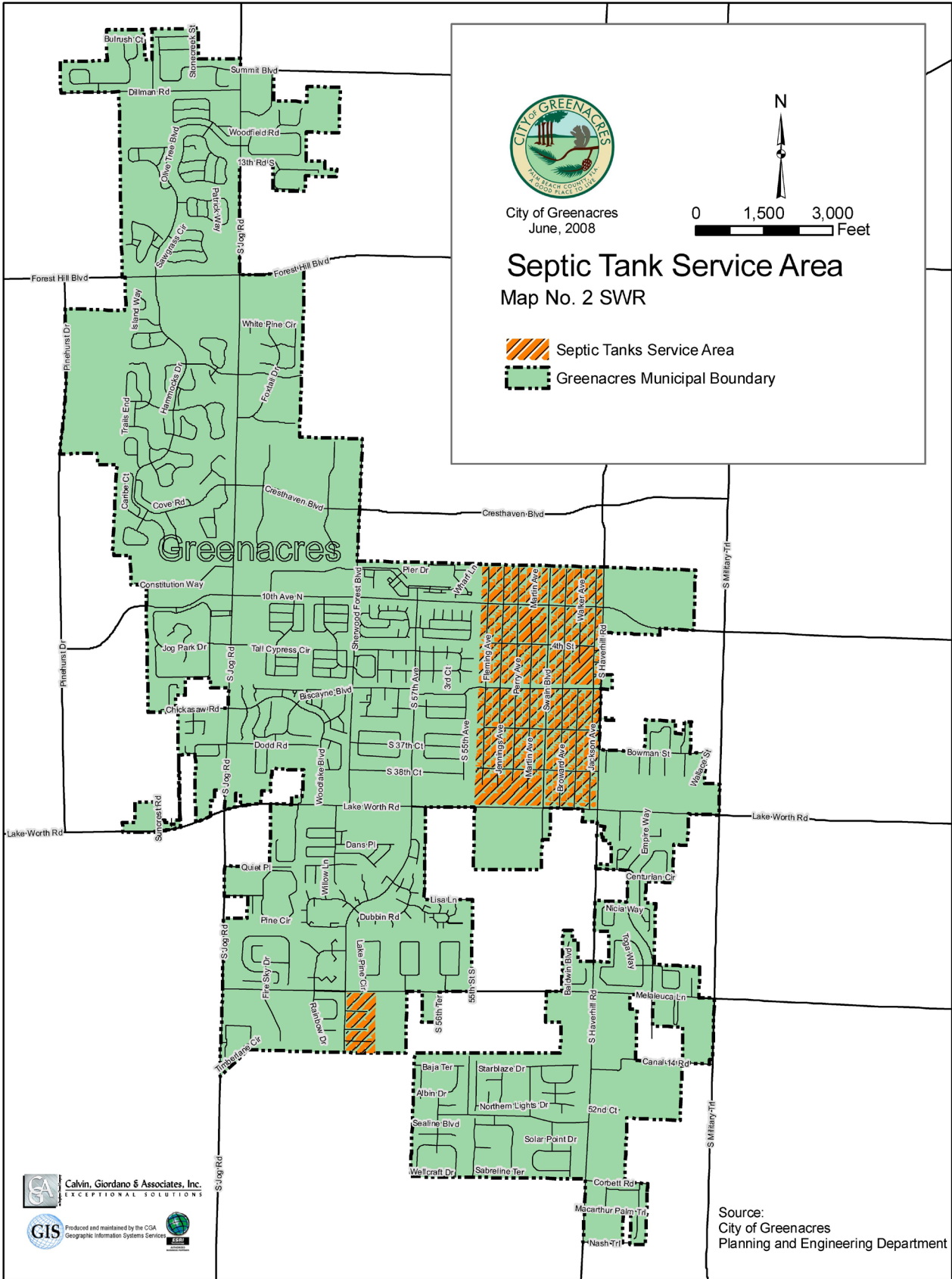
### a) Suitability of Soils

Favorable soil properties and site features are needed for proper functioning of septic tank/drain absorption fields. "Septic tank absorption fields are subsurface systems of tile or perforated pipe that distribute effluent from a septic tank into the natural soil." Properties that affect absorption of effluent are:

1. permeability
2. depth to seasonal high water table
3. depth to bedrock
4. susceptibility to flooding

Basinger (Ba) and Myakka (MK) are the two types of soil identified by the U.S. Department of Agriculture, Soil Conservation Service, (shown on Map No. 6 of the Conservation Element of this plan), which make up the City of Greenacres' septic tank areas. "Both soils have a septic tank absorption field rating of severe," due to the high water table and contamination of local ground water.

The soil survey rates all soils within the county as having moderate or severe limitations for septic tank drainage fields. Both ratings indicate that special planning, design or maintenance is needed to overcome the limitations, with possible significant increased construction cost and maintenance requirements for severe conditions. The soil survey provides detailed soil maps suitable for determining specific site limitations and are found in the Future Land Use Element of this Plan.



## b) Future Conditions

Some of the septic tank areas in the City could represent a potential health risk where water wells are involved. However, this situation has been addressed through the installation of a water distribution system in the original section of the City. The City of Greenacres encourages the use of a sanitary sewer system over septic tank use. However, the rate which septic tank conversion will occur is unpredictable at this time. Factors which could influence this conversion are:

1. availability of sanitary sewer service
2. the threat or occurrence of a public health hazard, and/or
3. financing.

Few additional septic tanks are anticipated to be approved in the City. As growth continues, developers will be required to connect to the PBCWUD Systems. Since treatment plant capacities were based on total population figures, sufficient treatment plant capacity will be available to accommodate the additional waste flows generated from these septic tank conversions.

## e. Regulatory Framework

Favorable soil properties and site features are needed for proper functioning of septic tank/drain absorption fields. "Septic tank absorption fields are subsurface systems of tile or perforated pipe that distribute effluent from a septic tank into the natural soil." The Federal Water Pollution Control Act (PL 92-500) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this act is the restoration and/or maintenance of the chemical, physical and biological integrity of the nation's waters. The act established the national policy of implementing areawide waste treatment and management programs to ensure adequate control of sources of pollutants. Under Section 201 of PL 92-500, grants are made available to local governments to construct facilities to treat "point sources" of pollution, which include effluent from sewage treatment processes. The U.S. Environmental Protection Agency is responsible for implementing the act.

The Florida Department of Environmental Protection (FDEP) is responsible for ensuring that the State carries out responsibilities assigned to it under PL 92-500. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 17-6, FAC. These rules apply to facilities which treat flows exceeding 5,000 gallons per day for domestic establishments, 3,000 gallons per day for food service

establishments, and where the sewage contains industrial or toxic or hazardous chemical wastes. The Florida Department of Health and Rehabilitative Services (HRS) regulates septic tank and drain field installation within the state. These requirements have been adopted by rule in Chapter 10D-6, FAC.

## Solid Waste

Sub-Element

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## II B SOLID WASTE SUB-ELEMENT

### 1. INTRODUCTION

Purpose: The purpose of the Solid Waste Sub-Element is to ensure that capacity is available to support the City's future population, that adequate disposal methods in accordance with Federal, State and Local regulations are being implemented, and that all necessary steps to preserve landfill capacity are being implemented.

#### a. History

The Solid Waste sub-element is a requirement of Chapter 163, F.S. and Rule 9J5.011FAC. The collection of solid waste in the City of Greenacres is provided through contractual agreements with private haulers. The City entered into a franchise agreement with Williams Sanitation Service to collect garbage and trash within the City for a five-year period from January 1, 1972 to December 31, 1976. The contract also offered Williams Sanitation the option to renew the contract for an additional five-year period under the same terms and conditions as the original agreement.

Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc. currently holds the exclusive franchise for garbage collection within the City of Greenacres.

The Lantana Road Class 1 Landfill which previously served the City, was closed to the public on March 1, 1987 in compliance with the Florida Department of Environmental Regulation Consent Order No. OGC Case No. 85-0686. The Dyer Landfill was subsequently officially closed by the Department of Environmental Protection in 1996. The City of Greenacres is now served by the North County Landfill located on Jog Road north of 45<sup>th</sup> Street.

#### b. Planning and Legislation Overview

Both State and Federal legislations exist for regulating the disposal of solid waste. The Resource Conservation and Recovery Act (Public Law 94-580) was enacted in 1976, to utilize and better manage, the growing volume of solid waste. This Act established resource recovery as a national priority.

Palm Beach County Solid Waste Authority (SWA) is responsible for planning and management of solid waste facilities serving the City of Greenacres. The Palm Beach County Solid Waste Authority was an independent special taxing district created by the Florida Legislature under the Palm Beach County Solid Waste Act, Chapter 75-473, Laws of Florida, Special Acts of 1975, as amended and supplemented (the "Act").

In 1991, the Solid Waste Authority was established under the jurisdiction of Palm Beach County Board of County Commissioners and now functions as a County Department.

The Solid Waste Authority has verified that there is sufficient capacity to serve the City of Greenacres for the next five and ten year periods. The North County landfill which currently serves the City of Greenacres, in September of 2007, had an estimated 33,789,220 cubic yards of landfill capacity remaining.

The Florida Resource Recovery and Management Act founded in 1980, adopted federal guidelines and directed DEP to develop and implement a hazardous waste management program. Amendments to the Florida Act in 1983 provided direction and funds to establish a cooperative hazardous waste management program at local, regional and state levels of government.

"The Palm Beach County Solid Waste Authority was established for the purpose of developing and implementing plans for an integrated county-wide solid waste management system comprised of recycling, resource recovery, transfer station and landfill facilities to serve the future needs of the County at reasonable costs. The Act gives the Authority the power to construct and operate solid waste disposal facilities including resource recovery facilities and to require that all solid waste collected by private and/or public agencies within the County be delivered to processing and disposal facilities designated by the Authority."

The 1988 Comprehensive Solid Waste Management Plan, prepared by the Palm Beach County Solid Waste Authority, is consistent with the State's mandate. That document projects waste generation rates and analyzes disposal opportunities in order to meet the needs of SWA's entire service area through the year 2030. Relying on SWA's plan, this plan projects and analyzes needs specifically for the City of Greenacres to sufficiently satisfy the time frame of this document. In 1990, in accordance with Chapter 159 of the state statutes governing special districts, the SWA prepared an annual status report.

In planning the future of solid waste removal for the City of Greenacres and the coordination needed between regulating agencies, three issues are identified. Each stems from the central question of how the City can most efficiently and economically process its solid waste in an environmentally sound manner. These issues are discussed in detail in subsequent sections of this element. These issues are:

1. to provide for safe and sanitary collection, processing and disposal of solid waste.
2. Federal, State, and local agencies responsible for the prevention,

- control or abatement of air, water and land pollution.
3. the City's role in the resource recovery program.

c. Terms and Concepts

One of the most common errors committed by City of Greenacres residents in dealing with solid waste collection is that of properly defining types of solid waste, i.e., "garbage" and "trash." Both garbage and trash are defined in the franchise agreement as well as the conditions under which collection will be made. (See below)

**GARBAGE** - is defined as "all household or commercial refuse such as kitchen accumulations of animal, fruit or vegetable matter and other refuse such as tin cans, bottles and glass, paper and boxes, and other containers of foodstuffs, and such other refuse that may accumulate in the ordinary household or commercial establishment."

**TRASH** - is defined as "grass, leaves, flowers and shrubbery trimmings that will fit in receptacles."

Solid wastes are non-liquid materials that have been discarded. Solid waste (synonymous with refuse), is a broad term that includes a number of subcategories. It may be classified by point of origin (such as agricultural, industrial, domestic or construction waste) or by the kind of waste involved (such as rubbish, ashes, garbage, special waste or abandoned automobiles). For the purposes of this element, the following definitions have been adopted from Section 9J 5003.

**SOLID WASTE** - is defined as "sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations."

**HAZARDOUS WASTE** - is defined as "solid waste, or a combination of solid wastes, which, because of its quantity, concentration, physical, chemical or infectious characteristics, may cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed."

For the purpose of this Element, the term "solid waste" excludes hazardous waste and has been used to include the following classifications which indicate general characteristics of the materials and their sources of generation.

**RESIDENTIAL WASTES** are mixed household wastes, including yard wastes, generated by the general population.

**COMMERCIAL WASTES** are generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those of residential wastes, in that they consist largely of combustible materials in the form of paper and food waste from offices, restaurants, retail establishments, schools, hospitals, motels, and churches.

**INDUSTRIAL WASTES** include wastes generated by industrial processes and manufacturing operations excluding hazardous wastes. These wastes also include general industrial housekeeping and support activity wastes.

**SPECIAL WASTES** include wastes having special characteristics or requiring special handling. These wastes include oversized bulky wastes and materials generated in demolition and construction projects.

The primary focus of this Element is to identify the facilities which the City will utilize in managing and disposing of solid waste and hazardous waste generated by the City during specific planning periods.

Solid waste facilities include transfer stations, processing plants and landfills. For hazardous waste, only transfer stations will be addressed since disposal of such wastes within solid waste landfills is not permitted in Florida (Section 403.722, F.S.).

**TRANSFER STATION** - is defined as "a facility for the temporary collection of hazardous waste prior to transport to a processing plant or to a federally qualified hazardous waste disposal facility". For the purposes of this Element only permanent facilities which would require attendance by trained operators will be addressed.

**PROCESSING PLANT** - is defined as "a facility designed for incineration, resource recovery or recycling of solid waste prior to its final disposal". This Element will address only such facilities as would serve the needs of the City as a whole. The purpose of these facilities may include any or all objectives of reduction of the volume of wastes disposed, energy recovery from wastes or recovery of reusable materials.

**LANDFILL** - is defined as the "final disposal site of solid wastes, and as it implies, involves burial of the wastes". Landfills are classified for regulatory purposes according to the characteristics of the wastes they are permitted to receive.

The Franchise Agreement of the Solid Waste Authority requires two times per week collection, two times per week bulk trash collection, once

per week vegetation collection and once per week recyclable collection.

## 2. INVENTORY AND ANALYSIS

### a. Collection System

Collection of solid waste in the City of Greenacres is handled by privately owned waste hauling companies. At present, Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc. holds the exclusive franchise for garbage collection and trash pickup. This garbage collection franchise has been renewed and will remain in effect until September 30, 2011.

### b. Solid Waste Disposal

Solid waste generated in the City of Greenacres is presently delivered to the Authority Class 1 Landfill, referred to as the North County Landfill. This landfill is owned and operated by Palm Beach County Solid Waste Authority.

### c. Facility Capacity

The only operational landfill serving the entire Palm Beach County is the North County Landfill. According to the Solid Waste Authority, there is capacity at this landfill to accommodate Palm Beach County's population to the year 2021. This Facility is located on Jog Road north of 45<sup>th</sup> Street in suburban West Palm Beach.

#### 1) North County Regional Resource Recovery and Solid Waste Disposal Facility

Approximately 313 acres are available for the Class I and Class III landfills at build out.

The new sanitary landfill is located on the Northern Resource Recovery Facility site which consists of a 121-acre Class I (garbage) landfill area and a 192-acre Class III (trash) landfill area. The first phase of development for the Class I (garbage) landfill occupies approximately 30 acres.

Class I landfill space at the Site is allocated for disposal of ash and residue generated by the Facility in addition to the Non-Processible Wastes delivered to the Facility.

### d. General Performance-Level of Service

A combination of the following methods for projecting future waste generation in the County has been used to estimate the amount of Solid Waste to be disposed of at the Authority's facilities:

1. Population projections;
2. Per capita generation rates; and
3. Historical records

In order to evaluate the solid waste disposal capabilities and needs of the City of Greenacres, existing landfill acreage is compared with current and projected demand for landfill, based upon population estimates. Calculations are carried out through the year 2020. Projections are based on data from the North County Solid Waste Disposal Facility.

The Palm Beach County Solid Waste Authority has projected the per capita solid waste generation for the City and is defined in Table No. 2.

**Table No. 1**  
**Waste Generation Unit Rates**  
**(Pounds per capita per day)**

Garbage	4.28
Trash	.96
Vegetation	.55
Land Clearing & Building Debris	.29
Sludge & Dewatered Sludge	.26
Clean Fill	.16
Tires	.02
Miscellaneous	.02
Recyclables (from Garbage)	<u>.59</u>
TOTAL	7.13

The L.O.S. remains at is 7.13 pounds per capita per day. This rate has remained constant due to awareness and education on recycling and the reduction in the generations of solid waste.

**TABLE No. 2  
GREENACRES PER CAPITA  
SOLID WASTE GENERATION**

Year	Greenacres Population	lbs per day	L.O.S. lbs per day
1990	29,173	5.43	7.1
1995	23,296	6.06	7.1
2000	28,128	5.46	7.1
2005	32,765	5.22	7.1

Source: 1. Palm Beach County Solid Waste Authority  
2. The City of Greenacres Engineering, Planning and Building Department, May 1997.

1) Landfill Acreage Demands

Using information from Table No. 2 landfill acreage demands have been projected on Table No. 3 and are expressed in five (5) year time frames.

**TABLE No. 3  
GREENACRES LANDFILL ACREAGE DEMAND**

Year	Cumulative Tons	Cumulative Acres	Existing Acreage
1990-1995	153,645	22.04	313
1996-2000	189,928	27.25	313
2001-2005	226,811	32.54	313
<b>TOTAL</b>	<b>570,384</b>	<b>81.83</b>	<b>313</b>

Source: The City of Greenacres, Engineering, Planning and Building Department, 1997.

Note: 1) Existing Acreage represents total acreage at buildout (121 acres for Class I, 192 acres for Class III)  
2) Acreage totals are based on 6,970.3 tons per acre. cumulative acreage has been adjusted by a factor of 20% for ditches, retainment ponds and buffers.  
3) Average annual populations were used from each 5 year period.

a) First Five Year Period - 1990 to 1995

With the opening of the North County Regional Resource Recovery and Solid Waste Disposal Facility in 1989, 313 acres were available for Class I and Class III landfills.

Table No. 3 projects that the City of Greenacres will need approximately 22 acres of landfill acreage to satisfy the demands of the City during this 5 year period. Twenty-two acres represents about seven percent (7%) of the total landfill area.

b) Second Five Year Period - 1996 to 2000

Table No. 3 also projects that an additional 27.25 acres of landfill will be required to satisfy the growing demand of the City during this five (5) year period. This acreage, combined with the first five (5) year period represent a combined total of 49.29 acres or fifteen point seven percent (15.7%) of the total landfill acreage at buildout.

2) Performance Assessment

In general, landfill practices at the North County Regional Resource Recovery and Solid Waste Disposal Facility provide solid waste disposal for the City in an economically and environmentally sound manner. This landfill meets proposed EPA guidelines for site selection, site design, leachate control, gas control, runoff control, operation, and monitoring of the site. Also the available landfill acreage is sufficient to service the City of Greenacres to the year 2021.

3) Land Use Compatibility

The Northern Resource Recovery Facility was built in 1987/1988. This represents the culmination of a siting effort which began in 1978, a nine-year time span, and is representative of the institutional barriers faced by a public agency as a result of the political and regulatory process.

e. Impact on Natural Resources

1) Groundwater, Aquifer Recharge, Wellfields.

The Palm Beach County Department of Environmental Resources Management (ERM) administers and enforces the Wellfield Protection Ordinance which regulates and prohibits the use, handling, production and storage of

certain substances near wellfields. Restrictions of the ordinance also apply to sites designated by the Board of County Commissioners as future wellfields.

Through cooperation with ERM, the Solid Waste Authority identified existing and proposed water supply wellfield systems, avoiding landfill locations which would have a negative effect on wellfields. Also adequate cooperation exists between the Solid Waste Authority and South Florida Water Management District (SFWMD) in avoiding 100-year flood prone areas and shallow aquifer zones.

In addition to SFWMD stormwater retention requirements, coordination with the various drainage districts was required for the study area including Northern Palm Beach County, Acme Improvement and Lake Worth Drainage Districts to ensure no adverse potential impacts on canals and the Loxahatchee National Wildlife Refuge.

## 2) Suitability of Soils

The North County Regional Solid Waste Disposal Facility is located in the Sandy Flatlands Physiographic area identified in the Conservation Element of this Plan. The U.S. Department of Agriculture, Soil Conservation Service, General Soils Map, issued in 1978, identifies the soils in the landfill area as:

- a. WABASSO-RIVIERA-OLDSMAR Association: nearly level, poorly drained sandy soils that have a loamy subsoil; some have a weakly cemented sandy layer over the loamy subsoil.
- b. RIVIERA-BOCA Association: nearly level, poorly drained sandy soils that have a loamy subsoil; some are moderately deep over limestone.

## f. Resource Recovery

In Chapter 84-198, Laws of Florida (1984), the Florida Legislature has declared that "It is critical to encourage energy conservation in order to protect the health, prosperity, and general welfare of this State and its citizens". The Legislature has further declared that the "combustion of solid waste by small power production facilities for the production of electricity not only represents conservation efforts well directed towards that

goal, but also represents an environmentally preferred alternative to conventional solid waste disposal in this State".

It has been determined that the traditional means of disposing municipal solid waste (MSW) is inadequate to meet the needs of this rapidly growing County for two primary reasons:

- 1) there is a paucity of land which could feasibly be used for landfilling and available land is inordinately expensive; and
- 2) the landfilling of putrescible garbage poses a serious long-term threat to the quality of the groundwater which supplies the domestic water needs of County residents.

The Palm Beach County's Solid Waste Authority Comprehensive Solid Waste Management Plan will be the guiding document for development of these facilities serving the City of Greenacres. While the Solid Waste Authority's Comprehensive Solid Waste Management Plan is prepared under the requirements of Chapter 403, Florida Statutes, it is designed to assist and accommodate local governments in meeting the intent of Chapter 163, Florida Statutes, and Rule 9J-5 as they develop their local plan elements.

The Authority filed an application with the Federal Energy Regulatory Commission (FERC) for certification of its proposed resource recovery plant as a qualifying small power production facility pursuant to Section 201 of the Public Utility Regulatory Policies Act of 1978 (PURPA) and rules promulgated by FERC in April, 1985.

The Power Plant Site Certification was approved by the Governor and Cabinet of the State of Florida at their meeting on Tuesday, July 29, 1986. This certification addressed all state and local environmental compliance and solid waste regulations to be met prior to construction and during operation of the Facility.

On January 21, 1987, a ground breaking ceremony was conducted for the development of the first waste-to-energy facility to address the solid waste disposal needs of the County and to reduce the continued reliance on landfills for direct disposal of solid waste. The project involves the construction and operation of a 2000 TPD Resource Recovery Facility and ancillary facilities on a portion of the 1,320 acre site designated as the North

County Regional Resource Recovery and Solid Waste Disposal Facility.

g. Landfill Closure Plans

1) Dyer Boulevard

The Solid Waste Authority received a Closure Permit from the DEP to finish closing 138 acres of old sections of the Dyer Boulevard Landfill.

The Solid Waste Authority has developed a Closure Plan and End Use Plan for the Dyer Boulevard Landfill. These plans have been reviewed and approved by the Authority Board, the Department of Environmental Protection and Palm Beach County Parks Department, and were developed with the assistance of the Citizens Advisory Committee and homeowners surrounding the Dyer Boulevard Landfill.

The Land Reclamation and Restoration Project involves planting of indigenous plants to stimulate reforestation in the area. Low land and pine flatwood communities are planned to recreate the natural environment. Native vegetation to be included in this project will be slash pine seedlings to stimulate pioneer vegetation around the perimeter, native grasses, palmetto palms and oaks. Located in the retention area are cypress heads, sawgrass and wax myrtles.

In January, 1988, the Authority received an "Award of Recognition" from the Florida Nurserymen and Growers Association, 1987 Landscape Awards Program for the Dyer Boulevard Restoration Project. The restoration project proceeds concurrent with the facility expansion activities and active landfilling in order to complete the entire project by the end of 1997. The design concept for the Dyer Boulevard restoration was based upon a passive recreation use. Park plans include picnic pavilions, a botanical garden, a golf driving range, open play areas, nature walks, jogging trails and extensive native landscaping to screen the park from surrounding development.

The landscaping for this project and all Authority projects is based upon a complete native theme that will, in the course of time, regenerate itself into the natural vegetation

system that existed prior to the site being used for a landfill.

## 2) North County Regional Solid Waste Disposal Facility

The End Use Plan is designed to incorporate active and passive park activities utilizing native Florida vegetation as landscape and buffer material. The active recreation activities are located east of Jog Road on top of the completed landfills and in the borrow lake area and include boat access and marina, frisbee, golf course, soccer and football, general purpose ball field and picnic areas.

Passive recreation comprised of nature trails, lookouts for birds and over wetland and other native plant communities will be encompassed west of Jog Road in the conservation area. The abandoned shell pits are used as mitigation areas and will be landscaped with site specific native plant communities.

## h. Regulatory Framework

The potential environmental impacts of solid waste facilities have led to the development of an extensive network of permitting requirements at the federal and state levels. Impacts on air and water quality are reviewed by the U.S. Environment Protection Agency (EPA) and the Florida Department of Environmental Protection (DEP), and where dredging and filling might occur, by the U.S. Army Corps of Engineers (COE). The South Florida Water Management District also provides State level review for water quality and quantity impacts. Actual construction and operation of solid waste facilities requires further permits and review by DEP. For processing plants which will generate electrical power or require tall emission stacks, further DEP and Federal Aviation Administration (FAA) review may be required.

For hazardous waste, the national Resource Conservation and Recovery Act (RCRA) of 1976 directed EPA to develop a national program to regulate and manage hazardous waste and provide incentives for states to adopt consistent programs. The National Comprehensive Emergency Response and Compensation Liability Act (CERCLA) passed in 1980, provided EPA with authority and funds to respond to incidents requiring site clean-up and emergency mitigation (the EPA "Superfund" Program). This act also defined the liability of business engaged in hazardous waste generation, transport and disposal, and provided enforcement processes.

At the state level, the Florida Resource Recovery and Management Act (Sec. 403.7, F.S.), passed in 1980, adopted federal guidelines and directed DEP to develop and implement a hazardous waste management program. This act provided for:

1. adoption of federal hazardous waste definitions;
2. a system to monitor hazardous waste from generation to disposal;
3. an annual inventory of large hazardous waste generators;
4. permit requirements regulating treatment, storage and disposal of hazardous waste;
5. funds for hazardous waste spill and site clean-up;
6. hazardous waste management facility site selection procedures; and
7. fines and penalties for violators.

Amendments to the Florida Act in 1983 provided directions and funds to establish a cooperative hazardous waste management program between local, regional and state levels of government. These changes included provisions for county-level hazardous waste management assessments, regional and statewide facility needs assessments, and site selection for hazardous waste management facilities at the county, region and state levels.

Palm Beach County Solid Waste Authority (SWA) is responsible for planning and management of solid waste facilities serving the City of Greenacres. This includes processing permit applications for new facilities and ensuring that existing facilities are operated in conformance with permit requirements and in compliance with water quality objectives.

## Stormwater Management

Sub-Element

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## II C. STORMWATER MANAGEMENT SUB-ELEMENT

### 1. INTRODUCTION

#### a. History

The City of Greenacres, which lies in the central flatlands of the County, originally consisted of mostly pines and palmetto flatwoods with numerous small ponds and lesser areas of broad, grassy sloughs. The soils, which are nearly level, wet and sandy, have a loamy subsoil or sandy layers that are weakly cemented with organic matter. In various areas the soils are underlain by limestone.

Early settlers to this County wanting to open it up to human occupation and activity, removed or controlled water by establishing drainage "districts". They constructed drainage canal networks, and thus put the reclaimed land into the production of agricultural goods. As more and more lands were drained, allowing flood protection for roads, buildings and adjacent lands from stormwater runoff, drainage programs no longer could concern themselves strictly with water removal. Today, quality of runoff water, the conservation of groundwater and surface waters, and the impact of drainage on the environment, all have to be considered.

This portion of the Plan inventories the natural conditions and drainage activities in the City of Greenacres. Although the City does not have operational authority and responsibility with respect to drainage facilities, this sub-element will evaluate the impacts of drainage activities, future actions and coordination needed concerning both drainage in general, and the overall management of surface waters.

#### b. Terms and Concepts

##### 1) Drainage Systems

Water flowing overland during and immediately following a storm event is called stormwater runoff. Under the effect of gravity, the stormwater flows toward sea level through depressions and channels which comprise the drainage system of an area. The drainage system may consist of natural features, man made features, or a combination of both.

An abundance of surface water is the result of the imbalance between rainfall and its removal through ground absorption, evapotranspiration and runoff. The water that remains is surface water, some contained in lakes, shallow wetlands and in depressions. The relationships of these factors, and their effect on

the quantity of surface waters, are basic to an appreciation of the City's natural system.

- a) Climate - Rainfall accounts for the majority of surface water in the City of Greenacres. An average of approximately 61 inches of rain falls annually on the City. "Precipitation occurs during all seasons, but, on the basis of mean monthly totals of precipitation, a rainy season of 5 months from June through October brings nearly 65 percent of the annual rainfall in this area."
- b) Soil - Unique soil types absorb rainfall at different rates. According to the Soil Conservation Service, the predominant soil in our vicinity is the Myakka Immokakalee Basinger Association, which are "nearly level, poorly drained soils that are sandy throughout; some having a weakly cemented layer."

Level of saturation also affects the soil's ability to absorb rainfall. When the soil has reached its saturation level, which varies among soil types, all additional rainfall striking the area becomes surface runoff or standing surface water.

- c) Natural Ground Cover - Through differences in the extent of root systems and in transpiration rates, differing types of vegetation can alter the speed at which infiltration occurs. Plants with large root systems create passage ways which may store additional water; those with high transpiration rates, particularly trees, literally pump water from the soil into the atmosphere. This explains why fallow land yields more runoff than forested land for a given soil type.
- d) Topography - While climate, soils, and ground cover modify the volume of water retained or dissipated as runoff, topography generally effects or dictates the rate and direction of flow. Areas of greater slope will yield higher levels of runoff.

Natural drainage systems are defined by the topography of an area. The largest feature of a natural drainage system is the drainage basin, or watershed. The boundary of the basin is called the basin divide. This is a line where the natural land elevation directs runoff from the basin toward a common major drainage feature, such as a river, lake or bay. The major drainage feature is often called the receiving body and the smaller features are its tributaries.

## 2) Human Impact on the Natural System

Man-made stormwater facilities are designed to store or convey stormwater runoff. Swales, ditches, canals and storm sewers are typical conveyance structures, collecting stormwater runoff and directing it toward downstream receiving waters. Stormwater storage structures are generally classified as either detention or retention facilities. Detention facilities are designed to temporarily impound runoff and release it gradually to downstream portions of the drainage system through an outlet structure. Retention facilities are impoundments which release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface waters.

Historically, the typical strategy adopted in response to stormwater flooding of developed areas was to modify the drainage system to convey runoff from developed sites more rapidly. Initially, this response may result in limited success in reducing nuisance effects and property damage. However, as urbanization of a drainage basin increases, storm events produce proportionately more and faster runoff, primarily due to the increase in impervious surfaces in the basin.

In addition to exacerbating flood problems, this strategy for coping with stormwater runoff has detrimental effects on water quality. Soil eroding from development sites and materials such as oil, grease, pesticides and fertilizers from urban land uses are washed off by runoff, increasing pollutant loading on receiving waters. The increased velocity of runoff also disrupts natural drainage features by destabilizing channels, leading to further sediment loading and debris accumulation.

The term "stormwater management" refers to comprehensive strategies for dealing with stormwater quantity and quality issues. The central tenet of these strategies is to ensure that the volume, rate, timing and pollutant load of runoff after development is similar to that which occurred prior to development. To accomplish this, a combination of structural and non-structural techniques is utilized. Structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff. The objective of stormwater management is to utilize the combination of techniques which provide adequate pollutant removal and flood protection in the most economical manner.

One of the key principles of current stormwater management

techniques is recognition of the need for basin wide planning. The stormwater management system must be designed beginning with the final outlet point to ensure adequate capacity to handle all discharges from the upstream portion of the basin under conditions present at the time of design. It is then necessary to ensure that subsequent development upstream utilizes stormwater management techniques and systems which maintain predevelopment runoff conditions so that the downstream system is not overloaded. By ensuring that all development within the basin is based on and supportive of a plan for the entire basin, the functions and useful life of both natural and man-made components of the system will be protected and extended.

There are two basic factors involved in establishing a successful stormwater management program around these principles:

1. establishing and applying uniform design standards and procedures; and
2. ensuring adequate maintenance of system components once they are constructed. The design standard which is of primary importance is the design storm event. This standard specifies the intensity (rate of rainfall) and duration of the rainfall event to be used in the design of facilities.

## 2. INVENTORY AND ANALYSIS

### a. Drainage Features

#### 1) Drainage Basins

With development covering much of the City of Greenacres area with buildings, roads, parking areas etc., thus altering the natural drainage patterns, man-made drainage structures were required in order to reduce the flooding potential of the land. These man-made drainage facilities are part of the regional water management system known as the Central and Southern Florida Flood Control Project (CSFFCP) operated by the South Florida Water Management District (SFWMD) and built by the United States Army Corps of Engineers (COE).

SFWMD is responsible for storm water control within the 16 counties of its defined region. The district owns and operates approximately 215 miles of major canals in Palm Beach County. Lake Okeechobee is the hub of the South Florida flood control and water conservation system. The lake level is maintained by levees and gate structures with

discharges into the major canal system. The major canal system is divided into several drainage basins within the County.

The portions of the CSFFCP project that serve the City of Greenacres are the C-51 and C-16 drainage basins identified on Map No. 1. Lake Worth Road (S.R. 802) divides the C-51 drainage basin to the north from the C-16 basin to the south. The C-51 and C-16 basins are generally drained by a system of east-west canals referred to as laterals and north-south canals referred to as equalizers. The outfall for the drainage basins is the C-51 canal operated by SFWMD.

## 2) Drainage Canals

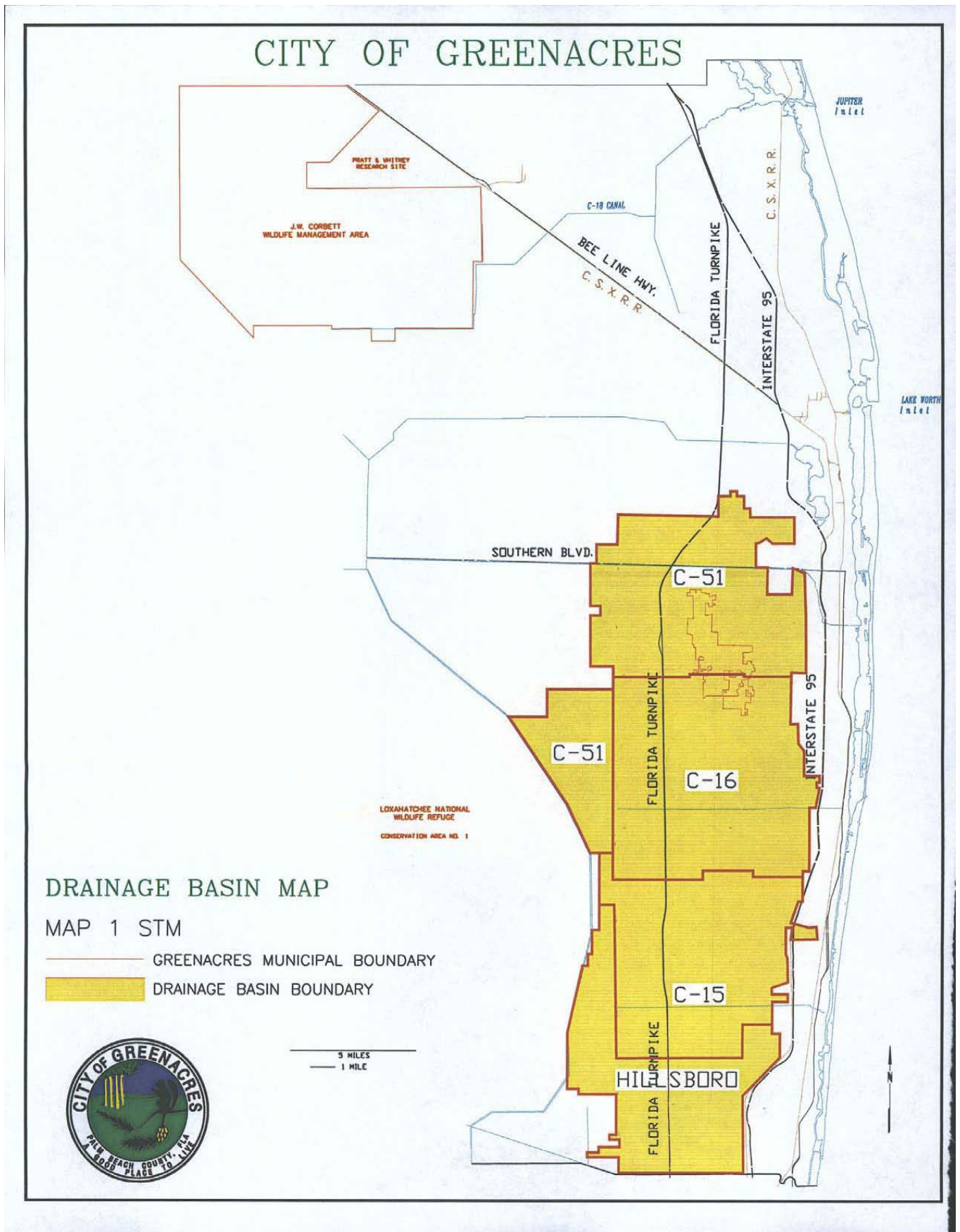
The surface water hydrology of the SFWMD is characterized by an extensive, heavily managed canal network, portions of which provide the primary drainage system to the City. There are a total of eleven (11) drainage canals bordering or within the corporate limits of the City whose locations are depicted on Map. No. 2 and include the following:

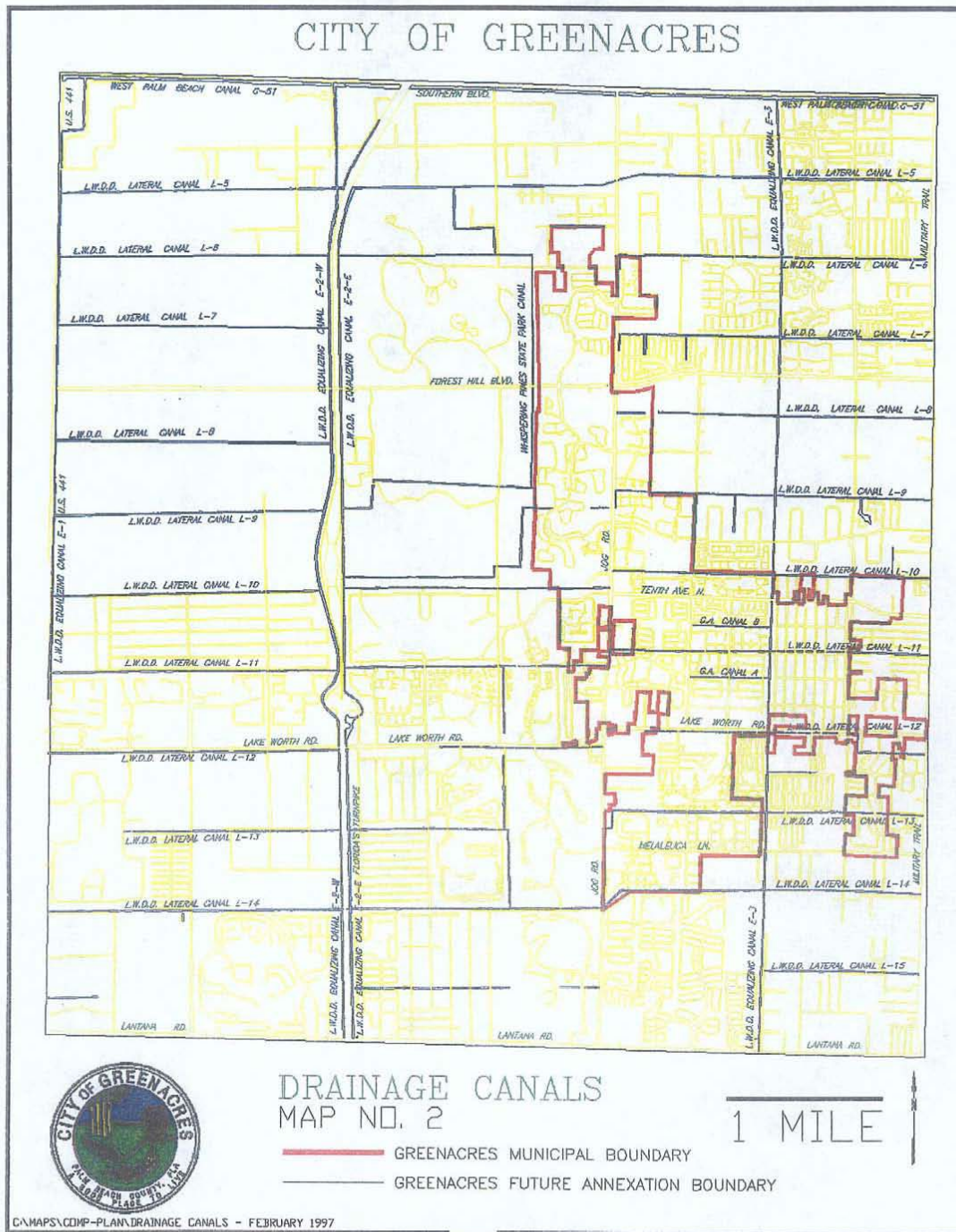
L-6	L-10	L-14
L-7	L-11	L-15
L-8	L-12	E-3
L-9	L-13	

Lake Worth Drainage District has jurisdiction of canals L-6 thru L-14 and E-3. The majority of the drainage canals have an east-west orientation except for the E-3 canal which has a north-south orientation and is located west of Fleming Avenue. All these canals were constructed between 1913 and 1927. There are no low head pumping installations or surface water impoundment areas normally associated with the SFWMD system, within the City of Greenacres. However, the structures pertaining to the City are Control #6 and #4. The controls consist of 3 "a mile" gates, #6 on Southern Boulevard west of Haverhill Road and #4 west of the Turnpike, on Southern Boulevard. Control #6 has a capacity of 650 cu. ft. per second and control #4, 550 cu.ft. per second.

## 3) Supplemental Drainage

The City of Greenacres also relies on natural infiltration of runoff; namely swale areas. In some areas, spot drainage facilities, including french drains, catch basins, headwalls and retention ponds have been constructed. The primary purpose of these facilities is to direct surface runoff to natural outfalls where natural infiltration is inhibited to alleviate the temporary problem of standing water. In addition, various land developers have provided a few secondary drainage systems within their





respective developments. These private systems are maintained by the development.

The present surface water management system, consisting of a series of canals, drainage ditches, swale systems, retention ponds and the natural percolation characteristic of area soils, will continue to provide adequate service if designed and maintained properly. However, due to the increased amounts of surface runoff generated by developed areas, initial design considerations and proper maintenance techniques are essential for the maintenance of a proper functioning system.

b. Facility Capacity

Project control structures (under the operational jurisdiction of the SFWMD) that serve the City of Greenacres regulate the flow of water in the canals. In general, they are used to discharge excess water from the basins during wet weather and to maintain minimum water levels in the canals during drought periods. Some structures are normally in the closed position to prevent water from passing from one basin to another, but can be opened to supply water from one basin or canal to another as necessary.

One of the purposes of the LWDD is to provide for water control and water supply through the construction and maintenance of canals, ditches, water control structures and pumping stations.

An extensive intermediate network of secondary canals under the jurisdiction of the Lake Worth Drainage District (See Map No. 2) discharges to primary basin canals. These LWDD canals located within the City, serve a variety of functions:

1. Flood protection
2. Land drainage for urban development
3. Regulation of groundwater elevations
4. Recharge of wellfields

The current primary drainage basins (See Map No. 1) of Palm Beach County were first delineated in the 1950's by the U.S. Army Corps of Engineers (COE) in their General Design Memorandum for the Central and Southern Florida Flood Control Project. Based on the hydrology of the basins, the COE designed and constructed a system of canals, levees, and control structures to provide flood protection for Southern and Central Florida. Most of the works constructed under the Project are now under the operational jurisdiction of the South Florida Water Management District (SFWMD). Those basins which directly impact Greenacres City are outlined below.

1) C-51 Basin

"The C-51 basin has an area of approximately 164.3 square miles. The basin is comprised of two sub basins (C-51 west and C-51 east). Stages within the C-51 canal are regulated by SFWMD. To improve the hydraulic capacity of the C-51 canal, SFWMD has recently completed channel improvements between Kirk Road and Florida's Turnpike. These improvements have resulted in the lowering of stages with the C-51 canal, thereby reducing tailwater conditions for LWDD canals. As a result of the improvements made to C-51 canal along with the exchange of discharge between LWDD C-51 and C-16 basins, it was determined that the capacity of the C-51 basin is equivalent to a 10-year, 24-hour storm event.

2) C-16 Basin

The C-16 Basin has an area of approximately 65 square miles and is designed for a 10 year, 24-hour storm event. Inflows to C-16 are by various Lake Worth Drainage District (LWDD) canals, because some of the north-south flowing LWDD canals do not have divide structures between the C-16 and the C-15 basins, between the C-16 and C-51 basins, and between the C-15 and Hillsboro basins. Therefore, some interbasin transfer of water may occur.

The LWDD canal system was designed for 25-year flood protection. Although the system has not yet been constructed to design specifications, LWDD requires that developers planning to drain to the LWDD improve the canals to design specifications.

Lake Worth Drainage District (LWDD) maintains 511 square miles of canals making it the largest independent district in the eastern county. LWDD is located in and discharges to four basins: C-51, Hillsboro, C-15, and C-16. LWDD conducted a study of its system, capacities and problem areas. This study gave the district a better indication of how the system should be operated and maintained.

Regardless of design criteria, the LWDD has fixed capacities in that it is only able to provide a set level of service and must make all flow and discharge fit into the system. Problems do arise, as with every system, with extreme storms. As growth continues in the service area, LWDD will be able to operate more efficiently. Regulations are in place which require new development to include on-site retention and regulates the outfall into SFWMD. These regulations require review and permitting by SFWMD. Occasional minor problems, such as growth of grasses and creation of sandbars which hinder flow are remedied with maintenance.

c. General Performance - Level of Service

## 1) Drainage District Operating Policies

Lake Worth Drainage District's plan for improvements consists of:

1. regular maintenance of canals, and
2. upgrading of control structures.

The following discharge criteria is currently held by the Lake Worth Drainage District. (Allowable discharge limits apply to all developments and/or street or road improvements).

**TABLE No. 1  
BASIN DISCHARGE CRITERIA**

<u>Basin</u>	<u>Rate</u>	<u>Frequency (Yrs)</u>
C-51	35 CSM (East of Turnpike)	25
	27 CSM (West of Turnpike)	
C-16	62.6CSM	25
C-15	70 CSM	
Hillsboro	35 CSM	

SOURCE: LWDD Operating Policies-1986

Minimum discharge culverts shall be fifteen (15) inches in diameter. Minimum road and parking tract elevations shall in no case be any lower than the elevation of the Lake Worth Drainage District design profiles. The backwater effects due to distance from the receiving canal must be considered. These profiles approximate the protection required by Palm Beach County road criteria. The maximum allowable discharge from any newly constructed road or street, or from any road or street improvements, must be limited to two and one-half cubic feet per second (2.5 cfs) per half 1/2 mile section for the twenty five (25) year storm frequency.

## 2) Future Drainage System

All future major residential developments are required by the Land Development Regulations to provide comprehensive stormwater facilities.

These facilities must comply with the requirements of SFWMD. All runoff must be directed to percolation and detention areas for on site retention of stormwater. Therefore, the majority of the requirements for future stormwater drainage systems will be provided by developers.

### 3) Level of Service (LOS)

The City of Greenacres will adopt those Level of Protection LOS criteria established in the 1989 Palm Beach County Comprehensive Plan to provide the residents of the City flooding and inundation protection. Those levels of service for drainage protection, as adopted in this Sub-element, represent degrees of protection provided for various development features expressed in terms of storm events to be accommodated by the applicable stormwater facility.

#### a) Primary Drainage System

The "primary system" consists of classified surfacewaters of the state including canals and/or natural water courses providing final conveyance of overall drainage basin flows to the ocean or major inland water bodies. This is the outlet system for the basin. Capacity is essentially fixed by original design as well as natural, economic and environmental constraints which preclude significant upgrading or expansion. In Palm Beach County permitting and operational jurisdiction over this portion of the system is held by the South Florida Water Management District and Lake Worth Drainage District (LWDD) which is the Chapter 298, F.S., drainage district serving the City of Greenacres.

#### b) Secondary Systems

The "secondary system" consists of a broad range of facilities for treatment and/or control of runoff generated by defined areas of specific land uses. Outflows from such systems are normally subject to positive structural control requirements and permit limitations on their discharge to the primary system.

These facilities are generally designed to control area surface and groundwater elevations and maintain the quantity and quality of developed area runoff at pre-development levels or as otherwise required to mitigate adverse impacts on classified receiving waters. The secondary system includes "on-site" storage facilities, providing stormwater treatment and control prior to discharge from individual development projects, as well as "off-site" facilities operated by the Lake Worth Drainage District (LWDD) to provide

comparable treatment of combined runoff from multiple project sites.

c) Tertiary Drainage Systems

Storm sewers, swales, gutters and site grading comprise the "tertiary system" for immediate drainage of streets and developed areas. The major design consideration is rapid removal of stormwater from structures and areas of land uses subject to damage or disruption by inundation. These facilities must be capable of continuous, reliable performance with minimal interruption for maintenance. Although they normally provide little or no capacity for runoff control and treatment, maximizing the use of overland flow across previous areas, grassed swales and other non-structural techniques may significantly reduce the capacity requirements of the secondary system.

Since the possible combinations of rainfall rate and duration are essentially limitless, rainfall records for a given geographic area are grouped according to the statistical probability that a given average rate of rainfall (intensity) will be equaled or exceeded for a given period of time (duration). As a convention, probability is expressed in terms of the number of years (return period) expected between recurring storms of a specific intensity and duration or, more properly, that the probability of such a storm occurring in any single year is one divided by the return period. For example, if a 2-hour rainfall at an average rate of at least 3 inches/hour is expected to occur once in 5 years (or has a 1/5 chance of occurring in any given year), such a storm would be expressed as a "5-year, 2-hour storm of 3 inches/hour." The capability of a drainage system to dispose of runoff is commonly expressed in terms of the maximum storm event from which runoff can be conveyed or stored by the component facilities in a desirable manner. (See Table No. 2)

Specifying the return period and duration of rainfall to be handled by a drainage facility establishes the degree of protection that the facility can be expected to provide. That is, the chance of overloading a facility designed to accommodate runoff from a 5 year, 2-hour "design storm" is 1 in 5, while the chance of satisfactory performance is 4 in 5, in any given year for a storm lasting 2 hours.

The City lies in an area identified by the Florida Department of Transportation as Zone Ten for rainfall intensity and duration.

**TABLE No. 2**  
**TERTIARY DRAINAGE - LOS**

<u>LEVEL OF SERVICE</u>	<u>LEGAL POSITIVE OUTFALL</u>
<u>DEVELOPMENT FEATURE</u>	<u>LEVEL OF PROTECTION</u>
1. Lowest habitable space of residential and commercial buildings	Inundation elevation resulting from 100-year, 3-day rainfall, assuming zero discharge; or 100-year flood elevation per F.E.M.A. Flood Insurance Rate Maps; or 100-year flood elevation as established by SFWMD Rule, whichever is more restrictive.
2. Residential subdivision lots with gross area 1/4 acre or less	3-year, 24-hour rainfall
3.. Residential subdivision lots with gross area greater than 1/4 acre a) within 20 ft. of habitable building b) remainder of lot except areas management purposes	a) 3-year, 24-hour rainfall b) duration of inundation not to exceed 8 hours subsequent to 3-year, 24-hour rainfall
4. Local Streets	3-year, 24-hour rainfall
5. Collector streets not included in Thoroughfare Plan	5-year, 24-hour rainfall
6. Thoroughfare Plan Streets	In accordance with applicable requirements per FDOT DRAINAGE MANUAL
7. Residential parking lots	3-year, 24-hour rainfall (5-year, 24-hour rainfall when exfiltration trench system used)
8. Commercial parking lots	3-year, 1-hour rainfall (5-year, 1-hour rainfall when exfiltration trench system used)
9. Recreation and open space areas not specifically designated for stormwater management purposes	Duration of inundation not to exceed 8 hours following 3-year, 24-hour rainfall

d) Impact on Natural Resources

1) Wildlife Habitats

The City of Greenacres is committed to the support of various species of endangered or threatened wildlife and their habitats. These habitats can be altered through drainage programs, sometimes drastically. When drained, wetland areas no longer will support the native vegetation and corresponding wildlife. At present, no threatened or endangered wildlife have been identified within the City.

2) Aquifer Systems and Recharge

Two aquifer systems underlie the City of Greenacres. They are, in descending order, the Surficial Aquifer System and the Floridan Aquifer System. Since this portion of the element deals only with aquifer recharge, additional details of the aquifer systems and the City's location within identified areas of "high aquifer recharge" can be found in the Conservation Element of this plan.

a) Surficial Aquifer System.

This system is divisible into three interconnected zones on the basis of relative permeabilities; Zone 1, which includes Greenacres City, is generally the most permeable part of the aquifer system and is located in the eastern part of the County.

County wellfields are generally located in Zone 1 which is a discontinuous zone of high secondary permeability (See Potable Water Sub Element for wellfields.) This zone, also referred to as the Turnpike Aquifer or cavity riddled zone, is the northern extension of the Biscayne Aquifer. Formed by varying dissolution of aquifer limestone materials, this has up to double the productivity of nonsolutioned parts of the system. Transmissivities of greater than 1,000,000 gallons per day per foot have been reported in this zone, according to South Florida Water Management District (SFWMD).

No single entity has "jurisdiction" over the aquifer, although the SFWMD does permit wells and water

withdrawal activities. SFWMD has been designated by the Florida Department of Environmental Protection to undertake a groundwater assessment study and identify prime areas of aquifer recharge. This study, although underway, has not been completed. The aquifer serves Palm Beach County's population regardless of jurisdictions in the County to coordinate and cooperate with each other to protect the natural system and its processes.

Water levels in the Surficial Aquifer System are largely controlled by the canal network. Recharge to the system is through infiltration from rainfall, canals, the conservation areas and Lake Okeechobee. Lake Okeechobee is particularly important during dry periods when water is moved from the lake to canals and then into the aquifer through infiltration. The role of canals in the recharge process is especially important during the "dry season" and periods of drought.

Rainfall in the City, as well as in Palm Beach County, is seasonal with about 65% of the yearly rainfall being deposited in the months of June through October. In prolonged periods of rain, soils become saturated at varying rates depending on their individual texture and the depth to a less impervious layer, with the resulting runoff following topographic features in its movement.

In addition to the monitoring, compiling and archiving of climatologic and hydrologic data, the SFWMD has analyzed these data to determine frequency, duration, and estimated recurrence of extreme hydrologic events, such as excessive rainfall and droughts. The District also publishes an annual summary of hydrologic conditions. Two recent tropical storms (Dennis, during August 16-18, 1981 and Bob, during July 22-24, 1985) and a severe drought (during 1980-82) affected portions of Palm Beach County and were the subjects of special reports by the SFWMD. The Surficial Aquifer System will probably continue to be the primary source of water for Palm Beach County

and, with proper management, should meet future needs.

b) Floridan Aquifer System

The second aquifer system in Palm Beach County is the Floridan Aquifer System. It is an artesian aquifer underlying the Surficial Aquifer System. The two systems are essentially separated by largely confining beds. Although the Floridan Aquifer is a prime source of freshwater in central Florida, water from the aquifer is non-potable in Palm Beach County due to high chloride levels and dissolved solids. The Floridan does have potential for use either as a source of brackish water for reverse osmosis or as a reservoir for storage and recovery of freshwater.

Dense, low permeable limestones and dolomites occur throughout the Floridan Aquifer System. These materials of low permeability divide the Floridan into two semi-confined aquifers. The lower portion of the Floridan known as the Boulder Zone, is cavernous, and contains water similar to seawater. The Boulder Zone is significant because it is used for waste disposal via deep-well injections.

e) Regulatory Framework

Section 208 of the Federal Water Pollution Control Act (PL92-500, 1972) is the directing federal law with respect to water pollution abatement. In implementing the Act, the Environmental Protection Agency (EPA) identified pollutants carried in stormwater runoff as a major source of water contamination. To achieve the pollution abatement goals of the Act, EPA provided assistance to state and local governments to develop Areawide Water Quality Management Plans, or "208 Plans" as they are commonly known. These 208 Plans studied a broad range of potential water pollution sources, including stormwater, and focused on identifying pollutant sources and abatement needs as well as development of regulatory programs to ensure implementation. At present, there are no federal regulations for stormwater management concerning the quantity of stormwater runoff.

The Florida Department of Environmental Protection (DEP) has adopted a Stormwater Rule (Ch. 17-25, FAC) to fulfill part of the State's responsibilities under Section 208 of the Federal Water Pollution Control Act. The Rule's basic objective is to achieve 80-95 percent removal of stormwater pollutants before discharge to receiving waters. This rule requires treatment of the first inch of runoff for sites less than 100 acres in size and the first one-half inch of runoff for sites 100 acres or greater in size.

Treatment is generally accomplished through retention or through detention with filtration. Retention requires the diversion of the required volume of runoff to an impoundment area with no subsequent direct discharge to surface waters. Pollutant removal by settling and by percolation of the stormwater through the soil is almost total. Detention facilities are typically within the line of flow of the drainage system. Stormwater from a site passes through the detention facility and is filtered prior to discharge to remove pollutants.

Implementation of the stormwater rule is achieved through a permitting process. DEP has delegated permitting responsibility to the regional water management district with jurisdiction over the Palm Beach County area.

The Central and Southern Florida Flood Control District was created by Chapter 270 Laws of Florida (1949) as a multi-county district for purposes of flood control and water conservation. Chapter 373, Florida Statutes (F.S.), the Florida Water Resources Act of 1972 (Act), greatly expanded the District's responsibilities from flood control to the full range of water management activities. In addition, the Act changed the name of the agency to the South Florida Water Management District (SFWMD).

The Act is intended to govern the regulation of all waters of the State, unless exempted by law, where waters of the State are defined to include all water on or beneath the surface of the ground or in the atmosphere. Generally, the purposes for which the Act was adopted are to provide for management of water and related land resources; to promote the conservation, development and proper utilization of surface and groundwater; to provide water storage for beneficial purposes, to prevent damage from floods, soil erosion and excessive drainage; to preserve natural resources, fish and wildlife; and to promote recreational development.

Pursuant to the Administrative Procedures Act (Chapter 120 F.S.), the District has implemented all of the permitting programs that

were authorized by the Act, by adopting rules which are published as Chapter 40E of the Florida Administrative Code (FAC).

There are two types of water resource permits issued by the District: permits for the consumptive use of water and permits for drainage or surface water management. The basic criteria for both types of permits are the same. The proposal must be reasonable and beneficial, must be in the public interest, and must not harm any other existing legal user of water. How these criteria are applied; differs by the type of permit.

Permit review is handled by a staff of professionals experienced in water resource engineering, hydrology and the other disciplines. District staff provides assistance to meet the applicant's needs and to protect the resources and public safety of the people of South Florida.

#### 1) Surface Water Quality Programs

The SFWMD conducts two primary types of surface water quality studies. The first is a series of research programs that are designed to address specific water quality problems. The second is a District-wide surface water quality monitoring program that is conducted by the SFWMD in cooperation with the United States Geological Survey and other agencies. Additional comments on the aforementioned agencies can be found in the Intergovernmental Element of this Plan.

#### f) Stormwater Runoff Quality

##### 1) Pollution Sources

Currently, few specific water pollution problems originate in Greenacres, partly as a result of natural factors and partly as a result of development regulations. Sediment pollution caused by soil erosion is minimal. However, pollutants from lawns and roadways, such as motor oil, gas, pesticides and fertilizers, do taint stormwater runoff. Such adverse impacts result from the predominance of residential and commercial land uses coupled with the lack of a stormwater system in the City. Very frequently, therefore, strategies to manage the quantity of stormwater runoff will inherently improve the quality of stormwater runoff.

## Potable Water

Sub-Element

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## II D POTABLE WATER SUB-ELEMENT

### 1. INTRODUCTION

The water supply and potable water sub-element is prepared in accordance with Chapter 163, F.S. and Rule 9J5.011, F.A.C.

#### a. History

In regards to potable water production and distribution, until the time of the first annexation by the incorporated Town of Greenacres in December of 1960, all water service was provided by private wells. Due to a series of annexations, commencing with the Lake Worth Hills Subdivision, the City entered into franchise agreements with Utilities Development Company (UDC) and Southern Gulf Utilities. "Villa Del Trio was the first subdivision in the City to receive direct water service from System No. 2." This system which is currently owned by Palm Beach County Water Utilities Department (PBCWUD), serves the City of Greenacres. As more development occurred, developers were required to install water distribution systems that tied into the PBCWUD system.

In regards to water supply, through Senate Bills 360 and 444, the 2005 Florida Legislature modified Chapter 163 Part II (the state's growth management statute) to require water supply planning. The law now requires that local governments which are encompassed within a regional water supply plan, such as Palm Beach County and the City of Greenacres, to update their comprehensive plans within 18 months of the adoption or update of the regional water supply plan. The South Florida Water Management District adopted the 2005-2006 Lower East Coast Plan Update on February 15, 2007. The legislation requires coordination between local government comprehensive planning and the water management district's regional water supply plans and seeks to establish a closer link between development decisions and the availability of water.

#### b. Terms and Concepts

Although the City of Greenacres has no operational responsibility in the provision of potable water to City residents, this sub-element will still address the one important issue: Is there sufficient good quality water available to adequately serve residents of today as well as future residents?

A potable water supply system normally consists of a water supply source, a treatment plant, and a distribution and storage network. Surface water stored in natural lakes, man made reservoirs, groundwater, or any combination of the three, usually constitute the supply source for a system. The selection of a source for any system must consider the type and quality of sources available and the cost of developing the source for use.

The South Florida Water Management District has the responsibility to ensure an

adequate supply of water within the region to meet the needs of potable water suppliers (such as PBCWUD), individual users (domestic wells), agriculture, and the environment (the Everglades, rivers, etc.). This is accomplished through planning (such as the Comprehensive Everglades Restoration Plan and the Lower East Coast Regional Water Supply Plan) and permitting (such as Consumptive Use Permits for a water utility's wellfield).

The water supply system consist of lakes, canals, stormwater diversion and storage areas, aquifers, withdrawal wells, underground water storage wells (Aquifer Storage and Recovery ASR), water re-use projects (irrigation quality treated sewerage, man-made treatment wetlands), and aquifer recharge projects (such as lake recharge through canal diversion).

Before being used for public consumption, water must be treated. Treatment removes impurities from the raw water in order to improve its quality for either public health or aesthetic reasons, or both. The treatment process adds to the cost of supplying water but it also expands the range of raw water sources that can be utilized.

After treatment, the water is supplied to individual users in a community by way of a network of pipes and storage reservoirs. Large transmission lines, called distribution mains, carry water to major demand areas and interconnect with a network of smaller lines which eventually supply individual establishments. Both the distribution mains and distribution network should be interconnected to form flow loops to allow water to circulate from various portions of the system to areas of highest momentary demand.

Water is delivered under pressure within the distribution system in order to ensure adequate flow to meet demands. Demand fluctuates during each day, usually exhibiting peaks during the morning and evening, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for firefighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, storage tanks are linked with the distribution system at strategic locations. During low demand periods these tanks are filled as water is pumped into the system. During the peak demand periods, water flows from the tanks back into the system to augment flows and maintain pressure. Ground level and elevated storage tanks are both commonly used. Many systems also include auxiliary pumps which operate only during peak demand periods.

## 2. INVENTORY AND ANALYSIS

### a. Operator and Service Area

Overall, regional water supply is coordinated and controlled by the South Florida Water Management District (SFWMD) through the Lower East Coast Water Supply Plan and the District's operating rules and policies. The Plan covers the

following key areas:

- 1) Documents existing demands and projects future water demands through 2025 for agriculture, urban uses, and other categories.
- 2) Identifies resource issues, including constraints on development of new traditional raw water sources.
- 3) Evaluates the water source options available within the Lower East Coast planning area. Alternative water supply sources include brackish groundwater, reclaimed water, new storage capacity for surface and/or groundwater, and seawater.
- 4) Discusses conservation.
- 5) Identifies and discusses water resource development projects.
- 6) Identifies water supply projects that will meet future human and environmental needs.
- 7) Focuses on alternative water supply projects, such as brackish water from the Floridan Aquifer, captured storm water, aquifer storage and recovery (ASR) systems, and expanded use of reclaimed water.
- 8) Describes funding opportunities available through the SFWMD to foster alternative water supply development.

Local water supply to meet the PBCWUD's production needs for potable water is planned through the Utility's 20 Year Water Supply Work Plan. This plan was adopted on April 11, 2008 and has been coordinated with the SFWMD's regional plan and with the other water utilities in Palm Beach County. The City of Greenacres participated in population projection planning meetings with the PBCWUD, the Palm Beach County Planning Division, and numerous other cities and utilities in February and March of 2008 prior to the County completing their plan. The same population projections are used in the PBCWUD plan and the City of Greenacres Comprehensive Plan. The PBCWUD Water Supply Plan and the County's Comprehensive Plan amendments (scheduled for adoption in August of 2008) address the development of traditional and alternative water supplies, bulk sales agreements, and conservation and reuse programs that are necessary to serve existing and new development for a 20 year planning period.

Potable water requirements of the City of Greenacres residents are being met by the Palm Beach County Water Utilities Department. The County supplies water on a retail basis, from a system of numerous water treatment plants, wellfields, and storage tanks. With the exception of one (1) obsolete storage tank, no County facilities are located within the City.

The City of Greenacres lies entirely within the service area of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD operates an interconnected distribution system, five water treatment plants, five Surficial Aquifer wellfields, one new Floridan Aquifer wellfield under construction, and one additional Floridan Aquifer wellfield in the planning stages. A storage facility was located just north of the Jog Road and Forest Hill Boulevard intersection on the west side of Jog Road, but it is currently not in service since its function was

replaced by a water main improvement carried out by PBCWUD.

b. Design Capacity

1) Existing Conditions

The permitted capacity for all plants owned and operated by PBCWUD in 2008 is 87 million gallons daily (MGD) average and 129 MGD maximum per Permit #50-00135.

2) Projected Demands

Table 1 summarizes demand and supply for the entire Palm Beach County Water Utilities Department service area, including the City of Greenacres. Projections in Table 1 rely on the level of service standards adopted by PBCWUD for City residents through the year 2025. Within the same time frame, capacities will expand sufficiently to accommodate total projected potable water demands on Palm Beach County Water Utilities Department's interconnected distribution and production system. All projections include residents of the City of Greenacres, thus the raw water and potable water supply will be more than adequate to supply the City of Greenacres during the planning period.

**TABLE No. 1**  
**Facilities Capacity Analyses**

	2006	2010	2015	2020	2025
Population Served (1)	431,091	449,101	499,336	566,986	596,289
Demand per Capita (gpd) (2)	126	126	126	126	126
Contracted Bulk Potable Water (mgd)	2.6	9.3	13.1	13.1	14.1
Total Finished (Potable) Water Average Daily Demand (mgd)	57	66	76	85	89
<b>Total Raw Water Average Daily Demand (mgd) (3)</b>	<b>67</b>	<b>77</b>	<b>89</b>	<b>99</b>	<b>104</b>
Available Raw Water Facility Capacity (mgd) (4)	108	119	127	138	148
Raw Water Facility Capacity Surplus (Deficit) (5)	42	42	38	39	43
Permitted Raw Water Allocation (mgd annual average) (6)	87	87	87	87	87
Surficial Aquifer Average Daily Flow Withdrawal (mgd) (7)	67	77	82	84	84
<b>Permitted Surplus (Deficit)</b>	<b>20</b>	<b>10</b>	<b>5</b>	<b>3</b>	<b>3</b>

1. Population served represents projected retail customers and self-served conversions.
2. Demand per Capita based upon population served.

3. Average Daily Flow raw water = 1.17 x Average Daily Flow finished (potable) water (per historical and capacity based analyses).
4. Raw Water Facility Capacity = Wellfield Capacity with two largest wells out of service for each individual wellfield.
5. Calculated by subtracting average daily demand from available facility capacity.
6. Permitted allocation from Permit #50-00135.
7. Values do not reflect offsets from alternative water supplies.
8. Table is based on Table 6-1 in the PBCWUD Water Supply Work Plan of August 14, 2008.

c. General Performance - LOS

1) Service Concurrent with Development

Palm Beach County is currently following their latest Water and Wastewater Master Plan and their Water Supply Work Plan in assuring the residents of Greenacres an adequate supply of water, both presently and in the future. The extensive growth which has occurred in the past few years, not only in the City of Greenacres but also countywide, has had a major impact on the provision of potable water

Palm Beach County's Comprehensive Plan and the City's Comprehensive Plan include requirements that capacity must be documented prior to approval of new development. This will assure that developments are not approved unless service will be available concurrent with demand. Therefore the City's new developments shall be approved only when capacity is available to provide for the needed potable water supply. This can be achieved in two ways:

1. When the developer obligates funds to provide that developments' share of capital improvements to the system; and
2. As part of the County's capital improvement program based on 5 year planning periods, which would obligate funds for those improvements.

2) Capacity Assessment - Future

Consistent with methodology used in the County's Water Supply Work Plan, future needs have been evaluated on the basis of average day and maximum day demand factors as based on historical annual water production for the County water supply system. Average day demand provides an estimate of resident population water demand and has been used to derive the level of service standards for the service areas. Maximum day demand represents annual peak daily demand and provides an estimate of combined resident and seasonal population demand. Raw water production must be capable of meeting average day demands. Treatment, including pumping of treated water to the distribution network, must be capable of meeting maximum day

demands. Storage capacity, to augment flow and pressure for peak demand and fire-flow needs, must equal or exceed 30 P.S.I.

To ensure sufficiency of future capacity, Palm Beach County Water Utilities Department (PBCWUD) has adopted several policies which provide a guarantee to future Greenacres City residents, the provision of more than the minimum level of service. These policies provide that:

1. PBCWUD shall begin to design for additional capacity when 80% of facility capacity is demanded.
2. Construction of additional capacity shall begin when 90% of facility capacity is demanded.

d. Wellfields

Palm Beach County Water Utilities Department withdraws water from the surficial aquifer system through a series of water supply wells. There are no wellfields located within the City of Greenacres City limits, however, zones of influence surrounding the Water Treatment Plant No. 2 wells, do project into the City. (See Map No. 1). The exact location of these "zones" is determined by the Palm Beach County Department of Environmental Resources Management based upon travel time contours and one foot draw down contours. These Zones of Influence are described as follows:

1. Zone One (1): The land area situated between the well(s) and the thirty (30) day travel time contour.
2. Zone Two (2): The land area situated between the thirty (30) day and the two hundred ten (210) day travel time contours.
3. Zone Three (3): The land area situated between the two hundred ten (210) day and the five hundred (500) day travel time contours.
4. Zone Four (4): The land area situated beyond the five hundred (500) day travel time contour and within the one (1) foot drawdown contour.

Restrictions are placed within each zone of influence which affect all nonresidential activities. These zones and types of surrounding land uses are identified in the Future Land Use Element of this Plan. The City supports Palm Beach County efforts to implement the adopted Wellfield Protection Ordinance No. 88-7. Map No. 2 gives a pictorial representation of the previously used terms associated with "Cone of Influence."

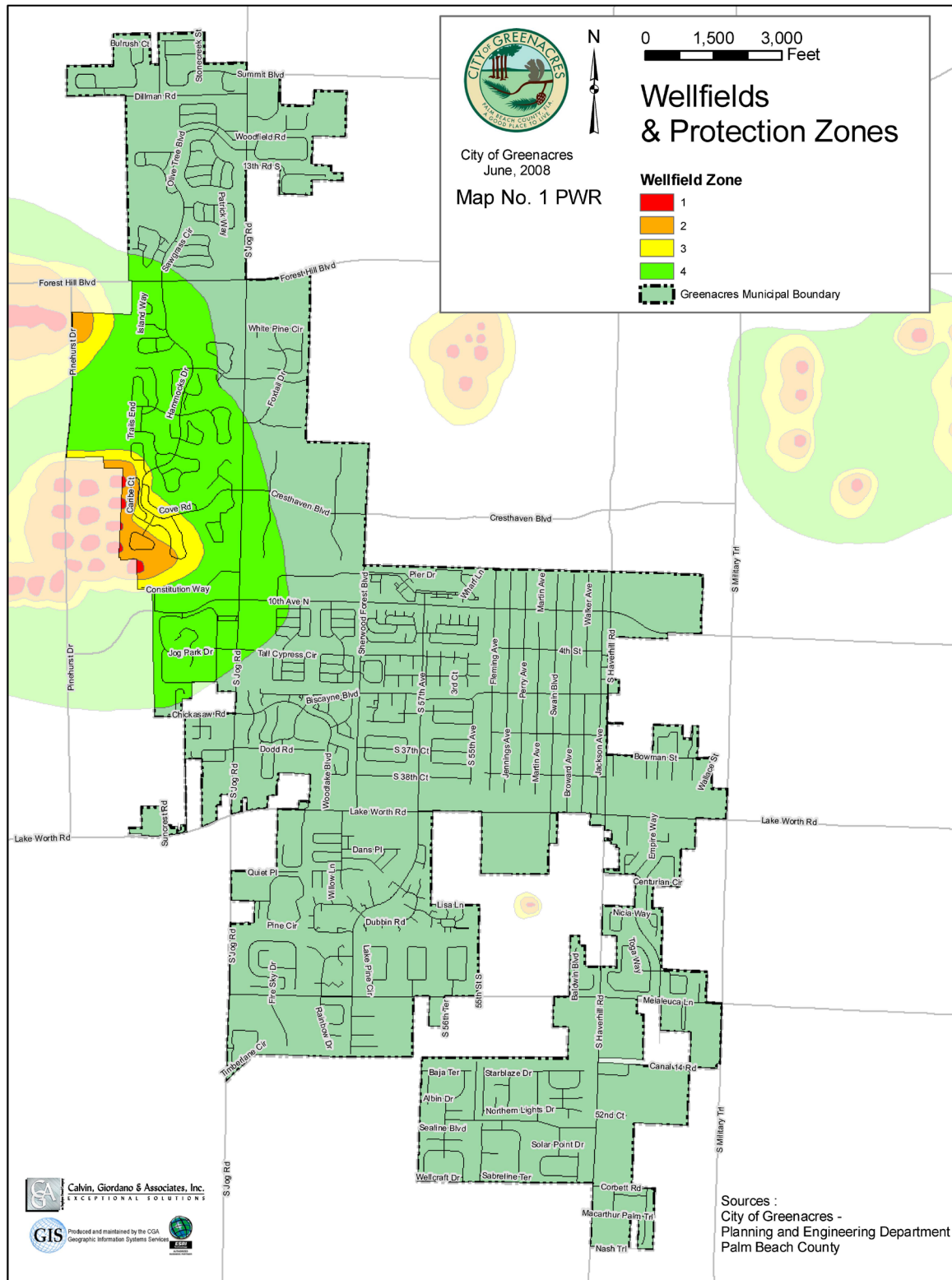
e. Water Conservation

The task of reducing the annual increases in water consumption can be met through cooperation at State, County and City levels. The City supports the proposals of

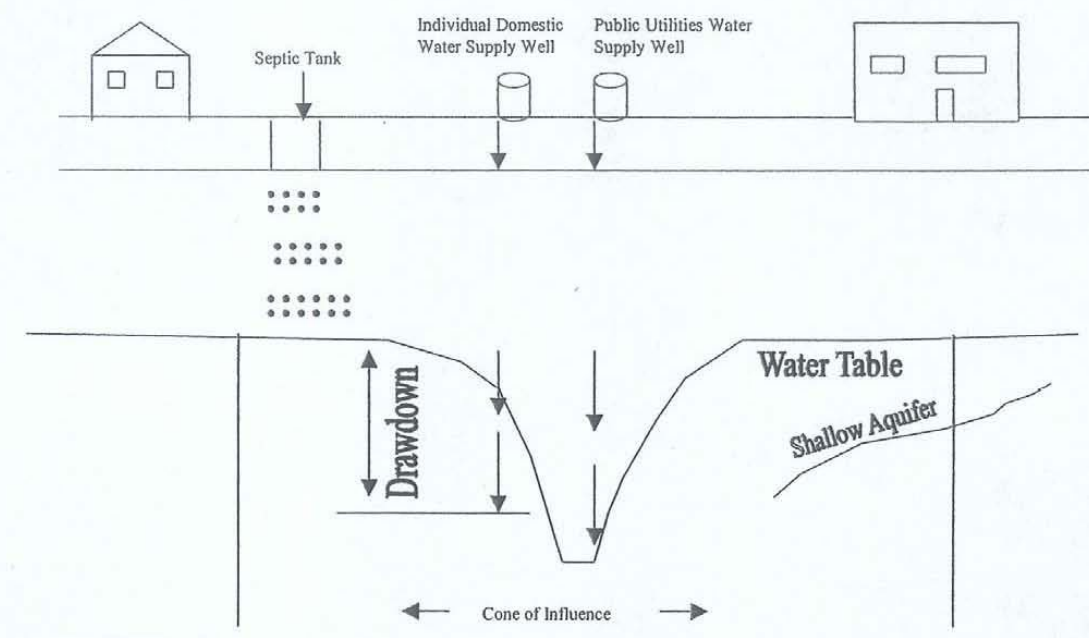
the Palm Beach County Department of Environmental Resources Management in reducing the amount of water consumed by households, business, industry and agriculture. Water consumption figures for the City have been supplied earlier in this Sub-element as per capita water usage. Typically, water utilized by households is considered nonconsumptive water use because it is returned to the hydrologic cycle, although some of it has been polluted, while much of the water used for irrigation will be lost to the cycle.

To counter these problems, the City of Greenacres implemented reforms, consistent with County plans, in two areas:

1. Building codes requiring water saving devices
2. Xeriscape landscaping requirements.



**Map No. 2 PWR**  
**CONE OF INFLUENCE "CROSS SECTION"**



1) Building Codes

Water conservation is achieved through requirements on new construction which includes water saving devices on new homes and businesses.

As part of this Plan, PBCWUD established a program limiting potable water use in irrigation by prohibiting the metering of systems used exclusively for irrigation.

2) Xeriscape

This Plan includes incorporating xeriscape principles as part of the Greenacres City Landscape Ordinance. The term "xeriscape" means water conserving, drought tolerant landscaping or simply the use of appropriate plant material that will survive and flourish with comparatively little supplemental irrigation.

"Approximately one-half of the per capita water demand in urban areas of south and central Florida is for residential outdoor use." Through the appropriate use of plant material, this percentage could be significantly reduced.

The City of Greenacres has set an example by incorporating xeriscape principles in the design, installation and irrigation of landscapes at City parks, City Hall and along traffic corridors. In mandating xeriscape principles through the City's Landscape Ordinance, on-site inspections would be required to ensure compliance.

f. Regulatory Framework

1) Federal

The federal government has established quality standards for the protection of water for public use, including operating standards and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act, Public Law 93-523. This law directed the Environmental Protection Agency (EPA) to establish minimum drinking water standards. The EPA standards are divided into "primary" (those required for public health) and "secondary" (recommended for aesthetic quality) categories.

2) State

In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850 - 403.864, F.S. The Florida Department of Environmental Protection (DEP) is the state agency responsible for implementing this act. In this regard, DEP

has promulgated rules classifying and regulating public water systems under Chapter 17-22 of the F.A.C. The primary and secondary standards of the Federal Safe Drinking Water Act are mandatory in Florida.

Regional water management districts are responsible for managing water supplies to meet existing and future demands. The City of Greenacres lies in the jurisdiction of the South Florida Water Management District (SFWMD) which regulates the consumption of potable water through a permitting system through which water resources are allocated among the permitted consumers. The SFWMD Lower East Coast Water Supply Plan has been discussed above.

### 3) Local

The Palm Beach County Department of Environmental Resources Management is responsible for the enforcement of programs required by the DEP regulations. As part of the Palm Beach County Wellfield Protection Ordinance No. 88-7, the PBC Water Utilities Department must submit water quality and production records to the PBC Environmental Resources Management Agency for determination of compliance with DEP regulations.

Palm Beach County Water Utilities Department's Water Supply Work Plan and Uniform Policy and Procedure Manual provide the regulations for their acquisition of adequate raw water supply and production and distribution of adequate potable water supply.

## Natural Groundwater Aquifer Recharge

Sub-Element

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## II E. NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

### 1. INTRODUCTION

#### a. Purpose of Element

This Sub-Element has been prepared to meet the requirements of Chapter 9J 5.011, F.A.C., as per Chapter 163, F.S. The contents of this Sub-Element address aquifer recharge in Palm Beach County including identification of prime recharge areas, characteristics, problems, and needs.

Because the aquifer system which underlies the City of Greenacres is only a portion of the larger, countywide Surficial Aquifer System, the City will follow Palm Beach County's lead in addressing recommendations which protect these natural groundwater recharge areas.

#### b. Overview of Element

Aquifers are formed by subsurface rock or other materials such as coarse sands, gravel and limestone, which are capable of holding a significant amount of water in their interstices. The quality of aquifer water varies with the type of surface rock and nearby sources of pollution.

The source of water in aquifers is rainfall. Under the force of gravity, rainfall percolates downward through porous surface soils to enter the aquifer strata. Because of the variable permeability of different soil types, the rate of aquifer recharge from rainfall may vary from one location to another. The areas of highest recharge potential are called prime recharge areas. The presence of overlying confining beds also determines which surface areas will be effective recharge areas for a given aquifer, and is another factor in identifying prime recharge areas for the aquifer.

Since aquifer recharge areas are surface features, they are subject to alteration by development. Covering a recharge area with impervious surfaces, such as roads, parking lots and buildings reduces the area available for rainfall percolation, altering the total rate and volume of recharge in that area. Increasing the rate at which stormwater drains from recharge area surfaces also decreases recharge potential.

A second concern related to development within aquifer recharge areas is the potential for contamination of groundwater within the aquifer. Just as with stormwater runoff to surface waters, pollutants picked up by runoff which enters an aquifer can degrade the quality of the groundwater. Since water flows within an aquifer in a manner similar to surface water flow, downstream portions of the groundwater may be polluted over time. This becomes particularly significant when the aquifer is tapped as a potable water supply downstream.

## 2. INVENTORY AND ANALYSIS

### a. Natural Groundwater Aquifer Recharge Areas

The groundwater system underlying Palm Beach County (the City of Greenacres), consists of two aquifers:

1. Surficial Aquifer System
2. Floridan Aquifer System

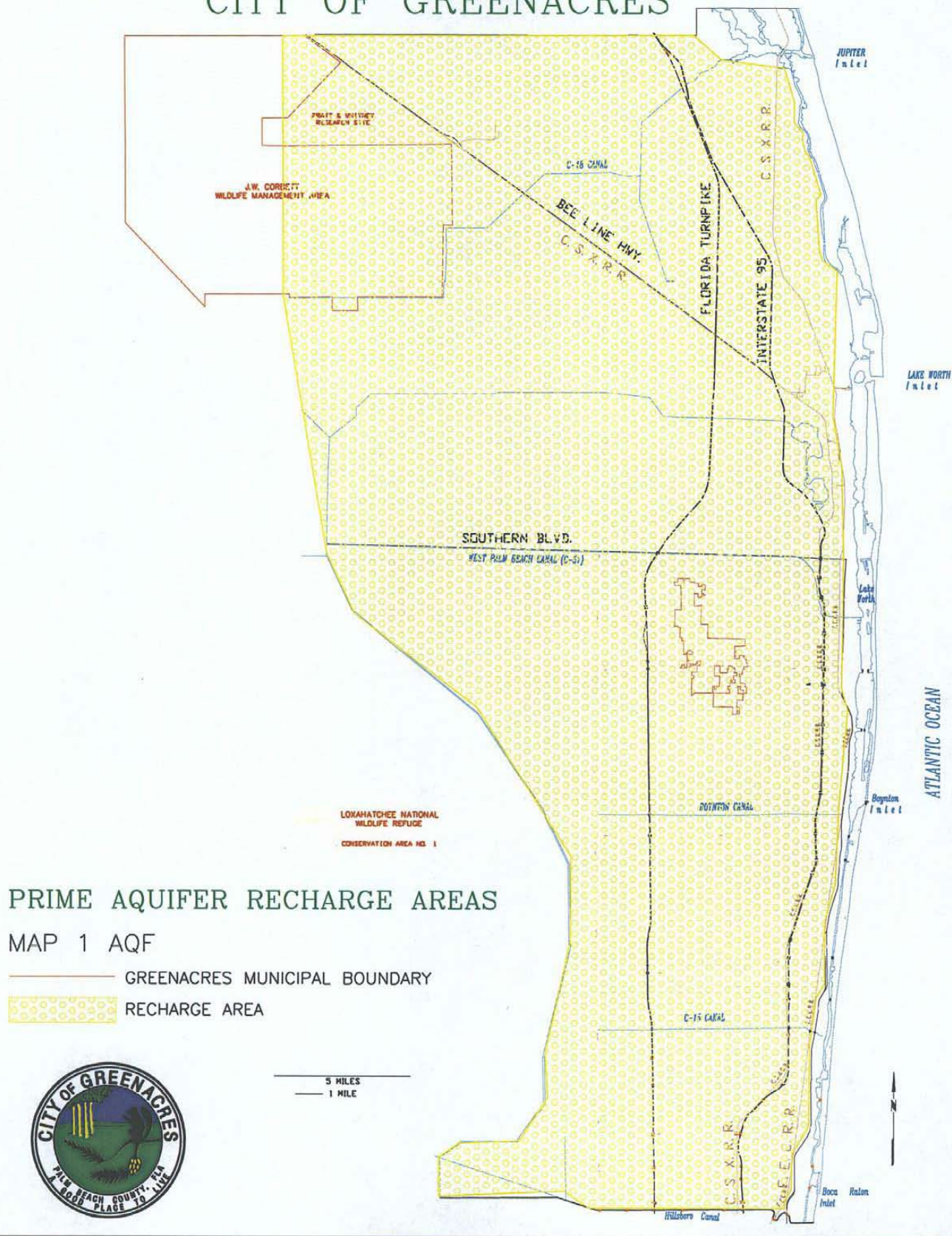
#### 1) Surficial Aquifer System

The Surficial Aquifer System is the primary source of fresh water for eastern Palm Beach County. It is open to infiltration from rainfall in varying degrees, depending on the percolation characteristics of surface soils and the extent of impervious surfaces covering the aquifer. Transmissivity of the Surficial Aquifer System is depicted on Map No. 3 in the Conservation Element of this plan. Soil associations are also discussed in the Conservation Element but a more complete study including geologic cross-sections and soil descriptions are found in the Future Land Use Element of this plan.

The Surficial Aquifer System is an unconfined shallow aquifer which starts just below land surface and is approximately 300 feet thick. The base of the Surficial Aquifer System beneath the City of Greenacres is minus 290-250 feet and is graphically depicted on Map No. 4 in the Conservation Element of this plan.

This system is divisible into three interconnected zones on the basis of relative permeabilities. The City of Greenacres is located in Zone 1, generally the most permeable part of the aquifer system. The location of the City of Greenacres in relationship to prime aquifer recharge areas is depicted on Map No. 1 and is based on Palm Beach County Comprehensive Plan of 1989.

## CITY OF GREENACRES



## 2) Floridan Aquifer

The Floridan Aquifer lies below the Surficial Aquifer and is separated by confining layers with relatively low permeability.

Several utilities in the County are investigating this aquifer. The Floridan dwarfs the Surficial Aquifer in size. For these reasons, it is important to recognize the Floridan as a future water source.

This aquifer has potential for uses either as a source of brackish water for reverse osmosis or as a reservoir for storage and recovery of fresh water.

The Floridan Aquifer System is composed of limestone and dolomite. Dissolved solids are generally greater than 3000 mg/l. This water is not often used, but could be desalinated. This aquifer could also be used as a reservoir for storage and recovery of fresh water. This system is divided into two parts by a regionally-extensive, impermeable sequence. The lower portion (informally called the Boulder Zone) is extremely cavernous and is extensively used for waste disposal through deep injection wells.

### b. Needs Assessment

The pattern of development within the City is expected to remain relatively stable during the next few years, supported by regional water and sewer facilities. The major impact in the urban area will come from reduction of the area available for recharge to the water table aquifer. To offset this impact, the county stormwater drainage regulations emphasize the preservation of natural drainage features and the use of drainage retention structures to maximize aquifer recharge. For all new development, the County incorporates provisions in its land development code requiring conservation of areas with the greatest recharge potential, based on the soil survey for the county.

### 1) Environmental Resources Management

The City of Greenacres is located above the aquifer in a highly permeable area. A source of concern is the vulnerability of the aquifer to contamination from various sources. USGS findings show that despite rapid infiltration, instances of pollution and disease outbreaks have been rare except for long term landfill sites and major contaminant spills (Pollutant Attenuation Capacity of Unsaturated Zone of Biscayne Aquifer, USGS). One reason may be the ability of vegetation, soils and aquifer materials above the water table to attenuate certain pollutants.

On February 23, 1988, Palm Beach County passed the Wellfield Protection Ordinance giving the Department of Environmental

Resources Management responsibility of reviewing the City's zoning, permitting, and licensing decisions for activities within wellfield "zones of influence." The City supports their decisions. These "zones of influence" are identified in more detail in the Potable Water Sub-element of this plan.

2) South Florida Water Management District (SFWMD)

The City of Greenacres' role in the coordination of efforts between the County and SFWMD is relatively small in regard to recharge of the Surficial Aquifer System through drainage canals. This interaction between the Surficial Aquifer and the overlying network of canals involves the SFWMD which operates the Central and Southern Florida Flood Control Project.

As the designated authority on surface water management, the South Florida Water Management District provides guidance to the City and private local owners in planning secondary water control facilities. (See Stormwater Sub-Element)

c. Regulatory Framework

1) Federal

In 1986, the Federal Safe Drinking Water Act (PL 93-523) was amended to strengthen protection of public water system wellfields and aquifers that are the sole source of drinking water for a community. The amendments for wellfield protection require states to work with local governments to map wellfield areas and develop land use controls that will provide long-term protection from contamination for these areas. The aquifer protection amendments require EPA to develop criteria for selecting critical aquifer protection areas. The program calls for state and local governments to map these areas and develop protection plans, subject to EPA review and approval. Once a plan is approved, EPA may enter into an agreement with the local government to implement the plan.

2) State

In implementing the Florida Safe Drinking Water Act (Ch. 403, F.S.), DEP has developed rules classifying aquifers and regulating their use (Chapter 17-22, Part III, F.A.C.). DEP has also established regulatory requirements for facilities which discharge to groundwater (Section 17-4.245, F.A.C.) and which inject materials directly underground (Chapter 17 28, F.A.C.).

The task of identifying the nature and extent of groundwater resources

available within the state has been delegated to the regional water management districts. Each district must prepare and make available to local governments a Groundwater Basin Resource Availability Inventory (GWBRAI), which the local governments are to use to plan for future development in a manner which reflects the limits of available resources. The criteria for the inventories, and legislative intent for their use, are found in Chapter 373, Florida Statutes, which reads:

Each water management district shall develop a groundwater basin resource availability inventory covering those areas deemed appropriate by the governing board. This inventory shall include, but not be limited to, the following:

- \* A hydrogeologic study to define the ground water basin and its associated recharge areas.
- \* Site specific areas in the basin deemed prone to contamination or overdraft resulting from current or projected development.
- \* Prime ground water recharge areas.
- \* Criteria to establish minimum seasonal surface and ground water levels.
- \* Areas suitable for future water resource development within the ground water basin.
- \* Existing sources of wastewater discharge suitable for reuse as well as the feasibility of integrating coastal wellfields.
- \* Potential quantities of water available for consumptive uses.

Upon completion, a copy of the Ground Water Basin Availability Inventory shall be submitted to each affected municipality, county, and regional planning agency. This inventory shall be reviewed by the affected municipalities, counties, and regional planning agencies for consistency with the local government comprehensive plan and shall be considered in future revision of such plan. It is the intent of the Legislature that future growth and development planning reflect the limitations of the available groundwater or other available water supplies (Sec. 373.0395, F.S.).

The Florida Legislature has also directed local governments to include topographic maps of areas designated by the water management districts as prime recharge areas for the Floridan or Biscayne aquifers in local

comprehensive plans, and to give special consideration to these areas in zoning and land use decisions (Section 163.3177(6)(c),F.S.).

3) Local

At the present time, the City of Greenacres' involvement with special regulatory programs related to protection of natural groundwater aquifer areas is through support and cooperation with those entities which control permitting and management of groundwater resources (See "Needs Assessment").

## Goals, Objectives and Policies

Sub-Element

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### 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.

## Policy b)

**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) Roadway capacity concurrency may also be satisfied through compliance with Section 163.3180(5)(h)(2) a. through e. of the Florida Statutes concerning proportionate share payments and existing deficiencies. Such satisfaction shall be determined by Palm Beach County through enforcement of the Countywide Traffic Performance Standards (TPS) Ordinance as mandated by the County Charter.
- 5) A concurrency determination will be made by staff prior to the issuance of a development order for those services required to meet the City's adopted level of service standards as set forth in Objective 1, Policy a) of the Infrastructure Element for potable water, sanitary sewer, solid waste, drainage, parks, mass transit and roads.

- 6) 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.
- 7) 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.
- 8) 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

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6. Executive Management and Engineering Consultants, Inc., Comprehensive Development Plan, DEFINITIONS, Dec. 1987.
7. U.S. Dept. of Agriculture, Soil Conservation Service, Soil Survey of Palm Beach County Area, Florida - DEC. 1978, climate.
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9. Palm Beach County, SFWMD, Water Resources Data and Related Technical Information - July 30, 1987, GEOLOGY/HYDROGEOLOGY, 2.C).
10. Town of Greenacres City, Florida, Comprehensive Planning Program, October - 1975, WATER - PALM BEACH COUNTY WATER AND SYSTEM 2.
11. PBCWUD, Water Master Plan Supplement, James M. Montgomery, as updated in 1993.

- 12 Palm Beach County Wellfield Protection Ordinance (No. 88-7), Dept. of Environmental Resources Management, pg. 5.
- 13 Strategic Regional Policy Plan, Treasure Coast Regional Planning Council.
- 14 Affordable Housing Needs Assessment Methodology, 1995.
- 15 Florida Department of Transportation Drainage Manual.
- 16 South Florida Water Management Division, Water Use Planning and Management, INTRODUCTION.
- 17 Description and Evaluation of the Effects of Urban and Agricultural Development on the Surficial Aquifer System, Palm Beach County, Florida, 1988.
- 18 Palm Beach County Comprehensive Plan, 1989, AQUIFER RECHARGE.

### ***REVISION HISTORY***

September 15, 2008	Ord. 2008-03
December 1, 2008	Ord. 2008-19
January 23, 2017	Ord. 2016-27

CITY OF GREENACRES COMPREHENSIVE PLAN

# TRANSPORTATION ELEMENT

April 2019

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## I. INTRODUCTION

The transportation system now in place within the City of Greenacres - bus, street, highway, and pedestrian routes has evolved in concert with the growth of the City and the transportation technologies of the time. Transportation systems are one of several public investments responsible for the nature and character of development within the City. The other public facilities and infrastructure provide definition to the City's development pattern, but none are as influential as the transportation system.

Growth of the area was originally stimulated by the construction of Military Trail and Lake Worth Road. The enlargement of the City beyond the immediate area of the original Town of Greenacres was primarily facilitated by the growth of the auto as a means of transportation and the construction of highways and major streets to serve it. Finally, the major growth period of the City was advanced in part by the construction and improvements to Military Trail, Lake Worth Road, Jog Road, Forest Hill Boulevard, and other access routes such as the Florida Turnpike.

The City, located primarily between the residential developments in Western Palm Beach County and employment areas to the east in West Palm Beach, has experienced considerable growth in vehicular traffic on east/west arterial networks due in large part to development outside of Greenacres. This trend of heavy vehicular growth of all east/west arterial networks is particularly due to the developments to the East and West of Greenacres.

All transportation improvements will continue to affect the nature and pattern of development in the City of Greenacres. This element outlines the traffic circulation in relationship to existing and future networks and states the various city goals, objectives, and policies. In addition, it shall be noted that mass transit (bus transit) is operated and planned on a regional basis in Palm Beach County (see Inventory and Analysis Existing Traffic Circulation Data - Other Transportation Facilities).

### A. PURPOSE OF ELEMENT

The purpose of the Transportation Element is to plan for the future motorized and non-motorized traffic circulation systems with the improvement to those existing system networks throughout the City of Greenacres. Special emphasis is placed on public transportation systems.

The primary responsibility for providing adequate transportation is shared by state, county, and municipal governments. The inventory of the existing network will serve as a database from which goals, objectives and policies are outlined for the existing transportation network. A projection of future traffic conditions is included along with recommended improvements to mitigate the adverse impacts on the roadway network.

## II. DEFINITIONS OF RELEVANT TERMS

The following definitions, which are in concert with Rule 9J-5, describe the transportation

terms referenced throughout this element.

A. URBAN PRINCIPAL ARTERIAL ROAD - is defined as routes which are relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

B. URBAN MINOR ARTERIAL ROAD - is defined as routes which generally interconnect with and augment urban principal arterial routes and provide services to trips of shorter length and a lower level of travel mobility. Such routes include all arterials not classified as "principal" and contain facilities that place more emphasis on land access than the higher system.

C. COUNTY AND CITY COLLECTOR STREET - is defined as routes which provide both land access and traffic circulation between local roads and low arterial roads. A collector provides service that is relatively moderate in volume, of moderate trip length, and moderate speed.

D. LOCAL STREET - is defined as routes which primarily permit direct access to abutting property and connections to a higher order roadway. A local street provides service that is relatively low in volume and short average trip length or minimal through traffic movement.

E. BICYCLE AND PEDESTRIAN WAYS - is defined as any road, path or way which is open to bicycle travel and foot traffic and from which motor vehicles are excluded.

F. LEVEL OF SERVICE - is defined in the Capital Improvements Element, Definitions of Relevant Terms Section.

G. MASS TRANSIT - is defined as passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

H. ROADWAY FUNCTIONAL CLASSIFICATION - is defined as the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal or minor levels. Those levels may be further grouped into urban, county or city categories.

### III. INVENTORY - EXISTING TRAFFIC CIRCULATION DATA

The City has conducted an inventory of the existing roadway networks to determine the functional classification of each roadway, number of through-lanes, service level capacities and daily traffic service level volumes. All inventories are provided below.

#### A. INVENTORY

##### 1. Functional Classification

The functional classification for roadways within the City of Greenacres are shown in Table 1 and illustrated on Map 1.

Those roadways identified as City Collectors are being maintained by the City and those identified as County Collectors are maintained by the County. Lake Worth Road, Military Trail and Forest Hill Boulevard are State roadways, classified as arterials and are being maintained by the Florida Department of Transportation. Jog Road, 10<sup>th</sup> Avenue North, Haverhill Road and Melaleuca Lane are arterials being maintained by the County.

This classification is based upon the Federal Functional Classification System.

As shown in Table 1, the City's road and street network is made up of the following components:

**URBAN PRINCIPAL ARTERIAL** - these roads include Lake Worth Road, Military Trail, Forest Hill Boulevard and Jog Road. They retain a type of sub-regional road, acting as the major link between adjacent communities. As such, they carry a very heavy volume of traffic and abut continuing land use activities which draw from several communities.

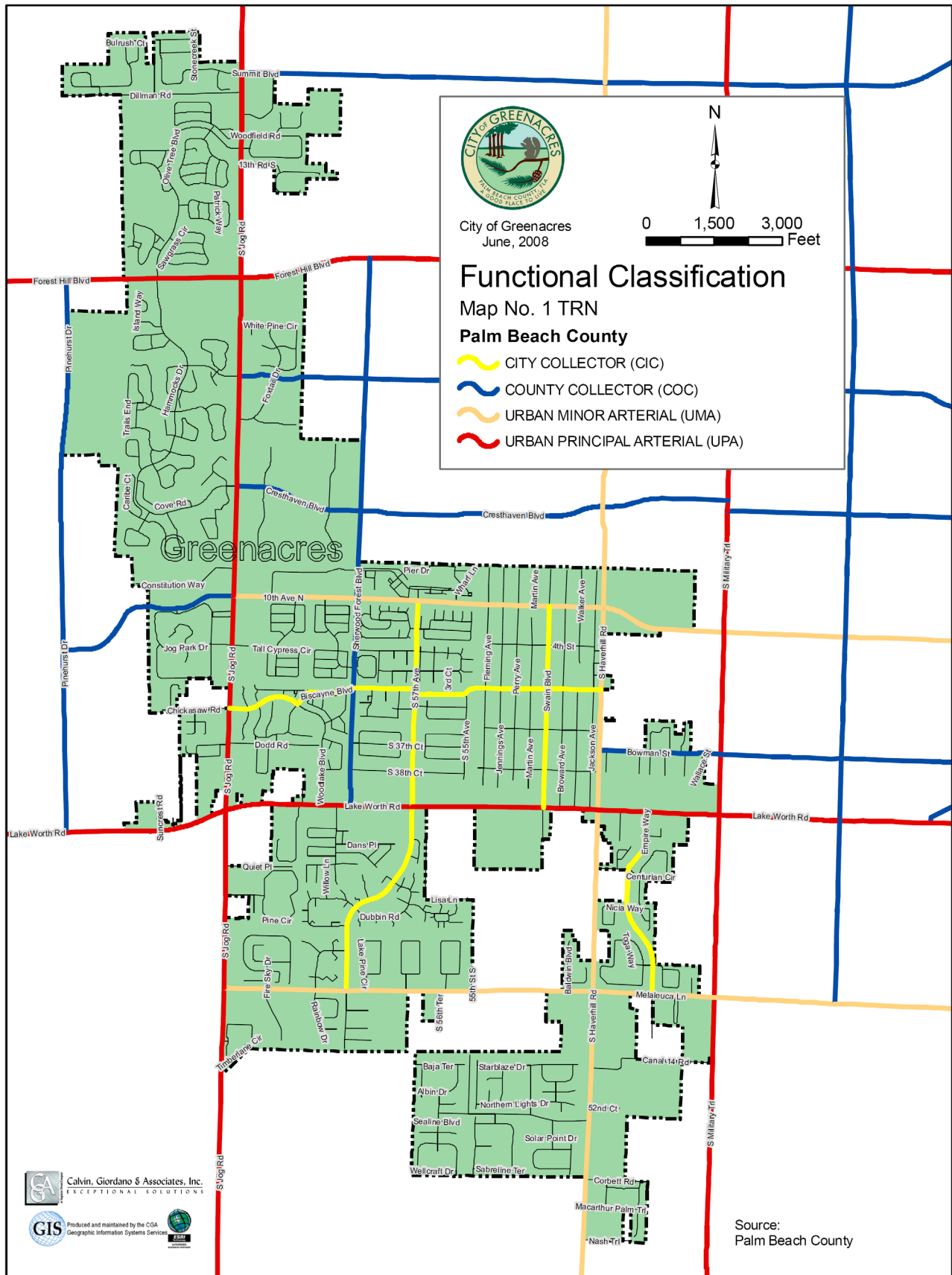
**URBAN MINOR ARTERIAL** - these roads include Tenth Avenue North, Melaleuca Lane and Haverhill Road. They act as the major access streets through the community and serve to link the major destinations of the community such as its shopping centers and other places of employment.

**COUNTY AND CITY COLLECTOR** - these streets are as follows: Summit Boulevard, Sherwood Forest Boulevard, Cresthaven Boulevard, Purdy Lane, Pinehurst Drive South 57th Avenue, Swain Boulevard, Empire Way, and Biscayne Drive. These streets enter the residential neighborhoods of the City, collect the traffic from local streets and channel it into the arterial system. The system primarily provides a land access service and carries local traffic movements within residential neighborhoods and commercial areas.

**TABLE 1**  
**FUNCTIONAL CLASSIFICATION - EXISTING NETWORK**

<b>Roadway</b>	<b>From</b>	<b>To</b>
<b>Urban Principle Arterials</b>		
Lake Worth Road	Military Trail	West City Limits
Military Trail	South City Limits	North City Limits
Jog Road	Summit Boulevard	LWDD L-14 Canal
Forest_Hill Boulevard	Military Trail	Pinehurst Drive
<b>Urban Minor Arterial</b>		
Tenth Avenue North	Jog Road	East City Limits
Melaleuca Lane	Jog Road	Military Trail
Haverhill Road	LWDD L-10 Canal	Nash Trail
<b>County Collectors</b>		
Tenth Avenue North	Pinehurst Drive	Jog Road
Summit Boulevard	East City Limits	Jog Road
Sherwood Forest Boulevard	Forest Hill Boulevard	Lake Worth Road
Cresthaven Boulevard	Sherwood Forest Boulevard	Jog Road
Purdy Lane	East City Limits	Jog Road
Pinehurst Drive	North City Limits	South City Limits
<b>City Collectors</b>		
South 57th Avenue	Tenth Avenue North	Melaleuca Lane
Swain Boulevard	Tenth Avenue North	Lake Worth Road
Empire Way	Lake Worth Road	Melaleuca Lane
Biscayne Drive	Haverhill Road	Jog Road (via Woodlake Boulevard)

Source: Palm Beach County Federal Function Classification



## 2. Lane Geometry

The existing roadway network classified by the number of lanes for each road is provided on Map 2. The number of lanes and their relationship to the existing functional classification road networks of the City is detailed as follows:

Lake Worth Road: Six (6) lane divided from the western City boundary to Military Trail.

Military Trail: Six (6) lane divided from the south City boundary to the north City boundary.

Jog Road: Six (6) lane divided from the Lake Worth Drainage District L-14 Canal to Summit Boulevard.

Forest Hill Boulevard Six (6) lane divided from the western City boundary to the eastern City boundary.

Tenth Avenue North: Two (2) lane from the western City boundary to Jog Road; four (4) lane divided (partial length) from Jog Road to the eastern City boundary.

Sherwood Forest Boulevard: Two (2) lane from the north City boundary to Lake Worth Road.

Melaleuca Lane: Four (4) lane from the Jog Road intersection to the east City boundary.

Cresthaven Boulevard: Two (2) lane from Jog Road to Sherwood Forest Boulevard.

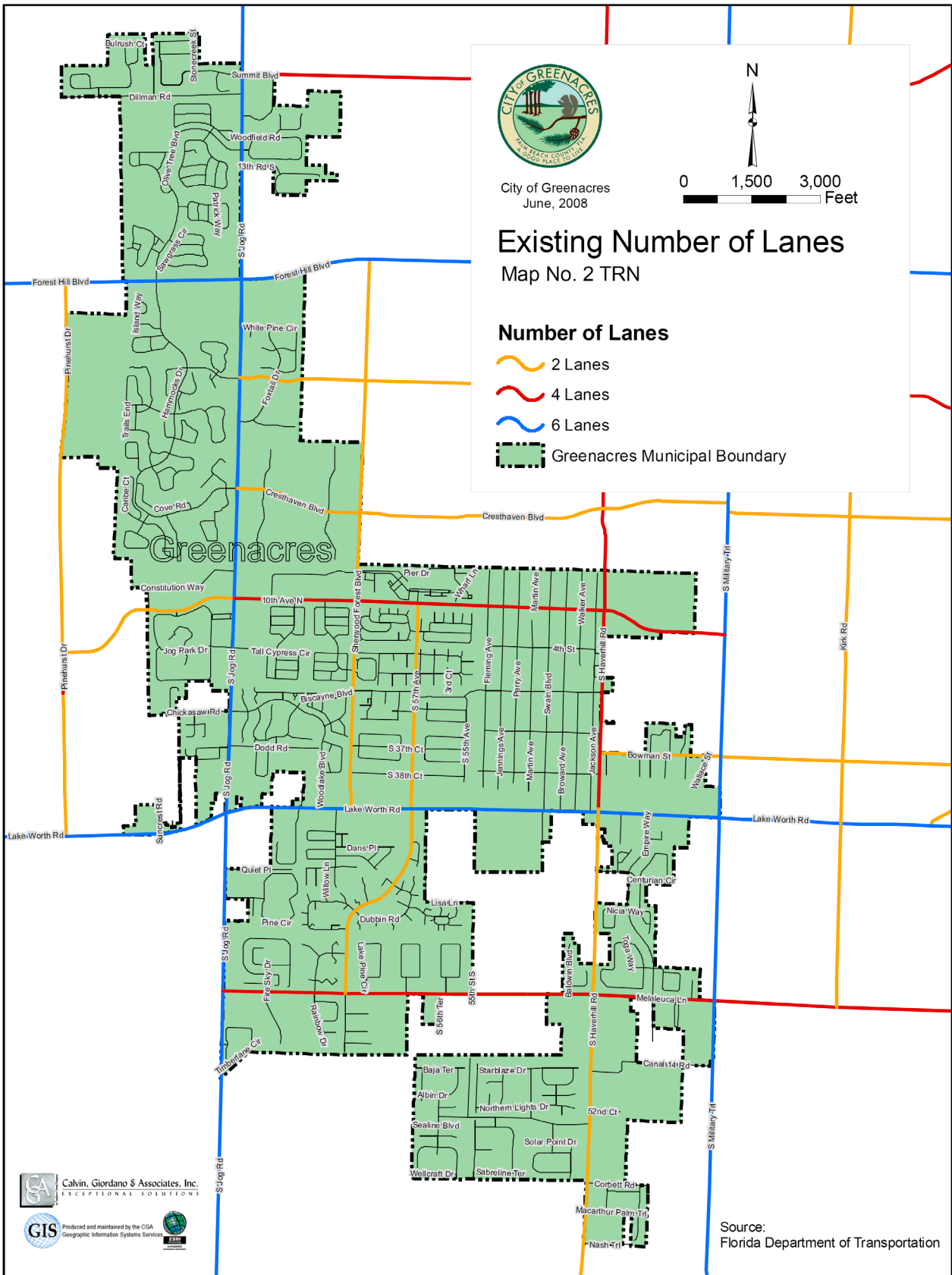
Purdy Lane: Two (2) lane from Jog Road to the east City limits.

South 57th Avenue: Two (2) lane from Tenth Avenue North to Melaleuca Lane.

Swain Boulevard: Two (2) lane from the L-10 Canal to Lake Worth Road.

Empire Way: Two (2) lane from Lake Worth Road to Melaleuca Lane.

Biscayne Drive: Two (2) lane from Woodlake Boulevard to Haverhill Road.



### 3. Sidewalks

As part of the City's Subdivision Regulations, developers are required to provide sidewalks on both sides of the roadways within a residential subdivision. Therefore, the majority of residential development contains sidewalks. All the roadways identified as collectors and arterials have sidewalks/bicycle paths on at least one side and, in most every case, on both sides.

### 4. Service Level Capacities

Table 2 indicates the adopted level of service characteristics and generalized service volumes for various roadway facility types as provided by the Florida Department of Transportation. The service volumes shown in Table 2 were compared to the traffic volumes obtained in the inventory of existing conditions. The following describe the various levels of service as defined by the 1994 update to the Highway Capacity Manual, Transportation Research Board.

LEVEL OF SERVICE A - describes primarily free flow-operations at average travel speeds usually about 90 percent of the free flow speed for the arterial class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at signalized intersections is minimal.

LEVEL OF SERVICE B - represents reasonably unimpeded operations at average travel speeds usually about 70 percent of the free flow speed for the arterial class. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.

LEVEL OF SERVICE C - represents stable operations. However, ability to maneuver and change lanes in midblock locations may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50 percent of the average free flow speed for the arterial class. Motorists will experience an appreciable tension while driving.

LEVEL OF SERVICE D - borders on a range on which small increases in flow may cause substantial increases in approach delay and, hence, decreases in arterial speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. Average travel speeds are about 40 percent of free flow speed.

LEVEL OF SERVICE E - is characterized by significant approach delays and average travel speeds of one-third the free flow speed or lower. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

LEVEL OF SERVICE F - characterizes arterial flow at extremely low speeds below one-third to one-quarter of the free flow speed. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse progression is frequently a contributor to this condition.

<p style="text-align: center;"><b>TABLE 2</b>  <b>LEVELS OF SERVICE - SERVICE VOLUMES</b>  <b>PEAK HOUR DIRECTIONAL</b></p>					
<b>Level of Service</b>	<b>Characteristics</b>	<b>2 Lane Arterial</b>	<b>4 Lane Divided Arterial</b>	<b>6 Lane Divided Arterial</b>	<b>6 Lane Expressway</b>
A	Free Flow	N/a	n/a	n/a	1660
B	Stable Flow	N/a	n/a	n/a	2640
	Slight Delay				
C	Stable Flow Acceptable Delay	460	1020	1550	3970
D	Approaching Unstable Flow Tolerable Delay	760	1640	2510	5030
E	Unstable Flow Congestion	840	1800	2710	6340
F	Jammed Condition	N/a	n/a	n/a	n/a

Source: Florida's Level of Service Standards and Guideline Manual for Planning  
 Florida Department of Transportation, 1995

## 5. Peak Hour Directional Traffic Circulation Service Level Volumes

The City's transportation network service level volumes, as provided by the Metropolitan Planning Organization, 2007 Traffic Counts data, and the Florida Department of Transportation's service volume thresholds are shown in Table 3. Map 3 depicts the 2007 level of service for the street network in the City.

**TABLE 3  
GREENACRES COMPREHENSIVE PLAN  
CAPACITY ANALYSIS OF ROADWAY SYSTEM**

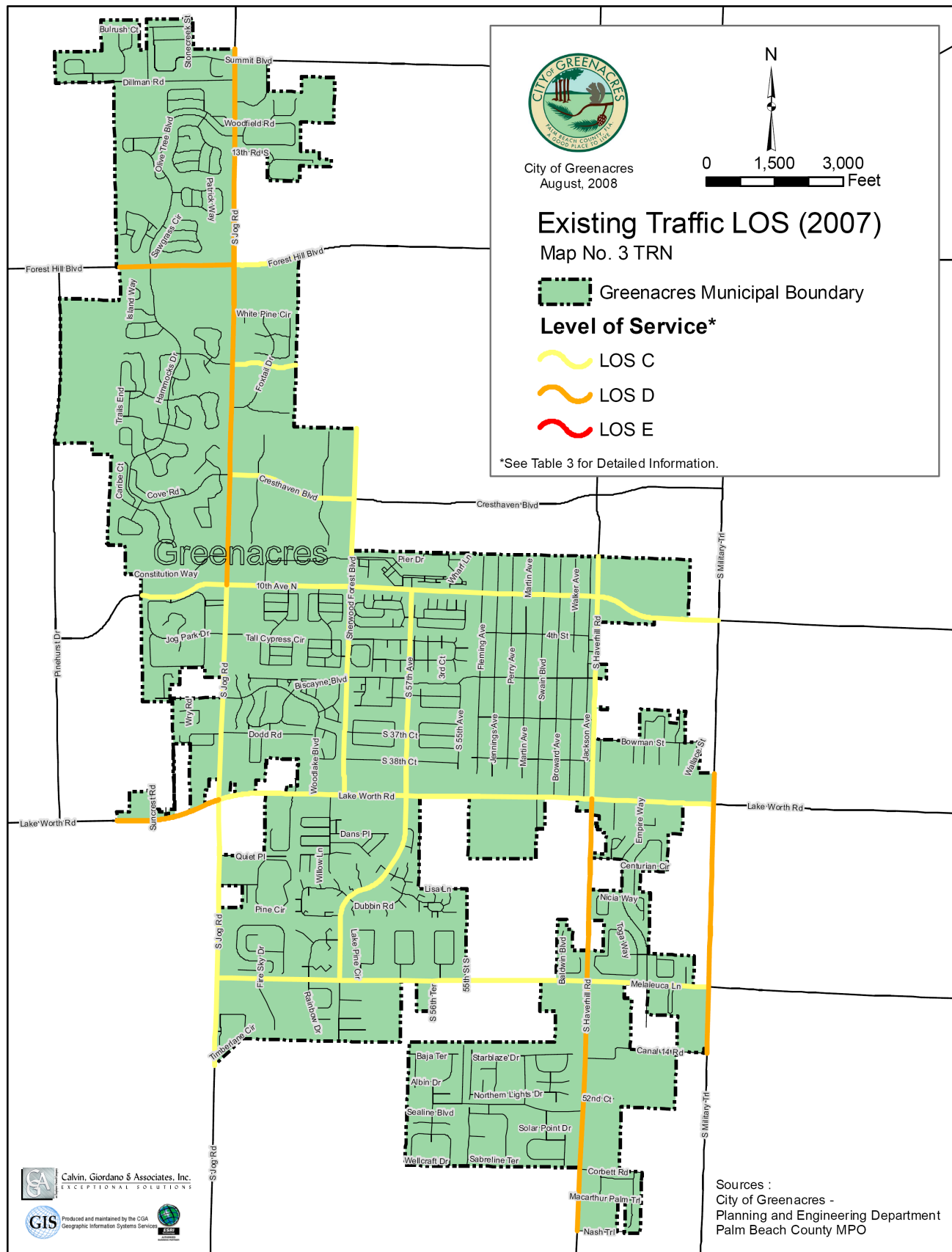
Roadway		Functional Class	Number of Lanes	Pk Hr/Pk Dir LOS 'D' Capacity	2007 Pk Hr/Pk Dir Volume	2007 LOS
From	To					
<b>Jog Road</b>						
Summit Blvd.	Forest Hill Blvd.	Urban Collector	6LD	4,680	4,322	D
Forest Hill Blvd.	10th Ave. North	Urban Collector	6LD	4,680	4,352	D
10th Ave. North	Lake Worth Rd.	Urban Collector	6LD	4,680	3,390	C
Lake Worth Rd.	LWDD L-14 Canal	Urban Collector	6LD	4,680	3,793	C
<b>South 57th Ave.</b>						
10th Ave. North	Lake Worth Rd.	City Collector	2L	1,460	520 <sup>(1)</sup>	C
Lake Worth Rd.	Melaleuca Lane	City Collector	2L	1,460	602 <sup>(1)</sup>	C
<b>Military Trail</b>						
North City Limits	Lake Worth Rd.	Urban Principle Arterial	6LD	4,680	3,930	D
Lake Worth Rd.	LWDD L-14 Canal	Urban Principle Arterial	6LD	4,680	3,902	D
<b>Forest Hill Boulevard</b>						
West City Limits	Jog Rd.	Urban Minor Arterial	6LD	4,680	4,061	D
Jog Rd.	East City Limits	Urban Minor Arterial	6LD	4,680	3,732	C
<b>Purdy Lane</b>						
Jog Rd.	East City Limits	Urban Collector	2L	1,460	770	C
<b>Cresthaven Boulevard</b>						
Jog Rd.	Sherwood Forest Blvd.	Urban Collector	2L	1,460	655	C
<b>10th Avenue North</b>						
West City Limits	Jog Rd.	Urban Collector	4LD	3,110	1,607	C
Jog Rd.	South 57th Ave.	Urban Collector	4LD	3,110	1,607	C
South 57th Ave.	Military Trail	Urban Collector	5L	3,110	1,807	C
<b>Lake Worth Road</b>						
West City Limits	Jog Rd.	Urban Principle Arterial	6LD	4,680	4,101	D
Jog Rd.	South 57th Ave.	Urban Principle Arterial	6LD	4,680	3,533	C
South 57th Ave.	Military Trail	Urban Principle Arterial	6LD	4,680	3,743	C
<b>Haverhill Road</b>						
North City Limits	Lake Worth Rd.	Urban Collector	5L	3,110	1,593	C
Lake Worth Rd.	South City Limits	Urban Collector	2L	1,460	1,379	D
<b>Sherwood Forest Boulevard</b>						
North City Limits	Lake Worth Rd.	Urban Collector	2L	1,460	563	C
<b>Melaleuca Lane</b>						
Jog Rd.	Haverhill Rd.	Urban Collector	5L	3,110	1,341 <sup>(2)</sup>	C
Haverhill Rd.	Military Trail	Urban Collector	5L	3,110	2,039	C

Notes: (1) Peak Hour Volume determined from intersection counts at Lake Worth Road & South 57th Avenue

(2) 2007 Peak Season Peak Hour Volume counts not available, 2006 counts used.



**Kimley-Horn  
and Associates, Inc.**



## 6. Other Transportation Facilities

At the present time, the City of Greenacres does not have other modes of transportation as outlined in Section 9J5-007. Those modes include, but are not limited to:

- 1) Airports
- 2) Heliports
- 3) Navigation Ports
- 4) Railroad lines
- 5) High Speed Rail Lines
- 6) Intermodal Terminals

Vehicular transportation is the primary mode of transportation, however, this includes bus services as provided by Palm Tran, the bus service company serving Palm Beach County. This service is depicted on Map 4.

## 7. Bus Transit System

Eight (8) Palm Tran routes (3, 4, 5, 46, 60, 61, 62 and 64) serve the City of Greenacres in 2007. They are as follows:

- 1) Route 3 – Palm Beach Gardens to Boca Raton via Military Trail
- 2) Route 4 – West Palm Beach to Greenacres via Haverhill Road
- 3) Route 5 – Greenacres Crosstown
- 4) Route 46 – West Palm Beach to Wellington via Forest Hill Boulevard
- 5) Route 60 – Greenacres to Palm Springs via Purdy Lane & 10<sup>th</sup> Avenue North
- 6) Route 61 – Greenacres to Lake Worth via Cresthaven Boulevard & 10<sup>th</sup> Avenue North
- 7) Route 62 – Wellington to Lake Worth via Lake Worth Road
- 8) Route 64 – Greenacres to Lake Worth via Melaleuca/6<sup>th</sup> Avenue South

The eight (8) routes which serve the City of Greenacres operate all days of the week. Table 4 shows their approximate starting and ending times for weekday, Saturday, and Sunday service.

Table 4  
Palm Tran Bus Route Schedule

Route	Weekday	Saturday	Sunday
3	5:35 am-10:10 pm	6:35 am-10:15 pm	8:40 am – 5:55 pm
4	6:22 am-6:05 pm	7:15 am-5:05 pm	No Service
5	5:50 am-6:45 pm	No Service	No Service
46	6:25 am-6:55 pm	7:45 am-6:25 pm	9:25 am-4:25 pm
60	5:30 am-6:30 pm	7:30 am-5:30 pm	No Service
61	6:30 am-6:30 pm	6:30 am-6:30 pm	9:25 am-3:30 pm
62	6:00 am-7:30 pm	7:20 am-5:30 pm	10:24 am-4:26pm
64	6:15 am-6:45 pm	6:15 am-6:45 pm	No Service

Source: Palm Tran Route Schedule, December 21, 2007

The headways between buses on the eight (8) routes vary from 30 minutes to one hour. Table 5 shows the headway between buses on the five routes for peak and off peak periods.

Table 5  
Palm Tran Bus Route Headway (minutes)

Route	Peak	Off-Peak
3	30	30
4	60	60
5	60	60
46	30	60
60	60	60
61	60	60
62	30	30
64	60	60

Source: Palm Tran Route Schedule, December 21, 2007. Routes 3, 46 and 62 are the only three routes that operate at 30 minute headways during the peak hour.

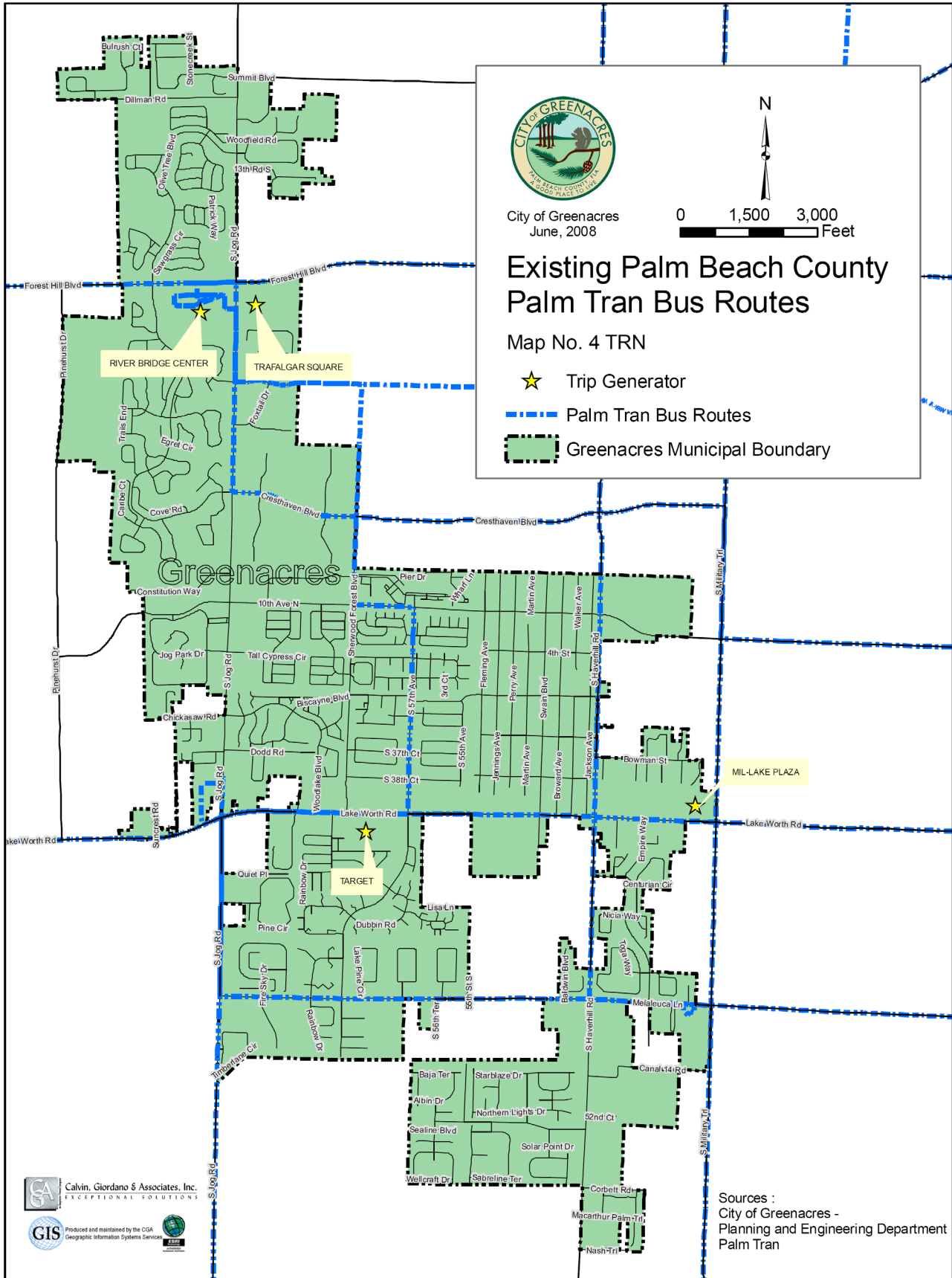


Table 6 below identifies Palm Tran ridership per route for fiscal year 2007. Route 3 has the both the longest hours of operation and the highest volume of ridership for fiscal year 2007.

Table 6  
Palm Tran Ridership for FY 2007

													FY 2007 Total
Route	Oct-06	Nov-07	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	
3	100,095	101,057	95,244	97,600	94,737	109,530	97,255	102,448	88,129	85,838	93,589	88,056	1,153,578
4	5,429	5,114	5,229	4,922	4,015	4,989	4,310	5,199	3,862	3,774	4,693	4,590	56,126
5	2,838	3,413	2,993	3,025	3,005	3,372	3,035	2,857	2,886	2,942	3,273	2,908	36,547
46	19,924	19,978	18,896	19,328	19,120	22,797	18,861	21,470	17,102	16,337	21,140	20,614	235,567
60	3,722	3,611	4,009	3,601	3,571	3,518	3,514	3,729	3,313	3,254	3,884	3,481	43,207
61	14,047	13,190	12,955	14,103	12,139	12,499	12,598	13,564	12,971	12,435	15,333	12,523	158,357
62	41,504	40,887	39,817	41,987	41,702	46,241	43,370	42,872	38,142	38,948	41,539	39,501	496,510
64	5,131	4,868	4,325	4,772	4,526	5,275	4,244	5,823	5,765	4,640	5,552	4,751	59,672
<b>Monthly Totals</b>	<b>192,690</b>	<b>192,118</b>	<b>183,468</b>	<b>189,338</b>	<b>182,815</b>	<b>208,221</b>	<b>187,187</b>	<b>197,962</b>	<b>172,170</b>	<b>168,168</b>	<b>189,003</b>	<b>176,424</b>	<b>2,239,564</b>

Source: Palm Tran Ridership by Route, January 2008.

## 8. Tri-Rail

Tri-Rail is South Florida's commuter rail, providing service to residents and visitors of Miami-Dade, Broward and Palm Beach County. The northernmost point of the rail line is in Mangonia Park and the rail continues south for 72 miles terminating at the Miami Airport. The rail line has been under reconstruction, including a \$333.8 million project to add a second mainline track. This double-tracking was completed in early 2007.

Tri-Rail also operates shuttle bus services from many of its stations to areas surrounding the rail lines. There are 6 rail stations within Palm Beach County, with Palm Tran bus service interfaces at each station. Table 7 identifies the location of the six Tri-Rail stations in Palm Beach County and the associated Palm Tran routes serving them. Palm Tran Routes 61 and 62 which service the City of Greenacres have a direct connection with the Lake Worth Tri-Rail Station.

Table 7  
Tri-Rail Stations with Palm Tran Service

Station	Address	Palm Tran Route
Mangonia Park Station	1415 45th Street	20, 31, 33
West Palm Beach Station	203 South Tamarind Ave.	2, 31, 40, 43, 44, 45, 50, 55
Lake Worth Station	1703 Lake Worth Road	61, 62
Boynton Beach Station	2800 High Ridge Road	70, 71
Delray Beach Station	345 South Congress Ave.	2, 70, 81
Boca Raton Station	601 N.W. 53rd Street	2, 94

Source: Palm Beach County Transit Development Plan, 2006 - 2016

## 9. Major Trip Generators

There are two major trip generators located in the northern region of the City. They are River Bridge Centre at the southwest quadrant of Jog Road and Forest Hill Boulevard and Trafalgar Square located at the southeast quadrant of Jog Road and Forest Hill Boulevard. There are also two major trip generators located in the southern region of the City: Target on Lake Worth Road at Sherwood Forest Boulevard and Mil-Lake Plaza at the northwest quadrant of Lake Worth Road and Military Trail. These generators comprise a variety of non-residential land use including commercial retail and office. The River Bridge Centre serves as a transfer location for most routes serving the City. Map 4 shows the location of these generators.

## IV. ANALYSIS

### A. EXISTING TRAFFIC CIRCULATION DATA

The current (2007) service demand on the roadway system is measured as peak hour demand estimated from average daily conditions and is shown in Table 3. Map 3 depicts the 2007 roadway level of service. As would be expected, the urban principal arterials have experienced the highest service demand.

The design capacities of the existing major streets are reflected primarily by the number of through lanes. An inventory of through lanes was conducted and is shown on Map 2. A comparison of service demand to design capacity based upon through lanes was developed to establish the level of service provided by the transportation network segments. The relationship of traffic volume and number of lanes to level of service is shown in Table 3.

The level of service analysis shown on Map 3 and in Table 3 indicates that all travel segments are operating at LOS "D" or better.

### B. FUTURE TRAFFIC CIRCULATION ANALYSIS

The future traffic circulation analysis was carried out for the short range (through 2012) and long range (through 2030) planning timeframes to determine if any roadways will drop below the adopted level of service. Traffic projections through year 2012 were calculated by adding the traffic from approved but un-built projects, as reported in the Palm Beach County Traffic Division's database, to the existing peak hour counts. A nominal half-percent background annual growth rate was added to account for future growth not associated with approved projects. The resulting traffic projections through 2012 are shown on Table 8 and Map 6 respectively. All roads within the City of Greenacres meet the adopted LOS "D", with the exception of the link of Jog Road from Summit Boulevard to Forest Hill Boulevard and Haverhill Road from Lake Worth Road to the South City Limits (both are projected to operate at a LOS E). Table 9 identifies the year by year level of service for the two roadway links. The link of Jog Road from Summit Boulevard to Forest Hill Boulevard fails to meet

LOS “D” in year 2011 (year 4) by 33 trips and in year 2012 (year 5) by 55 trips. The link of Haverhill Road from Lake Worth Road to the South City Limits fails to meet LOS “D” beginning in year 2008.

Both Haverhill Road and Jog Road are County owned and maintained right-of-way. Palm Beach County’s Five-Year Road Program (2008-2012) has committed funding for the widening of Haverhill Road beginning in Fiscal Year 2008 to resolve capacity issues. The County’s Five-Year Road Program does not identify an improvement for the link of Jog Road (which is currently built to its ultimate width) between Summit Boulevard and Forest Hill Boulevard at this time. The City will be coordinating with the County to determine if a roadway improvement or alternative operational solution is necessary to correct the potential deficiency on Jog Road. If necessary, an improvement will be planned and funded using the local option gas tax, traffic impact fees, or a combination thereof.

The traffic projections for year 2030 were reviewed with respect to the future roadway networks identified on Map 5. The resulting traffic projections through 2030 are shown on Table 10 and Map 7 respectively. . Links that fail to meet the LOS "D" standard as adopted within the City in year 2030 are as follows:

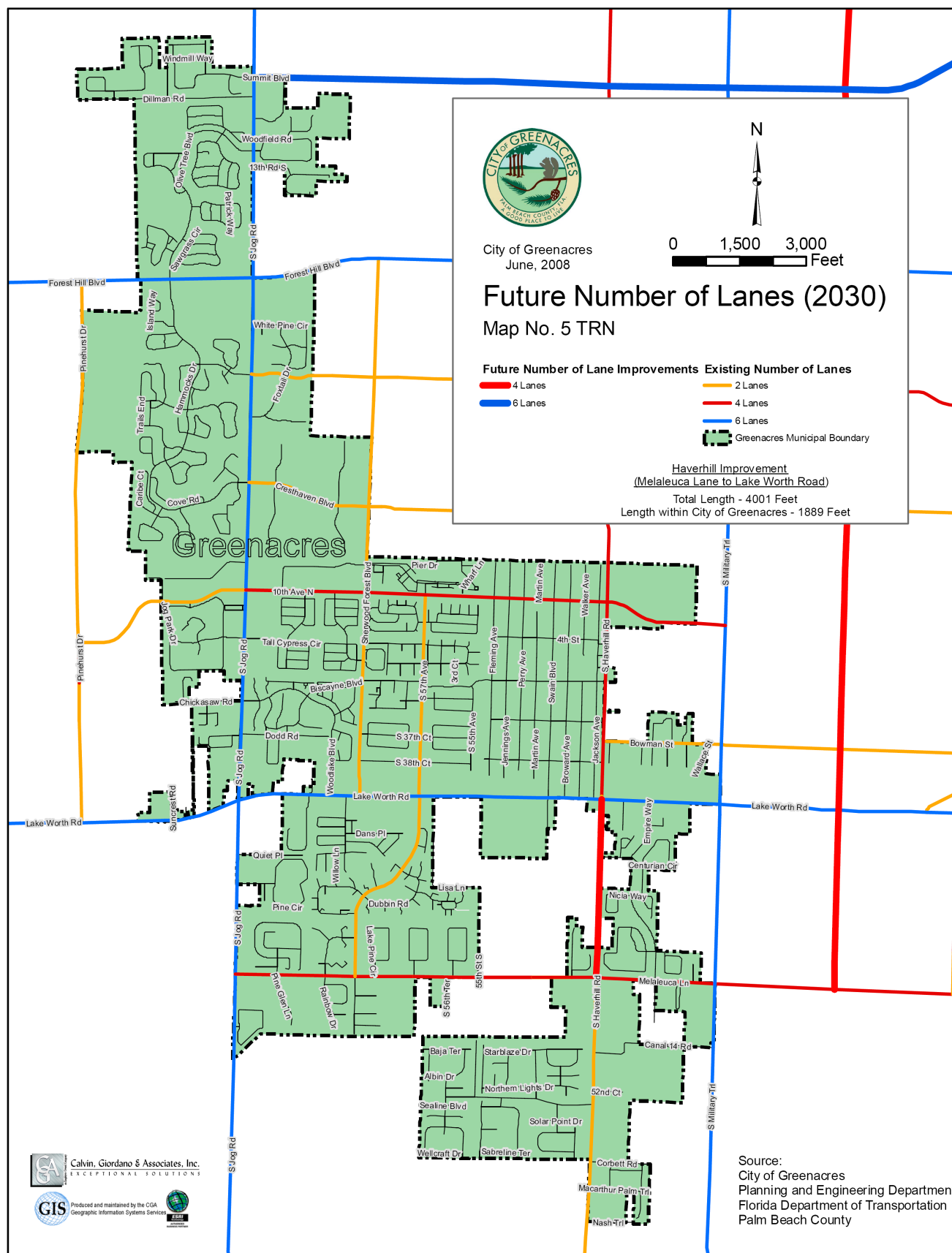
### **2030**

Jog Road – Lake Worth Road to LWDD L-14 Canal (LOS E)

Forest Hill Boulevard – West City Limits to Jog Road (LOS E)

Forest Hill Boulevard – Jog Road to East City Limits to (LOS E)

Haverhill Road - Lake Worth Road to the South City Limits (LOS E)



**TABLE 8  
GREENACRES COMPREHENSIVE PLAN  
CAPACITY ANALYSIS OF ROADWAY SYSTEM - 2012**

Roadway From	To	Functional Class	Number Of Lanes	Pk Hr/Pk Dir LOS 'D' Capacity	2012 Pk Hr/Pk Dir Volume	2012 LOS
<b>Jog Road</b>						
Summit Blvd.	Forest Hill Blvd.	Urban Collector	6LD	4,680	4,735	E
Forest Hill Blvd.	10th Ave. North	Urban Collector	6LD	4,680	4,649	D
10th Ave. North	Lake Worth Rd.	Urban Collector	6LD	4,680	3,686	C
Lake Worth Rd.	LWDD L-14 Canal	Urban Collector	6LD	4,680	4,014	D
<b>South 57th Ave.</b>						
10th Ave. North	Lake Worth Rd.	City Collector	2L	1,460	533	C
Lake Worth Rd.	Melaleuca Lane	City Collector	2L	1,460	617	C
<b>Military Trail</b>						
North City Limits	Lake Worth Rd.	Urban Principle Arterial	6LD	4,680	4,111	D
Lake Worth Rd.	LWDD L-14 Canal	Urban Principle Arterial	6LD	4,680	4,116	D
<b>Forest Hill Boulevard</b>						
West City Limits	Jog Rd.	Urban Minor Arterial	6LD	4,680	4,522	D
Jog Rd.	East City Limits	Urban Minor Arterial	6LD	4,680	4,000	D
<b>Purdy Lane</b>						
Jog Rd.	East City Limits	Urban Collector	2L	1,460	821	C
<b>Cresthaven Boulevard</b>						
Jog Rd.	Sherwood Forest Blvd.	Urban Collector	2L	1,460	693	C
<b>10th Avenue North</b>						
West City Limits	Jog Rd.	Urban Collector	4LD	3,110	1,683	C
Jog Rd.	South 57th Ave.	Urban Collector	4LD	3,110	1,737	C
South 57th Ave.	Military Trail	Urban Collector	5L	3,110	1,876	C
<b>Lake Worth Road</b>						
West City Limits	Jog Rd.	Urban Principle Arterial	6LD	4,680	4,386	D
Jog Rd.	South 57th Ave.	Urban Principle Arterial	6LD	4,680	3,746	C
South 57th Ave.	Military Trail	Urban Principle Arterial	6LD	4,680	3,890	D
<b>Haverhill Road</b>						
North City Limits	Lake Worth Rd.	Urban Collector	5L	3,110	1,669	C
Lake Worth Rd.	South City Limits	Urban Collector	2L	1,460	1,502	E
<b>Sherwood Forest Boulevard</b>						
North City Limits	Lake Worth Rd.	Urban Collector	2L	1,460	597	C
<b>Melaleuca Lane</b>						
Jog Rd.	Haverhill Rd.	Urban Collector	5L	3,110	1,540	C
Haverhill Rd.	Military Trail	Urban Collector	5L	3,110	2,254	C



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**TABLE 9  
GREENACRES COMPREHENSIVE PLAN  
CAPACITY ANALYSIS OF 2012 LOS 'E' ROADWAY SYSTEM**

Roadway From	To	Functional Class	Number Of Lanes	Pk Hr/Pk Dir LOS 'D' Capacity	2008 Pk Hr/Pk Dir Volume	2008 LOS	2009 Pk Hr/Pk Dir Volume	2009 LOS	2010 Pk Hr/Pk Dir Volume	2010 LOS	2011 Pk Hr/Pk Dir Volume	2011 LOS	2012 Pk Hr/Pk Dir Volume	2012 LOS
<b>Jog Road</b>														
Summit Blvd.	Forest Hill Blvd.	Urban Collector	6LD	4,680	4,543	D	4,614	D	4,676	D	4,713	E	4,735	E
<b>Haverhill Road</b>														
Lake Worth Rd.	South City Limits	Urban Collector	2L	1,460	1,470	E	1,478	E	1,486	E	1,494	E	1,502	E

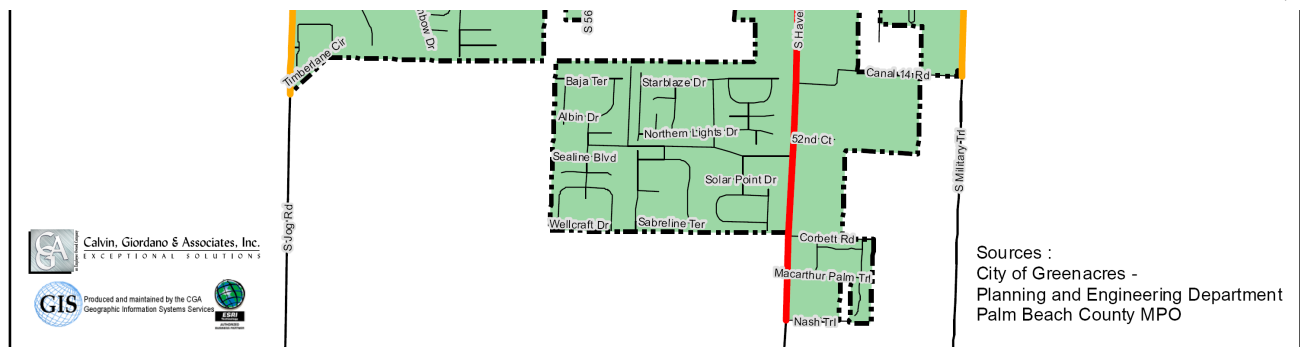


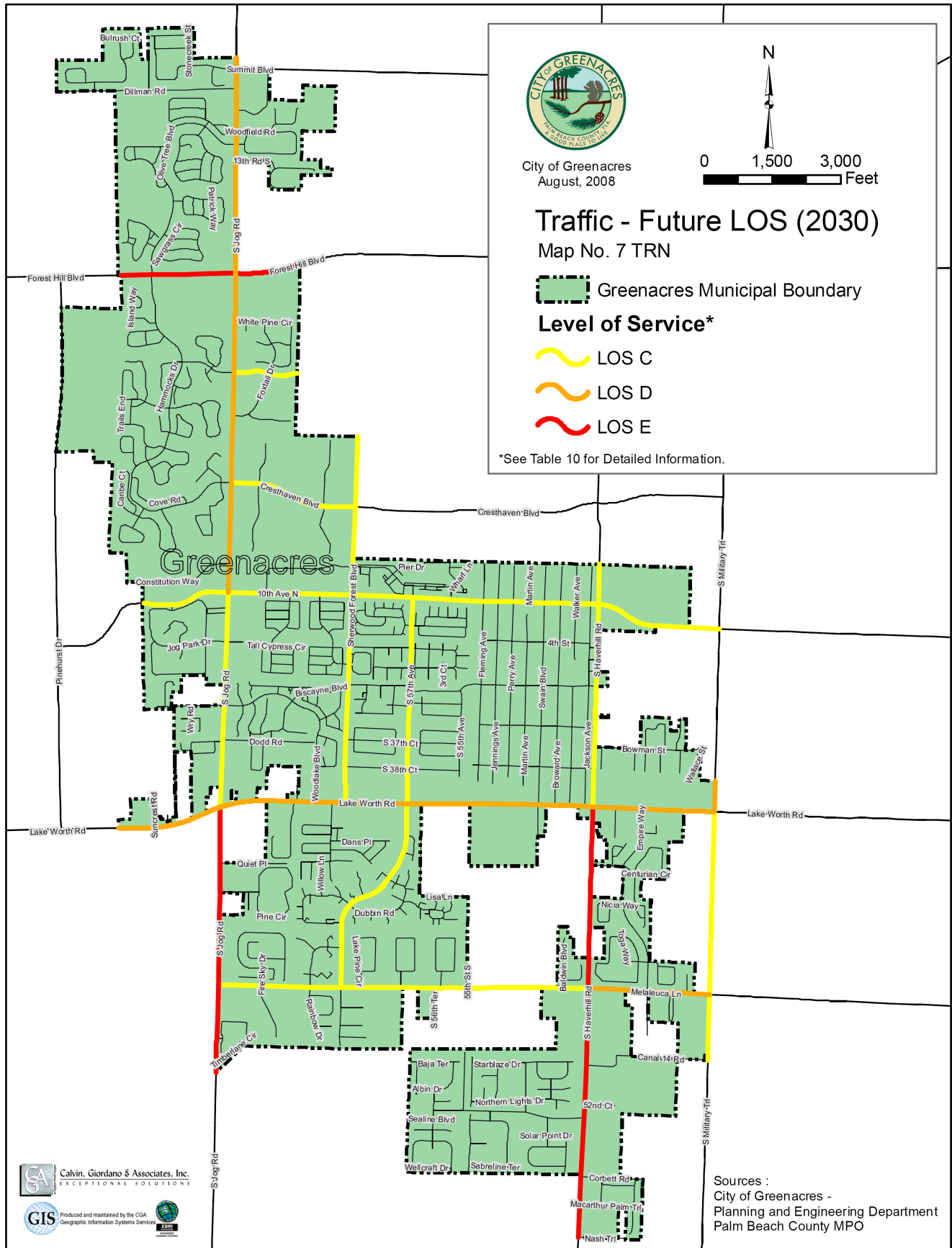
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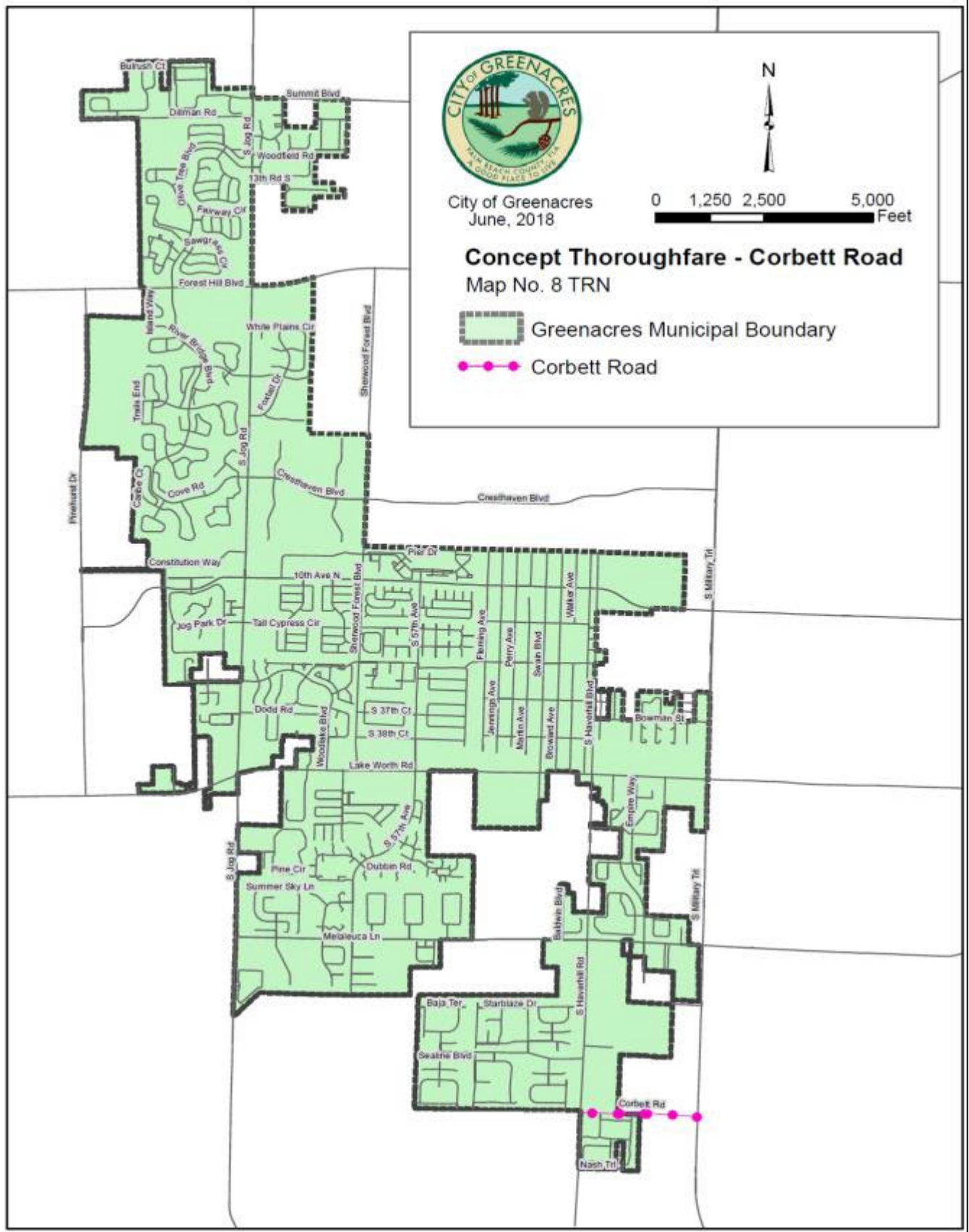
**TABLE 10  
GREENACRES COMPREHENSIVE PLAN  
CAPACITY ANALYSIS OF ROADWAY SYSTEM - 2030**

Roadway From	To	Functional Class	Number Of Lanes	AADT LOS 'D' Capacity	2030 AADT Volume	2030 Projected LOS
<b>Jog Road</b>						
Summit Blvd.	Forest Hill Blvd.	Urban Collector	6LD	49,200	48,450	D
Forest Hill Blvd.	10th Ave. North	Urban Collector	6LD	49,200	44,650	D
10th Ave. North	Lake Worth Rd.	Urban Collector	6LD	49,200	37,050	C
Lake Worth Rd.	LWDD L-14 Canal	Urban Collector	6LD	49,200	49,400	E
<b>South 57th Ave.</b>						
10th Ave. North	Lake Worth Rd.	City Collector	2L	15,400	9,500	C
Lake Worth Rd.	Melaleuca Lane	City Collector	2L	15,400	10,450	C
<b>Military Trail</b>						
North City Limits	Lake Worth Rd.	Urban Principle Arterial	6LD	49,200	44,650	D
Lake Worth Rd.	LWDD L-14 Canal	Urban Principle Arterial	6LD	49,200	37,050	C
<b>Forest Hill Boulevard</b>						
West City Limits	Jog Rd.	Urban Minor Arterial	6LD	49,200	49,400	E
Jog Rd.	East City Limits	Urban Minor Arterial	6LD	49,200	50,350	E
<b>Purdy Lane</b>						
Jog Rd.	East City Limits	Urban Collector	2L	15,400	6,650	C
<b>Cresthaven Boulevard</b>						
Jog Rd.	Sherwood Forest Blvd.	Urban Collector	2L	15,400	6,650	C
<b>10th Avenue North</b>						
West City Limits	Jog Rd.	Urban Collector	4LD	32,700	9,500	C
Jog Rd.	South 57th Ave.	Urban Collector	4LD	32,700	16,150	C
South 57th Ave.	Military Trail	Urban Collector	5L	32,700	21,850	C
<b>Lake Worth Road</b>						
West City Limits	Jog Rd.	Urban Principle Arterial	6LD	49,200	47,500	D
Jog Rd.	South 57th Ave.	Urban Principle Arterial	6LD	49,200	43,700	D
South 57th Ave.	Military Trail	Urban Principle Arterial	6LD	49,200	41,800	D
<b>Haverhill Road</b>						
North City Limits	Lake Worth Rd.	Urban Collector	5L	32,700	20,900	C
Lake Worth Rd.	South City Limits	Urban Collector	2L	15,400	16,000	E
<b>Sherwood Forest Boulevard</b>						
North City Limits	Lake Worth Rd.	Urban Collector	2L	15,400	7,600	C
<b>Melaleuca Lane</b>						
Jog Rd.	Haverhill Rd.	Urban Collector	5L	32,700	24,700	C
Haverhill Rd.	Military Trail	Urban Collector	5L	32,700	27,550	D

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As previously stated, a roadway improvement for Haverhill Road has been planned and funded by Palm Beach County. The other roads that are projected to fail the LOS "D" standard will require coordination with Palm Beach County (Jog Road) and the Florida Department of Transportation (Forest Hill Boulevard) to identify potential improvements. Since the roadways identified above are owned and operated by Palm Beach County and the State and are already constructed to their ultimate width, no further improvements are anticipated by the County or the Florida Department of Transportation. Those existing cross sections are also consistent with the MPO 2030 network cross sections.

#### C. PALM BEACH MPO 2030 LONG RANGE TRANSPORTATION PLAN

The Palm Beach 2030 Long Range Transportation Plan (LRTP) integrates all modes of Transportation within Palm Beach County, including highway, public transportation, bicycle and pedestrian facilities, and intermodal facilities (airports and seaports). The LRTP includes the Year 2025 FIHS Cost Feasible Plan – 2003 Update, which identifies the roadway and interchange projects necessary to ensure that roadway facilities in Palm Beach County are operating at or above the adopted level of service “D” or better (excluding constrained roadways). This plan was developed through the joint efforts of the Florida Department of Transportation, the Palm Beach County Engineering Department and the Metropolitan Planning Organization in conjunction with participation from the general public. Local governments have cooperated with the process by providing background information to develop the forecast as well as render their input.

Within the City, the Adopted Year 2030 Cost Feasible Plan includes the widening of Haverhill Road between Lake Worth Road and Melaleuca Lane from two lanes to four lanes. Other noteworthy improvements within close proximity to the City include:

- The widening of Summit Boulevard from Jog Road to Kirk Road from four to six lanes
- An urban interchange at Lake Worth Road and State Road 7
- An urban interchange at Forest Hill Boulevard and State Road 7

#### D. NON-MOTORIZED TRANSPORTATION CONSIDERATIONS

The Non-Motorized Transportation System serves bicycles and pedestrians. At present, the City of Greenacres is coordinating with Palm Beach County to plan bikeway and pedestrian systems in a comprehensive manner so that it can be viewed as a meaningful adjunct to the City's total transportation system.

Being specific, given the nature of bicycle operators, the design of this system should minimize bicycle/automobile conflicts. While the best way of doing that would be to build exclusive bike paths, such a system would not be physically or economically feasible. Rather, a combination of exclusive, semi-exclusive, and shared-use bikeways are recommended alternatives.

The intent of a non-motorized system is to establish a city-wide network of bike paths and sidewalks allowing residents to safely bicycle and walk between residential areas

and major destinations such as parks, schools, and commercial areas.

### Bicycle and Pedestrian Routes

All roadways listed in the functional classification table of this Transportation Element contain sidewalks of at least 5 feet width on each side that serve bicycle and pedestrian traffic. South 57<sup>th</sup> Avenue between Lake Worth Road and the L-13 Canal is an exception and only contains a sidewalk on the east side. At present, there are no designated bike lanes that share right-of-way with any of the roads in the City of Greenacres. As major roads have been re-paved and re-striped, undesignated bike lanes have been added.

Further consideration to non-motorized transportation is discussed in the Goals and Objectives and Policies Section.

## E. EVACUATION DISASTER ROUTES

In general, the City of Greenacres recommends that all its residents remain in the City in the event of an impending natural disaster. However, there are two mobile home parks which may need to be evacuated depending on the severity of an approaching storm. These are Pickwick Mobile Home Park located on 10th Avenue North, east of Sherwood Forest Boulevard and Colonial Coach Estates located on Lake Worth Road.

In the event that evacuation of these two mobile home parks becomes necessary, residents are recommended to retreat to the two Red Cross shelters within the City of Greenacres. They are John I. Leonard High School at 4701 10<sup>th</sup> Avenue North and Heritage Elementary School at 5100 Melaleuca Lane.

If residents desire to leave the City in the event of an impending natural disaster, the most likely routes will be Forest Hill Boulevard, 10th Avenue North, Melaleuca Lane and Lake Worth Road leading to I-95 and Florida's Turnpike.

## F. FUTURE TRENDS

### **Complete Streets**

In 2014, the FDOT adopted a Complete Streets Policy, and completed concurrent revisions to the Florida Transportation Plan. Complete Streets is a nationally recognized term referring to streets and sidewalks that are designed, operated and maintained to enable safe and convenient access and travel for all users, which includes pedestrians, bicycles, transit users, freight and motor vehicles. Then FDOT engaged Smart Growth America to facilitate a series of Complete Street-focused workshops, and followed-up with a Complete Streets Implementation Plan released in December of 2015. FDOT updated its design manual to include complete streets and context classification. The Context classification system describes the general characteristics of the land use, development patterns, and roadway connectivity along a roadway, providing cues as to the types of uses and user groups that will likely utilize the roadway. The context classification of a

roadway will inform FDOT's planning, PD&E, design, construction, and maintenance approaches to ensure that state roadways are supportive of safe and comfortable travel for their anticipated users.

In addition, the Palm Beach County Transportation Planning Agency (TPA) Board (formerly known as the Metropolitan Planning Organization or MPO) adopted a Complete Streets Policy in early 2016 and created a working group that discussed the implementation of context sensitive Complete Streets. The group developed policies and complete streets design guidelines, which were finalized in 2017. The TPA continues to encourage adoption of complete street policies by its members. The City of Greenacres is proposing a new policy to guide the City in the future to consider its own Complete Streets policy.

## **V. PLAN FOR TRAFFIC CIRCULATION**

Since a majority of the City's traffic circulation system is operated and maintained by the Florida Department of Transportation or Palm Beach County, the City will continue to coordinate its efforts regarding all existing future roadway improvements with them. In addition, Greenacres will coordinate the traffic circulation system with other ground transportation modes such as bus, bicycle and pedestrian systems.

Again, the City's primary responsibility in traffic circulation is to coordinate with programmed County and State Roadway Improvements and provide for local input to the Palm Beach County Five (5) Year Roadway Plan. Projects in the Five-Year Roadway Plan which impact roads within the City of Greenacres are listed in Table 1B of the Capital Improvements Element.

The City does have primary responsibility for approximately 24.7 miles of city streets within its boundary and has looked to the future to plan for better circulation and accessibility in the future.

In June of 2004, a charrette was conducted by the Treasure Coast Regional Planning Council (TCRPC) to plan for the area whose boundaries were the L-14 Canal to the north, Lantana Road to the south, Military Trail to the east, and Cadillac Drive / E-3 Canal to the west and included properties within Greenacres and unincorporated Palm Beach County and adjacent to Atlantis. The TCRPC recommended encouraging development and redevelopment which has community-oriented patterns characterized by having a network of streets, configured in a grid pattern, with multiple routes for intra-community trips and alternate routes for external travel. The Charrette Plan also includes the aim for a connector roadway (Corbett Drive extension) from Haverhill Road to Military Trail in order to provide an additional connector road between Military Trail and Haverhill Road. The connector would provide support for increasing level of service for the City of Atlantis by the City's Fire Rescue Department, which has a station located on Haverhill Road just south of Melaleuca Lane.

The City has taken important strides toward addressing the goals set forth in the Charrette. One is the establishment of a Conceptual Thoroughfare Plan for the City.

The Conceptual Thoroughfare Plan is shown on 8 TRN. This plan for future city collector roads combines roads needed to relieve traffic congestion in already developed areas and to serve possible future development areas. It will serve as a backup to the County Thoroughfare Plan.

## **VI. GOALS, OBJECTIVES AND POLICIES**

**GOAL 1.** It shall be the goal of the City of Greenacres to develop a multimodal transportation system to provide a safe, efficient movement of people, goods, and services within and through the community at a reasonable cost with a minimum detriment to the environment.

### **Objective 1**

Develop an efficient and effective roadway network which meets existing and future needs.

#### **Policy a)**

Provide current and future land use plans socioeconomic data for use by the Metropolitan Planning Organization in developing regional transportation plans upon request.

#### **Policy b)**

Require engineering review to coordinate street access of existing and new development to enhance traffic safety, traffic capacity, and traffic flow along arterial and collector roadways.

#### **Policy c)**

Provide coordination of City and required private development roadway improvements with programmed County and State roadway improvements.

#### **Policy d)**

Require conveyance of roadway, intersection, and interchange rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.

#### **Policy e)**

The City shall continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.

## Policy f)

The City adopts peak hour level of Service Standard “D” for all roads within the City’s jurisdiction. Development Orders issued by the City shall be consistent with the level of service standards set forth in Palm Beach County’s Transportation Element and the Countywide Traffic Performance Standard Ordinance.

## Policy g)

The City shall investigate the creation of a Transportation Master Plan to analyze the existing conditions of automobile, transit, pedestrian and bicycle infrastructure to identify strategies for improvement of facilities related to users of all modes. The plan should identify specific projects and improvements targeted towards each of the four modes, along with cost estimates, prioritization and funding sources.

## Policy h)

Development projects shall provide, to the maximum extent possible, vehicular and pedestrian connections to more than one adjacent roadway. Adjacent projects shall be coordinated to provide, whenever possible, vehicular and pedestrian cross-connections to reduce vehicle trips and reduce demand on the arterial and collector roadway system.

## Policy i)

To improve efficiency of service delivery to existing City residents, future annexation areas, and the City of Atlantis, the City shall seek the dedication of road right-of-way and the construction of vehicular and pedestrian improvements to create a local street connection between Haverhill Road and Military Trail south of the L-14 Canal and north of Lantana Road. This may be accomplished in conjunction with new development and redevelopment in the area and through other appropriate means.

**Objective 2**

Provide adequate design standards to improve safety, reduce congestion, and reduce maintenance.

## Policy a)

Further develop and maintain design standards that are compatible with the County and State design standards.

## Policy b)

Require private development to conform to the Manual on Uniform Traffic Control Devices for on-site traffic control.

## Policy c)

Require engineering review for safe vehicular and non-vehicular traffic flow and parking arrangements in private development.

Policy d)

Improve the safety and operation of City streets, through site-access control, and other traffic operation improvements.

### Objective 3

The City will cooperate with other agencies to minimize and reduce the negative impacts and enhance the positive impact of the development and growth of Greenacres.

Policy a)

Greenacres will work with the Palm Beach County Department of Engineering and Public Works, Palm Beach County MPO and the Florida Department of Transportation to improve State and County roadways within the City's limits.

- 1) Monitor and provide local input into Palm Beach County's Five (5) Year Roadway Plan to ensure that all county and state roads within the City achieve and maintain the Level of Service standard of "D".
- 2) Collect Palm Beach County Traffic Impact Fees on all new development within the City and transfer said fees collected to Palm Beach County to fund its 5 year Roadway Plan.
- 3) Coordinate with the Palm Beach County Department of Engineering and Public Works to ensure that all developments comply with Roadway Improvements Agreements.

### Objective 4

Develop future plans for traffic circulation consistent with the future land use plan to provide an adequate level of service.

Policy a)

Continue to cooperate with the County to implement the County Traffic Performance Standard to ensure traffic conditions on roadways within the City's jurisdiction will operate at Levels of Service equal to or better than those in Objective 1, Policy f above.

Policy b)

Proposed land use plan changes, property rezonings, land subdivisions, special exception petitions and site plan approvals and amendments shall be approved only

with traffic circulation impact studies and mitigation measures to maintain required level of service on affected facilities.

**GOAL 2.** Coordinate the traffic circulation system of the City with other ground transportation modes such as a bus, bicycle and pedestrian system.

### **Objective 1**

The City shall develop a bicycle and pedestrian transportation system which provides safe and accessible routes to major public and private facilities.

#### **Policy a)**

By 2013, the City shall develop a Comprehensive Bicycle and Pedestrian Master Plan.

#### **Policy b)**

The City shall require development to provide adequate pedestrian facilities during site plan approval or the functional equivalent.

#### **Policy c)**

To the maximum extent financially feasible, the City shall adopt the following transportation strategies to enhance the pedestrian environment:

1. Assess the City's sidewalks to identify deficiencies in widths, connections, obstructions, and need for handicap accessibility. Sidewalks are recommended to be at least six feet in width on collector and arterial roads to provide a safe and comfortable walking experience.
2. Develop a program to address any deficiencies identified in the sidewalk assessment that are within the jurisdiction of the City. For sidewalks under the County's or FDOT's jurisdiction, coordinate with the respective agencies to address their deficiencies.
3. Ensure pedestrian connections between new developments and the surrounding roadways are provided through the land development review process.
4. Work with developers and business owners to provide transit shelters within their developments when adjacent to existing bus routes or dedicate easements for provision of transit related and pedestrian facilities by the City when not currently served by Palm Tran.

#### **Policy d)**

The City shall evaluate developing Complete Streets policies within its Land Development Regulations. Complete Streets are roadways designed to accommodate

all users, including, but not limited to motorists, cyclists, pedestrians and transit riders. Complete Streets policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a roadway are included in evaluation and design of roadway cross-section based upon anticipated mobility and accessibility needs compatible within the surrounding environment. Complete Streets policies should address travel along the street as well as crossing the street. Complete Streets policies are context sensitive and should approach each street as unique and avoid standard one-size fits all design.

1. Develop a program to evaluate existing corridors within the City that would benefit from a Complete Streets Evaluation.

## **Objective 2**

Ensure that the residents of the City are serviced by the Palm Beach County Bus Transportation System.

### **Policy a)**

The City shall distribute operation information regarding the bus system (PALM TRAN).

### **Policy b)**

The City will continue to inform the MPO of information pertaining to new developments, building permits and build out rates and annexations through the Land Development Staff review process, concurrency management process and annual reports in order for the MPO to plan and provide the necessary public transportation to ensure compliance with the adopted level of service for mass transit which is .05 percent transit trip for each vehicular trip.

## **Objective 3**

The City shall preserve and protect existing and future right-of-ways from building encroachment by strict adherence to the Palm Beach County Thoroughfare Right-of-Way Protection Map.

### **Policy a)**

Require conveyance of roadway, intersection, and interchange right-of-ways consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.

## VII. NOTES

1. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, pg. 4
2. Palm Beach County Traffic Division
3. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, page 6
4. Greenacres City Comprehensive Plan, - Capital Improvements Element, Definitions of Relevant Terms.
5. 1994 Update to the Highway Capacity Manual, Transportation Highway Research Board, 1985.
6. Palm Tran System Route Map
7. West Palm Beach Urban Study Area (WPBUSA) Year 2015 Cost Feasible Plan, Final 1996.

### ***REVISION HISTORY***

September 15, 2008    Ord. 2008-03  
 April 15, 2019        Ord. 2018-13

CITY OF GREENACRES COMPREHENSIVE PLAN

# RECREATION & OPEN SPACE ELEMENT

April 2019

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## I. INTRODUCTION

### A. HISTORY OF RECREATION AWARENESS

The City of Greenacres is located in Central Palm Beach County. It is approximately six (6) miles west of the Atlantic Ocean and is about twenty-two (22) miles south of Martin County and (22) miles north of Broward County.

The population of the City of Greenacres increased by approximately 14,000 residents from 1975 to 1990. With the rapid increase in population, the demand for greater recreational opportunities and the need to protect valuable open space resources had become a major issue.

In recognition of this need, the City of Greenacres City Council instructed city staff to create a "recreation fund" in November 1977, which established the first step towards creating a separate Parks and Recreation Department. Prior to the adoption of this fund, maintenance, salaries, equipment and supplies for parks, were managed through the Public Works budget.

In February 1983, the City prepared the Recreation/Open Space Plan to guide the City in acquisition and development of recreational areas, facilities and open space. The standards incorporated in this plan were taken from "Outdoor Recreation on Florida – 1976", the official outdoor recreation plan for the State of Florida and the Palm Beach County Comprehensive Plan, (1980). Later that year, City Council created an interest-bearing account known as the "Parks and Recreation Fund", to be used for the acquisition, improvement and expansion of recreational park and open space areas. This fund was financed by the collection of impact fees.

A parks and recreation supervisor position was created in the public works department during the summer of 1986, "Parks and Recreation" became independent of Public Works only a year later, October 1, 1987 and became known by its present name of Leisure Services Department. This department now oversees the operation and planning for recreation in the City.

### B. RECREATION FOR ALL AGE GROUPS

All parks and recreational facilities are not used equally by the same groups of people. The City of Greenacres Leisure Services Department has recognized the diverse preferences among different age groups for recreational activities, time of facility use and location of facilities. Some parks and facilities are especially designed for active senior adults, preschoolers, and others for all age groups.

### C. THE OUTDOOR RECREATION EFFORT - COOPERATION

The City of Greenacres must plan for the development of new recreational facilities and must acquire additional recreational facilities and sites in order to keep pace with demands generated by growth. The City must provide a greater share of the financial, technical and physical resources necessary to satisfy these growing demands for leisure activities in the outdoors.

In 1996, the City of Greenacres allocated 7.1% of the City's total operating budget to the Leisure Services Department. This is an increase from 5.5% of the total operating budget in 1988, the figure provided on the last update of the Comprehensive Plan. With other communities spending as much as 16% of their budget on the provision of leisure activities, the City of Greenacres may need to consider an increase, however, the City alone cannot provide the volume or variety in types of leisure pursuits that will be demanded by its present and future populations. Therefore, to maximize the total outdoor recreation effort and direct it most effectively and efficiently, the City must work closely with its residents, the County and private enterprise. Nowhere will this coordination be more critical than in the public recreation sector, which can expect a continuation of the financial constraints experienced during recent years. Every resource must and will be utilized in keeping the City of Greenacres. . . **"A GOOD PLACE TO LIVE"**.

## II. DEFINITION OF RELEVANT TERMS

- A. OPEN SPACE - is defined as "land that is either undeveloped or is relatively free of buildings and other structures". Open space is usually thought of as public parks and playgrounds; in its broadest definition, however, it includes all public land acting as a contrast to the man-made environment," property whose leisure oriented value lies almost entirely in the enhancement of the immediately surrounding streetscape or neighborhood with recreation or conservation uses.
- B. PARK - is defined as "an area permanently dedicated to recreation and generally characterized by its natural and landscape features".
  - 1. Resource - Based - acknowledges the presence of unique, desirable natural features to a site relating to land, water or air resources that provide opportunities for recreational activities and/or an aesthetic enhancement to a recreational site. Examples of resource-based recreation would include beaches, boat ramps, natural wooded areas, lakes, waterways, etc.
  - 2. User - Based - recreational sites or usages that require no specific natural features for site selection or development. These facilities can be located essentially at the convenience of the user. They are, for the most part, structured, rule-oriented, and in many instances conducted as part of formal, local recreation programs under the supervision of trained staff.
- C. PUBLIC ACCESS - is defined as "the ability of the public to physically reach, enter or use recreation sites including beaches and shores".
- D. RECREATION - is defined as "the infinite variety of activities which people elect to occupy their leisure time and satisfy their need for diversion." These non-work moments are used reacquainting one's self with nature, participating in a sport or craft, or just enjoying a temporary release from the routine demands of life.

1. Active - active recreation is generally thought of as requiring some level of physical exertion like team sports, racket sports, swimming, cycling, jogging, etc.
2. Passive - passive recreation, by contrast, requires little or no physical exertion and typically requires little to nothing in the way of support structures and facilities. Examples of passive recreation might include walking, sitting, family picnics, or participation in a special interest class.

### **III. INVENTORY OF EXISTING RECREATION AND OPEN SPACE FACILITIES AND OPPORTUNITIES**

#### **A. PURPOSE AND SCOPE**

In 1975, the Florida Parks and Recreation Association and the Florida Planning Association published "Criteria for Leisure Facilities", which established recreation facility standards, including minimum acreage and service area requirements. Those standards were to be utilized by communities as general guidelines to evaluate existing and future recreation facilities. Many of the standards established in this publication were incorporated in "Outdoor Recreation in Florida" (1976)--the official outdoor recreation plan for the State of Florida.

This document, updated in (1987, 1994, 2000 and 2008), constitutes Florida's basic policy plan for outdoor recreation. It sets forth the framework for a statewide comprehensive outdoor recreation planning and implementation process. This document is now known as Florida's Statewide Comprehensive Outdoor Recreation Plan (SCORP). These standards, together with the policies of the "Recreation and Leisure Element" of the State's 1985 Comprehensive Plan, form the basis of the present chapter.

#### **B. PARK CLASSIFICATIONS**

The City's classifications are comparable to both the county and state classifications/definitions for open space and recreation, and also provide for the necessary modifications tailored to the unique features of the community, the context of an urban park system and the Department's operations.

The Recreation and Open Space Element of the Palm Beach County Regional Plan of 1980 that was composed by the Area Planning Board of Palm Beach County, recognize six (6) classifications of public recreation areas: Neighborhood Parks, Community Parks, Metropolitan Parks, Regional Parks, Nature Preserves and Special Areas. The Palm Beach County Comprehensive Plan of 1989, altered the classifications to five (5) which are now: Neighborhood, Community, District, Regional and Beach. These standards have been applied to the City's classifications and modified for use with the City. The City of Greenacres subdivides the "neighborhood park" classification into two (2), creating a new mini-park category.

The City's five (5) classifications for open space and recreation were determined based on the following considerations:

- \* Inherent aesthetic or leisure-oriented value
- \* Size and natural features
- \* Type and variety of developed recreational amenities
- \* Service population and character
- \* Support services associated with maintenance and operation
- \* Usage patterns
- \* Demonstrable and apparent potential for further future development, programming and usage.

The City's classifications are: 1) Mini-Parks/Tot Lot, 2) Neighborhood Parks, 3) Community Parks, 4) Regional Parks, 5) Open Space.

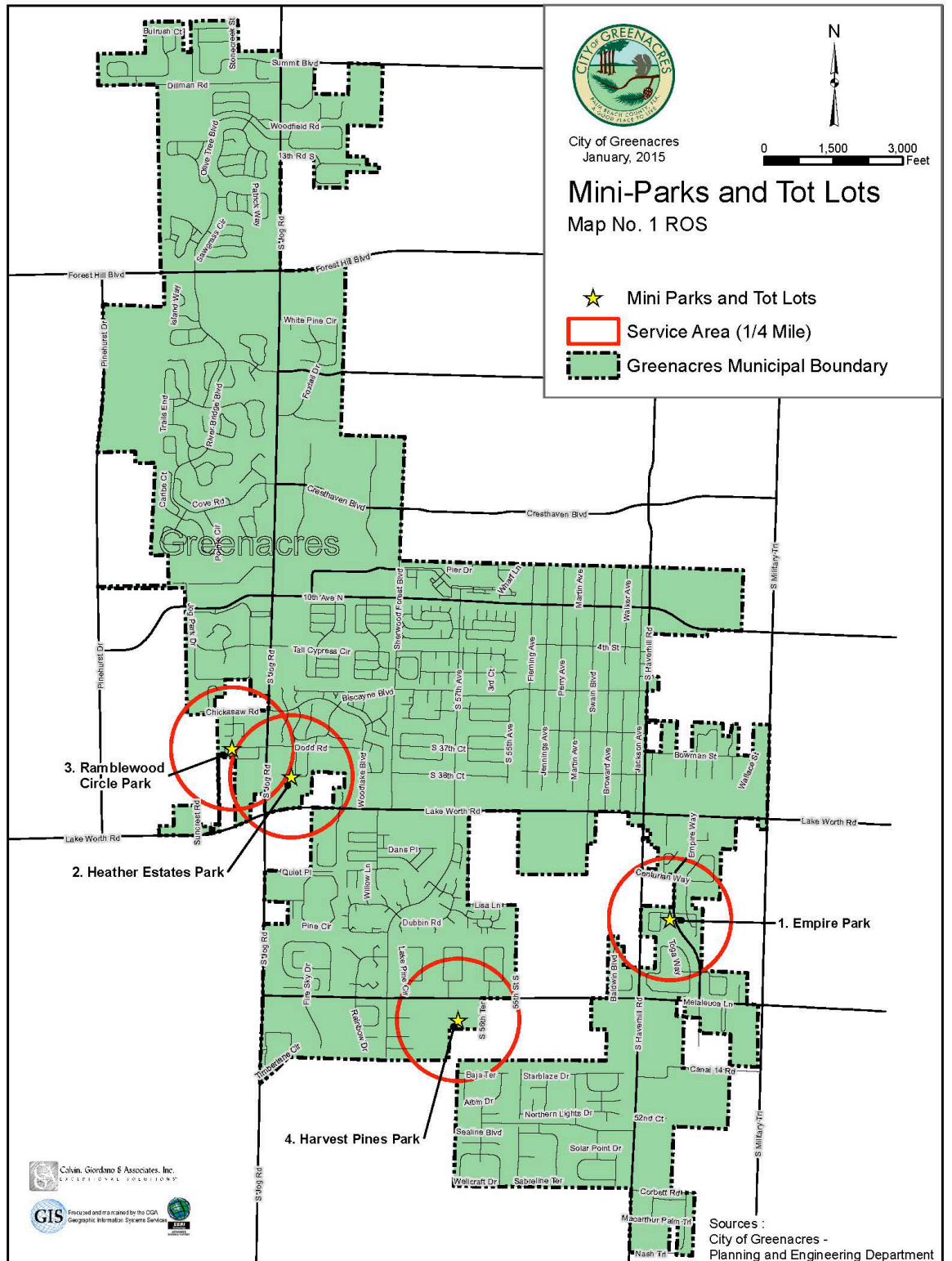
#### 1. Mini-Parks/Tot Lot

Description: Areas of developed City property of sufficient size, (generally ¼ -2 acres), to support some level of structured, passive or active recreational activity or programming. Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking or walkways, signage and lighting. The design, maintenance and operation of these sites distinguish them as “parks” as opposed to just green or open spaces. These facilities are maintained entirely without the benefit of user fees, though they are suited to some limited cooperative public-private projects. Specifics of each park are found on Table 1 with corresponding locations shown on Map No. 1.

**TABLE 1**  
**MINI-PARKS/TOT LOT**

Park Name	I.D.	Status	# of Acres			PICNIC TABLES	SHELTERS	BBQ PITS	EQUIPPED PLAY	MULTIPURPOSE	PARKING
			Land	Water	Total						
Empire Park & Lake	1	Dev.	0.66	2	2.66	3	1	0	1	-	9
Heather Park	2	Dev.	0.40	0.04	0.44	2	-	2	1	-	-
Ramblewood Circle	3	Dev.	0.22	0.15	0.37	1	-	-	1	-	-
Harvest Pines Park	4	Undev.	0.74	0	0.74	-	-	-	-	-	-
<b>Total</b>			2.02	2.19	4.21	6	1	2	3	0	9

Source: Planning and Engineering Department —January 2015



## 2. Neighborhood Parks

Description: The neighborhood park is a walk-to park, generally located along streets where people can walk or bicycle without encountering heavy traffic. These parks are owned by the City and developed for passive and active recreational activities. These parks are generally 2-5 acres and are typically not staffed or programmed, but may periodically be so on a seasonal or part time basis only. All of the operations are conducted without the benefit of user fees, although some nominal permit, entrance, or registration fees may be charged. These parks are prime candidates for cooperative projects involving the City, civic associations, P.T.A.'s, the School Board and/or other private businesses and organizations.

Typical facilities developed in the Neighborhood Park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood. Specifics of each park are found on Table 2 with corresponding locations shown on Map No. 2.

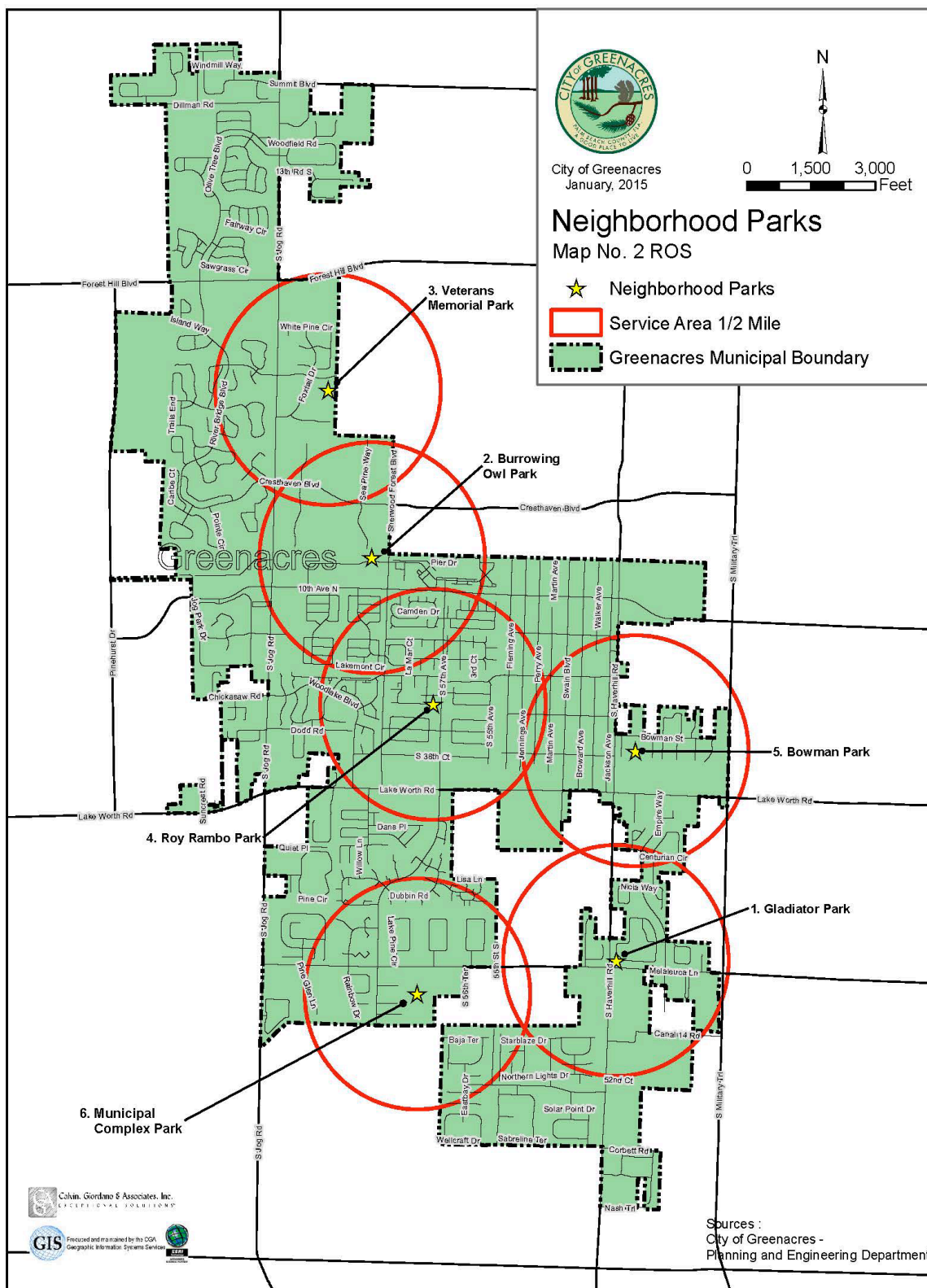
**TABLE 2  
NEIGHBORHOOD PARKS**

Park Name	I.D.	Status	# of Acres			PICNIC TABLES	SHELTERS	REC CENTER	SHUFFLEBOARD	TENNIS	BBQ PITS	EQUIPPED PLAY	JOGGING PATH	SOFT/BASEBALL	BASKETBALL	FOOTBALL/SOCCER	HAND/RACQUETBALL	MULTIPURPOSE	POOL	RESTROOMS-BLDGS	PARKING
			Land	Water	Total																
Gladiator Park	1	Dev.	1.21*	0.00	1.21	4	-	-	-	1	1	1	-	-	1	-	-	-	-	-	10
Burrowing Owl	2	Dev.	2.00	0.00	2.00	2	1	-	-	-	-	1	-	-	2	-	-	1	-	-	-
Veterans Memorial	3	Dev.	4.36	0.29	4.65	2	-	-	-	1	0	1	-	1	1	-	0	-	-	1	38
Roy Rambo Park	4	Dev.	2.00	0.00	2.00	3	-	-	-	1	2	1	-	-	2	-	-	-	-	-	14
Bowman Park	5	Dev.	4.67	0	4.67	6	1	-	-	-	-	1	1	-	2	-	-	-	-	-	10
Municipal Complex Park	6	Dev.	3.05	4.58	7.63	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	**133
<b>Total</b>			17.29	4.87	22.16	17	2	0	0	3	3	5	2	1	8	0	0	1	0	1	205

Source: Planning and Engineering Department, January 2015

\* Provided 800.5 square feet to Palm Beach County as road right-of-way January 2015

\*\* 133 City Hall parking spaces to be shared with the Municipal Complex Park users



### 3. Community Parks

Description: "A community park is a "ride to" park, owned by the City and designed to serve the needs of 4-6 neighborhoods which constitutes a community. A minimum of 20 acres is the recognized standard by the State;" however, in the City of Greenacres such facilities are generally 7- 20 acres, well within the County standard of 2-50 acres.

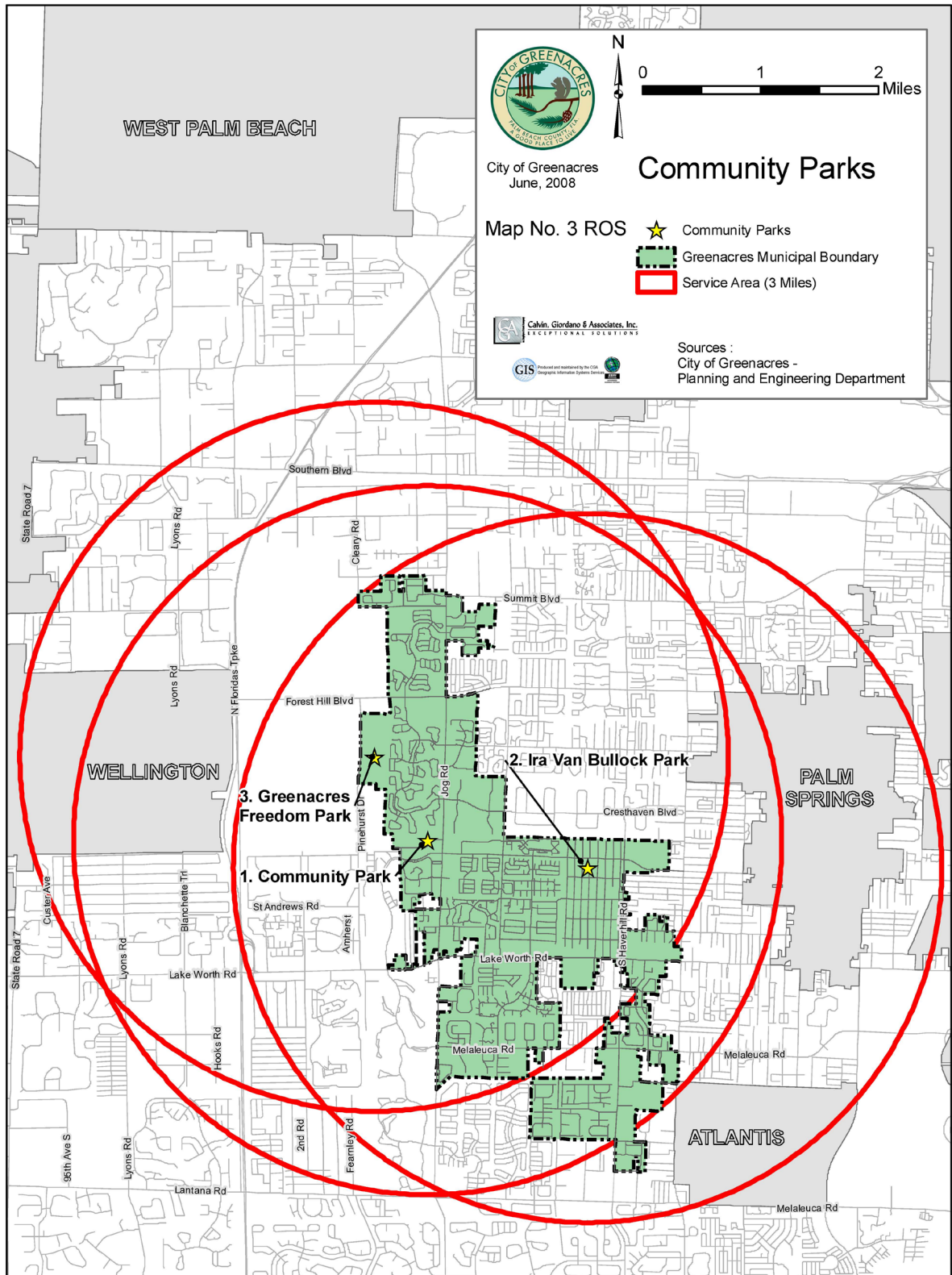
In the City these parks are entirely operated without the benefit of user fees, although these facilities characteristically involve more "pay as you play" recreational opportunities. A fee structure for these facilities could help to offset the costs of service delivery to some limited extent, but more importantly, would serve to enhance the perceived value of services.

Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sports fields and swimming pools. Adequate off-street parking may be needed to contain parking overflow. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas. Specifics of each park are found on Table 3 with corresponding locations shown on Map No. 3.

Park Name	I.D.	Status	# of Acres			PICNIC TABLES	SHELTERS	REC CENTER	SHUFFLEBOARD	TENNIS	BBQ PITS	EQUIPPED PLAY	JOGGING PATH	SOFT/BASEBALL	BASKETBALL	FOOTBALL/SOCCER	HAND/RACQUETBALL	VOLLEYBALL	MULTIPURPOSE	POOL	RESTROOMS	PARKING
			Land	Water	Total																	
GREENACRES COMMUNITY PARK	1	Dev.	17.57*	0	17.57	25	3	-	6	2	11	2	2	2	-	-	4	-	-	-	1	87
IRA VAN BULLOCK REC. COMPLEX	2	Dev.	8.84	0	8.84	12	2	3	-	-	7	1	-	2	2	-	-	-	-	-	4	208
GREENACRES FREEDOM PARK	3	Dev.	43.39	8.54	51.93	5	2	-	-	-	2	1	1	2	-	2 (S)	-	1	1	-	2	183
<b>Total</b>			69.80	8.54	78.34	42	8	3	6	2			3	6	2	2S	4	1	1	0	7	478

\*Added .82 acres from Path to Pinehurst Drive

Source: Planning and Engineering Department, January 2015



#### 4. Regional Parks

"Regional parks are large, resource-based areas that serve two (2) or more communities or counties and are usually located within an hour's driving distance of the residents they serve. These parks should range in size from a minimum of 250 acres to as much as several thousand acres."

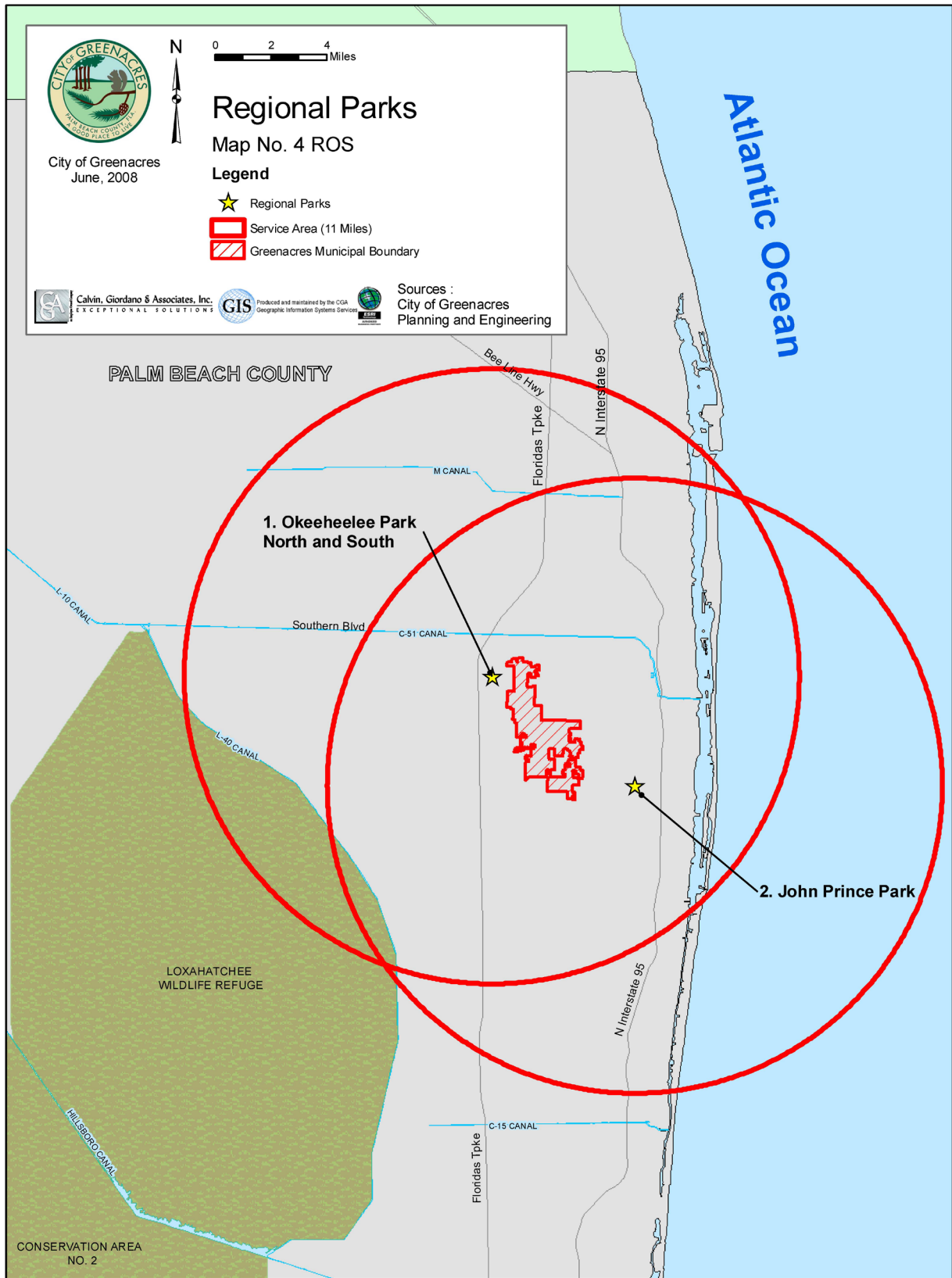
Typical facilities provided at a regional park include water-based recreation sites, camping areas, hiking and nature trails, picnic areas, and other facilities not requiring intensive development. The most prominent feature of a regional park is that it provides recreational opportunities that, through the design and development of outdoor recreation resources and facilities, capitalize on the natural environment and promote an atmosphere of beauty and serenity.

Although none of these parks are located within the City limits, Greenacres is well within the prime service areas of several regional parks.

Specifics of each park are found on Table 4, with corresponding locations shown on Map No. 4.

**TABLE 4  
REGIONAL PARKS**

Park Name	I.D.	Status	# of Acres			PICNIC TABLES	SHELTERS	REC CENTER	SHUFFLEBOARD	TENNIS	BBQ PITS	EQUIPPED PLAY	JOGGING PATH	SOFT/BASEBALL	BASKETBALL	FOOTBALL/SOCCER	HAND/RACQUETBALL	VOLLEYBALL	MULTIPURPOSE	POOL	RESTROOMS
			Land	Water	Total																
*OKEEHHEELLEE North & South	1	County			1702.01	40+	4	-	-	8	Unk	5	3	9	-	-	-	6	5	-	Unk
JOHN PRINCE MEMORIAL	2	County	388.36	338	726.36	Unk	4	1	-	8	Unk	10	3	3	4	-	-	6	0	-	Unk
<b>Total</b>			388.36	338	2428.37	40+	8	1	0	16	Unk	15	6	12	4	0	0	12	5	0	Unk
Source: Palm Beach County Parks & Recreation Department 2006 Park Directory																					
Note: These parks are not within Greenacres City Limits. Separate land & water figures not available for Okeeheelee Park.																					
* Adjacent to the City of Greenacres																					



## 5. Open Space

**Description:** The concept of open space incorporates a whole range of resources, only some of which are included in the more traditional definition. Open space, as defined in this plan, refers only to City-owned property which determines the parameters of the open space inventory.

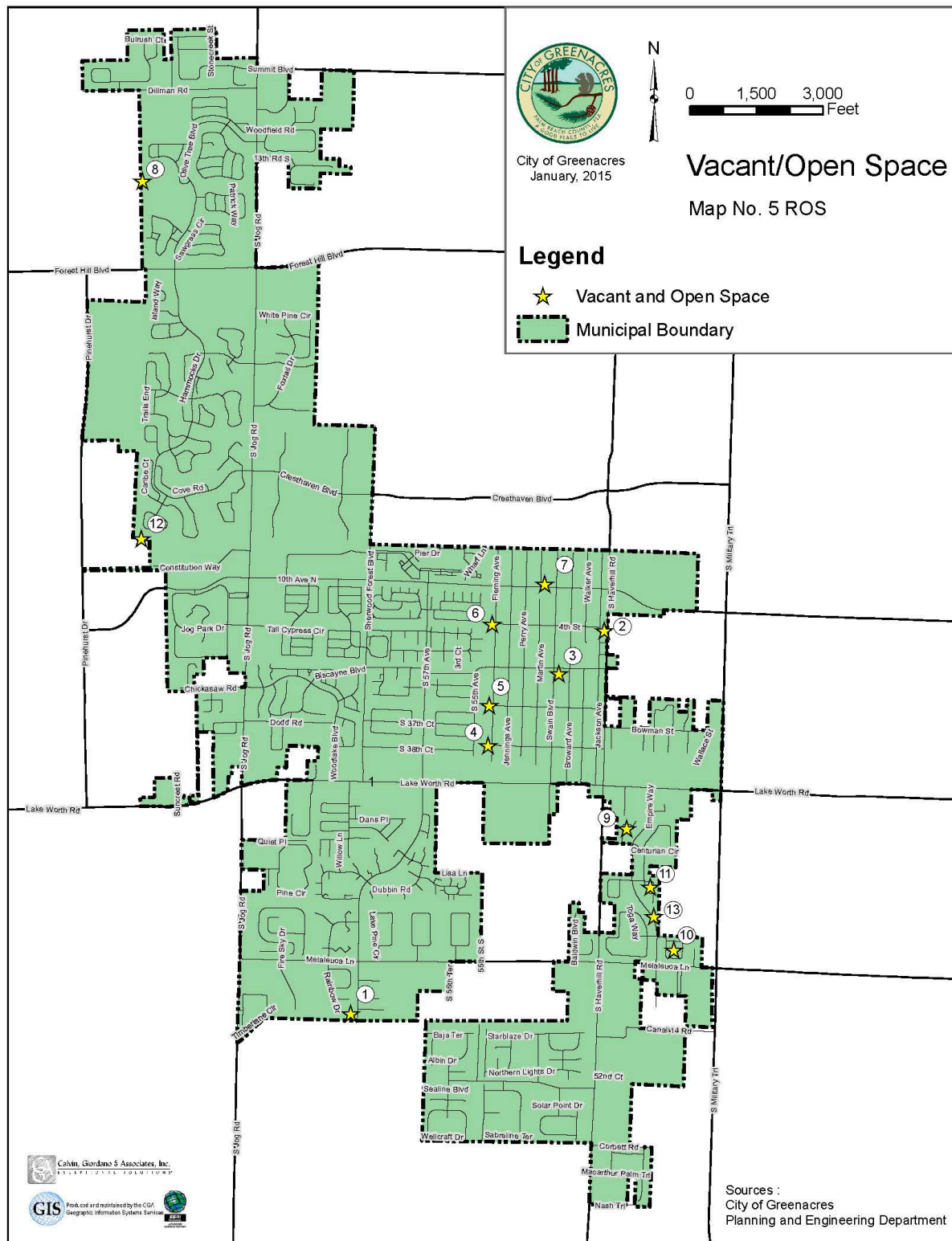
These open space sites are landscaped or natural open areas, located within built-up areas. Depending on their location, open space sites may serve populated areas ranging in size from a single neighborhood to an entire city. Their principal function is to intersperse congested urban environments with aesthetically pleasing buffer areas. Table 5 contains an inventory of City owned open space land existing within the City of Greenacres, with corresponding locations shown on Map No. 5. A vacant land analysis is included in the Future Land Use Element.

**TABLE 5  
CITY OWNED  
VACANT/OPEN SPACE LAND**

MAP I.D.	LOCATION	ZONING		ACRES	COMMENTS
1	NWC of L-14 Canal and Sherwood Forest Blvd.	GU		1.38	Passive preserve area only
2	NEC of Jackson and Fourth St.	RL-3		0.28	Landscaped with benches and trash containers ("Oasis Park")
3	40' South of SEC of Swain and Biscayne Dr.	MXD		0.28	Leased to American Legion Post 258
4	NWC of First St. and Fleming Ave.	RL-3		0.15	Vacant right-of-way
5	NWC of Second St. and Fleming Ave.	RL-3		0.15	Vacant right-of-way
6	NWC of Fourth St. and Fleming Ave.	RL-3		0.15	Vacant right-of-way
7	NEC of Martin Ave. and 10th Ave. North	GU		0.22	Landscaped with benches and a trash container ("Friend Park")
8	Olive Tree Buffer Strip	GU		7.12	_____
9	Caesar Circle	GU	_____	0.25	_____
10	Chariot Circle	GU	_____	0.42	_____
11	Nicia Way	GU	_____	0.54	_____
12	Path North of WTP 2	COUNTY		.20	Vacant
13	Empire Way	RM-2		.24	Vacant
<b>TOTAL</b>				<b>11.38</b>	

Source: Planning and Engineering Department January 2015

Note: Acreage estimates are based on January 2015, Palm Beach County Property Appraisers Data



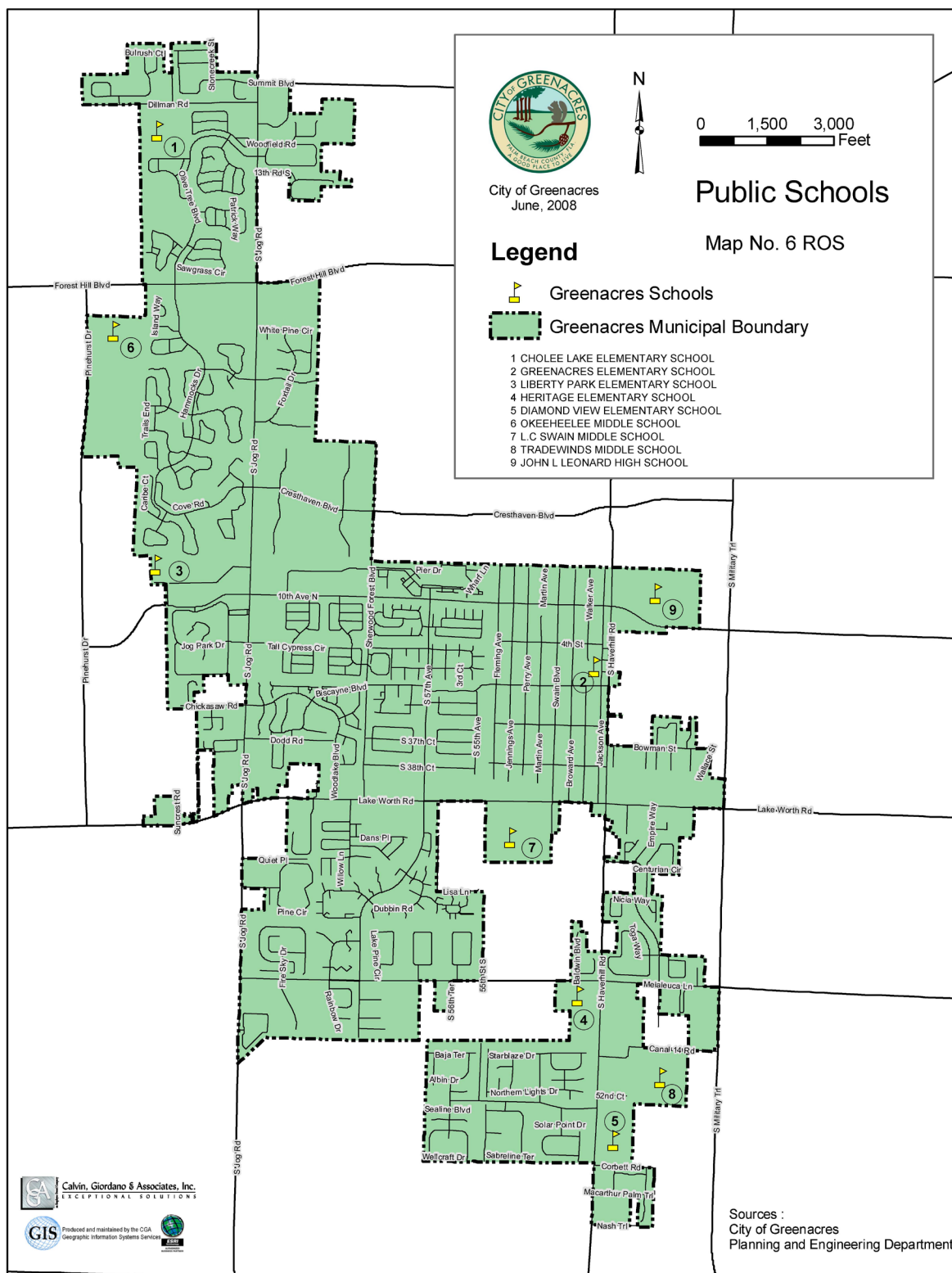
## 6. Public Schools

Description: The community school concept is designed to utilize the schools, after hours through various recreation and community programs. The City of Greenacres has a shared use agreement with Liberty Park Elementary School sharing approximately 4.75 acres of multi-purpose fields in the west end of Community Park. The City also has a shared use agreement with Okeeheelee Middle School sharing approximately 33.65 acres of baseball, softball and multi-purpose fields north of Greenacres Freedom Park (fka Pinehurst Park), and has utilized recreation space at L.C. Swain Middle School recently. None of the Palm Beach County School Board property has been included in the total acreage figures of the City's recreational inventory. Table 6 shows those schools affecting public recreation in the City, with corresponding locations shown on Map No. 6.

**Table 6**  
**PUBLIC SCHOOLS – RECREATION AREAS**

Map I.D.	SCHOOL	LOCATION	ACRES	
			TOTAL	REC.
1	Greenacres Elementary	405 Jackson Avenue	7.25	3.00
2	Liberty Park Elementary	6601 Constitution Way	11.74	0.57
3	John I. Leonard High School	4701 10th Avenue North	37.97	18.57
4	Okeeheelee Middle	2200 Pinehurst Drive	17.50	13.31
5	Cholee Lake Elementary	6680 Dillman Road	19.96	2.08
6	L.C. Swain Middle	5332 Lake Worth Road	30.48	13.24
7	Heritage Elementary	5100 Melaleuca Lane	19.72	2.80
8	Tradewinds Middle	5090 S. Haverhill Road	47.89	13.21
9	Diamond View Elementary	5300 Haverhill Road	24.61	6.62
<b>Total</b>			<b>217.12</b>	<b>73.4</b>

Source: -Planning and Engineering Department, February 2008



This "shared use" concept has also made possible the continuation of a Community Park jogging trail through School Board property, the provision of additional parking facilities, combined landscaping efforts, and the joint design of security and safety features.

As funding levels fail to keep pace with increasing costs of outdoor recreation, and the availability of land diminishes, the City must continue to utilize effective methods of coordinating the capabilities of present and potential suppliers of recreational opportunities.

### C. CITY-RECREATIONAL

The City's recreational inventory includes all open space within the classification of: Open/Green Space, Mini-Parks, Neighborhood Parks and Community Parks. Combined, these areas total 116.09 acres. The following is an account of open and recreational space and alternative leisure service providers for the City of Greenacres.

Table 7 demonstrates each of the City Park classifications in terms of selected service characteristics consistent with similar tabulations included in both Palm Beach County and State of Florida planning documents for outdoor recreation. Table 8 lists the total parks and open space located within the City in terms of total recreational space by park classification. Total acreage figures include both land and water portions of each site.

**TABLE 7**  
**SERVICE CHARACTERISTICS**

CLASSIFICATION	SIZE	SERVICE RADIUS	SERVICE POPULATION
Open/Green Space	N/A	N/A	N/A
Mini-Parks/Tot Lot	(1) Max 2 acres (2) min 1/4 acres, adjoining school; min 1.acres.	up to .25 miles	(1) 2,500 (2) 500-2500
Neighborhood Parks	up to 10 acres	up to .50 miles	5,000
Community Parks	(1) 2 to 50 acres (2) min of 20 acres, near a school; min 5 acres	.50 to 3.0 miles	(1) 5,000 (2) up to 25,000
Regional Park	(1)250 to 10,000 acres	(1) 30 min. to 1 hour drive	100,000

Source: (1) Palm Beach County Regional Comprehensive Dev. Plan – Area Planning Board of PBC-1980  
(2)Outdoor Recreation in Florida 1994; Florida's Statewide Comprehensive Outdoor Rec. Plan pg. 6.11-6.12

**Table 8**  
**Total Recreation/Open Space**

Classification	No. Sites	Acres	
		Total	Avg. Size
Open/Green Space	13	11.38	0.88
Mini-Parks/Tot-Lot	4	4.21	1.05
Neighborhood Parks	6	22.16	3.69
Community Park	3	78.34	26.11
<b>Total</b>	<b>26</b>	<b>116.09</b>	

Source: Planning and Engineering Department, January 2015  
Total acres divided by total number of sites = Average Size.

#### D. PRIVATE - RESIDENTIAL

Private recreation is defined as recreational facilities provided by independent residential developments. Currently, there are over ninety-six 96 acres of both active and passive private recreation areas (not including water bodies). It is apparent that this supply is substantial enough to warrant mention; particularly in the areas of swimming pools, racquet sports and play apparatus. Many citizens are able to provide for their recreational needs in the residential setting. This is true due to the following factors:

1. The number of multi-family/condominium housing developments that provide on-site recreational facilities;
2. The socioeconomic dynamics of the more affluent neighborhoods;
3. The seasonal leisure characteristics of the community generally.

An awareness of this supply is a meaningful consideration to public recreational planning and service delivery. It should also be noted that the City is supportive of these private initiatives apart from and in addition to those that are regulated by impact fees, building and landscape codes. Table 9 shows a total account of private recreation facilities offered.

**TABLE 9**  
**PRIVATE RECREATION FACILITIES**

TOTAL REC. AREA (ACRES)	Clubhouse	Shuffleboard	Tennis Courts	Pools	Picnic Areas	Bike Jog Path	Racquetball Handball	Equipped Playground	Volleyball	Baseball	Basketball	Golf Course
<b>96.09</b>	<b>44</b>	<b>20</b>	<b>53</b>	<b>58</b>	<b>8</b>	<b>25</b>	<b>14</b>	<b>23</b>	<b>5</b>	<b>1</b>	<b>14</b>	<b>0</b>

Source: Prepared by the Planning and Engineering Department, February 2008

## IV. ANALYSIS: DEMAND AND NEEDS ASSESSMENT

### A. RECREATION STANDARDS

#### 1. Overview

It has been the standard practice for parks and recreational professionals to typically evaluate or demonstrate the adequacy of open space and recreation based on per capita acreage ratios. Since public recreation resources and facilities are generally felt to be "free" goods and services, "demand", as an economic concept, cannot readily be adapted for practical application. As a result, the use of the term "outdoor recreation demand" has become a means for expressing the actual participation (amount, volume, frequency, etc.) in recreation activity by some defined group or population over a fixed period of time.

The recognized national authority for the parks and recreation profession is the National Recreation and Parks Association (NRPA). NRPA standards are reflected in the State's currently effective comprehensive outdoor recreation plan, "Outdoor Recreation in Florida – 1994", and is helpful for an assessment and overview of statewide outdoor recreation issues. It is emphasized that these standards merely are "benchmarks" that can be used to evaluate the City's parks system, not mandates for public acquisition.

#### 2. Concurrency Management System

The concurrency management system ensures that the adopted level of service standards required for recreation will be maintained prior to the issuance of a development order and development permit. However, the City is committed to provide adequate levels of open space and recreational facilities and services higher than the existing inventory.

As a result, the City of Greenacres adopted two levels of service standards; 1) a currently realistic or "Policy" level of service standard based on existing conditions and population projections for 1993 (1.4 acres per 1,000 people) and 2) a higher (more stringent) standard referred to as "Target" thresholds for future or planned facility and service improvements (3.0 acres per 1,000 people).

Through the acquisition and development of additional park area (such as Bowman Park, Greenacres Freedom Park, and enhanced Ira Van Bullock Park), the City is now able to meet and maintain the "Target" level of service of 3 acres per 1,000 population.

## B. CURRENT NEED AND DEMAND ANALYSIS

This section of the element will identify past and present operations assuring service delivery consistent with public need and demand. The majority of these efforts are ongoing, standard operating activities.

### 1. Open and Recreation Space and Development Guidelines

The City of Greenacres has established guidelines expressed in numbers of facilities per thousand population. Table 10 compares park facility standards of the City with State and County standards. It will be noted that the City does not provide a standard for each of the four (4) park types, but rather includes all four (4) in its park facility threshold of 3 acres per 1,000 population. Individual statistics have been included for each park type so a comparison can be made.

**TABLE 10**  
**OUTDOOR RECREATION RESOURCE STANDARDS**  
**Acres per 1000 population**

Type	P.B.C.	Established N.R.P.A.	Greenacres	Greenacres Actual	Acres
Open/Greenspace	0	1	-	0.29	11.38
Mini/Tot Lot	0	0.5	-	0.11	4.21
Neighborhood	2.5	2	-	0.57	22.16
Community	2.5	2	-	2.03	78.34
<b>Total</b>	<b>5</b>	<b>5.5</b>	<b>3</b>	<b>3.01</b>	<b>116.09</b>

Source: (1) City of Greenacres Planning and Engineering Department, January 2015  
(2) Recreation & Open Space Element of the Palm Beach County Comprehensive Plan, 1989  
(3) Actual standard based on population of 38,590 in 2014 (BEBR).

The recreational activity standards for the City are shown in Table No. 11 and were based on standards developed by the Area Planning Board of Palm Beach County in 1980 and the State Plan, "Outdoor Recreation in Florida – 1997", but also allowing for modifications as appropriate to account for unique local characteristics and conditions

**TABLE NO. 11**  
**PARK ACTIVITY THRESHOLD FOR GREENACRES**

	<b>Greenacres</b>	<b>Palm Beach County</b>	<b>State Median</b>
1 Swimming Pool (small)	1 pool/2,000	N/A	N/A
2 Tennis Courts	1court/4,000	1court/4,000	1/2,000
3 Basketball	1court/4,000	1court/4,000	1/5,000
4 Football/Soccer	1field/10,000	1field/8,000	1/6,000
5 Handball/Racquetball	1court/10,000	1court/6,000	1/10,000
6 Shuffleboard	1 court/6,000	1/5,000	1/3,600
7 Picnicking	1ac./6,000	1ac./6,000	1/6,000
8 Bicycling	1 mile/10,000	5 mile/5,000	1/5,000
9 Equipped Play	1 area/3,000	1/3,000	1/10,000

Source: (1) City of Greenacres Engineering, Planning & Building Department, Jan. 16, 1997  
(2) Recreation & Open Space Element of the Palm Beach County Comprehensive Plan, 1989

The target thresholds above are not adopted standards and are not tied to the adopted level of service standard for parks and open space. The approval of development orders and permits is not conditioned upon meeting these thresholds. When a threshold above is reached, the City will investigate the applicability of providing such activity or facility.

## 2. Outdoor Recreation/Population Ratios-Demand

The use of resident projections provides an indicator of conditions at any time during the year. These needs are expressed in five (5) year intervals in order to facilitate the analysis of future demands on the City. Table 12a depicts the future demand for recreation/open space land based on adopted level of service (LOS) thresholds. Existing acreage includes the inventory of green/open space, mini parks, neighborhood parks and community parks.

**TABLE 12a**  
**REC./OPEN SPACE - DEMAND per ADOPTED L.O.S.**

YEAR	POPULATION	ACRES		
		DEMAND	EXISTING	(DEFICIT) / SURPLUS
2014	38,590	115.77	116.09	0.32
2019	39,663	118.99	116.09	(2.9)
2024	40,776	122.30	116.09	(6.21)

Source: Population projections from an average of Palm Beach County Planning Division 2013 Allocation Model based on April 2012 BEBR projections and actual City population growth from 2011 to 2014.

Note: Demand figures represent the Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)\*3]

The projected deficit of 6.21 acres per one thousand (1,000) population in 2024 is based

on the adopted level of service (LOS) for City-owned recreation area. Table 12b, includes additional projections based on state standards and includes the recreation areas within private developments which are restricted to recreational uses. Together with those "existing" acres of City recreation space, they represent the "potential" amount of recreation/open space offered in the City.

**TABLE 12b**  
**REC/OPEN SPACE - DEMAND PER STATE STANDARDS**

TYPE	DEMAND PER STATE STANDARD				ABOVE/BELOW		
	2014	2019	2024	Existing	2014	2019	2024
Mini & Neighborhood	96.48	99.16	101.92	122.46	+25.98	+23.3	+20.54
Community	77.18	79.33	81.53	78.34	+1.16	-0.99	-3.19
<b>TOTAL</b>	<b>173.66</b>	<b>178.49</b>	<b>183.45</b>	<b>200.8</b>	<b>+27.14</b>	<b>+22.31</b>	<b>+17.35</b>

- Notes: (1) Demand per state standard is based on a ratio of 2.5ac./1000 for mini & neighborhood and 2.0 ac./1,000 for community parks.
- (2) Existing supply includes both public and private areas, with all of the private recreation (96.09 acres) allocated to the Mini & Neighborhood category. Thus: Private + Public Mini + Public Neighborhood = 96.09 + 4.21+ 22.16 = 122.46.
- (3) Private recreation inventory December 2011.

## C. FUTURE SUPPLY CONSIDERATIONS

### 1. Assessment Strategy

Generally, the City's posture with respect to open and recreational spaces, focuses on putting existing areas to their highest and best use in terms of the community's aesthetic and leisure-oriented needs and demands. This strategy arises from the fact that there are very limited opportunities for the City to develop or acquire additional parkland in the future. Despite this reality, the plan has identified several areas of initiative that might allow for the expansion of the park system and/or improved service levels.

The proper location of future park sites is dependent upon a number of factors other than availability of land. Existing and future residential land use patterns must also be considered. It is important to consider not only the size of future populations, but also the demographics and in what manner will the population be distributed spatially.

Regarding the analysis of existing land use patterns and the planning of future land use which are not strictly the concern of recreation, please refer to the analysis section of the Future Land Use Element for additional details.

Table 13 identifies the projected recreational demand per the target thresholds established in Table 11 for the City.

**TABLE 13  
PROJECTED RECREATIONAL DEMAND  
PER TARGET THRESHOLDS**

FACILITY	PROJECTED DEMAND				ABOVE/BELOW		
	2014	2019	2024	Existing Supply	2014	2019	2024
Swimming Pool (small)	19	20	20	58	+39	+38	+38
Tennis Courts	10	10	10	58	+48	+48	+48
Basketball	10	10	10	24	+14	+14	+14
Football/Soccer	4	4	4	6	+2	+2	+2
Handball/Racquetball	4	4	4	16	+12	+12	+12
Shuffleboard	6	7	7	57	+51	+50	+50
Picnicking	6	7	7	20	+14	+13	+13
Bicycling	4	4	4	19	+15	+15	+15
Equipped Play	13	13	14	37	+24	+24	+23
Volleyball	0	0	0	6	+6	+6	+6

Note: See Table 12a for projected population.  
Existing supply includes public and private recreation.  
Private recreation inventory December 2011.

a) Public Leisure Activity

In order to properly analyze the City's supply of selected recreational facilities/activities, two factors must be considered: 1) private recreation suppliers and 2) priority resource/facility needs proposed and analyzed for this planning region set forth in the State's currently effective comprehensive outdoor recreation plan," Outdoor Recreation in Florida –1994 and 2000"

b) Private Leisure Activity

Private developments satisfy a considerable portion of the overall demand for recreational opportunities and must be included in the analysis to properly determine those areas of greatest concern.

In addition, the City code requires that 40% of the land within a multi-family planned unit development (PUD) be used as open space and recreation (30% in single-family PUD developments). Subdivision regulations also require developers to provide parks and recreation facilities within subdivisions or provide a cash amount equal to the required land dedication.

The existing supply of public & private recreational facilities has been included in the tabulation in Table 13. Through 2024, the current supply of public and private recreation amenities is projected to meet or exceed demand.

### c) State Recreation Plan Analysis

Once those areas of greatest need have been identified based upon the City's "target" projections, they are evaluated using regional ranking criteria, as well as per capita participation figures supplied through the State's Comprehensive Outdoor Recreation Plan SCORP. In the State Plan, the City of Greenacres lies within Region 10. The resource facility needs analysis in the state plan shows that the entire Region 10 will need additional salt water beach activities, bicycle riding, freshwater fishing (no boat), hiking and outdoor swimming pools. The City should consider those needs in planning future recreational opportunities for the residents.

### 2. Recreation Needs for Special Population Groups

The disabled population often requires special recreation opportunities. The City recognizes a shared responsibility with other governmental entities to provide opportunities for all. Facilities such as special exercise courses and trails should be included in community parks and some neighborhood parks. Special trails can also be constructed for the enjoyment of the disabled. At the very least, all facilities should be accessible.

Senior citizens sometimes encounter access difficulties and sometimes prefer to enjoy their leisure apart from youths and children. Planning with senior citizens in mind should translate into the provision of adequate access and facilities for the pursuit of leisure activities.

Another special group is young children, who also require recreational facilities and opportunities. Tot-lot equipment in parks would help meet the demand of this younger generation for recreation opportunities. The "mini-park/tot lot" park classification is especially designed for preschoolers.

### 3. Access to Recreational Facilities

Development of parks and recreation facilities serves little purpose if residents have no way of accessing them. Facilities must be developed to provide adequate access to facilities for residents and visitors. "The State's emphasis, however, is on the location of facilities in such a manner as to be fully accessible and convenient to the users for whom a demonstrated need exists for the facility."

Access to recreational parks and facilities is usually provided by roads, bicycle paths, and pedestrian ways. All parks and facilities have adequate access in the City.

Planning for future recreational facilities and parks should take into account the special barrier-free accessibility needs of the disabled and of the elderly. Accessibility requirements include wheelchair ramps, railings, restroom facilities designed to provide access to the handicapped and other facilities constructed to allow safe use by all.

#### 4. Annexation

It will be important for the City to consider the availability and condition of open and recreational spaces to assure that the desired and equitable levels or standards of services can be provided for both existing and new City residents. This is likely to prove an extremely difficult and challenging task primarily for the Leisure Services Department. For this reason, it will warrant some advance planning and consideration, even though the prospects of acquiring other facilities and additional service areas is only speculative at best. Land use conditions in areas of possible future annexation are discussed in the Annexation Element of this Plan. See Future Land Use Map for possible locations of future recreation areas.

#### 5. Dedications/Options

##### a) Impact Fee Policies

As growth of the population requires additional park and recreation areas, funding mechanisms must be augmented with impact fees. In similar manner as Palm Beach County, it is presumed that future public park dedications would be a form of payment of park impact fees; however, the park and recreational areas addressed within the parameters of the Palm Beach County Impact Fee schedule are countywide in the population served; therefore, neighborhood and community parks are excluded.

The City of Greenacres addresses the provision of neighborhood and community parks through Ordinance No. 83-41, which established additional standards and criteria for parks and recreation land dedication. "The formula of two and one-half (2 1/2) acres of property for each one thousand (1,000) persons for neighborhood parks and two and one-half (2 1/2) acres for each one thousand (1,000) persons for community parks should be adequate to satisfy future City recreation needs." These standards may result in a combination of many acceptable and desirable dedications to satisfy the intent of a parks and recreation land dedication as follows:

1. A developer may wish to dedicate the entire five (5) acres per thousand population or cash in lieu thereof. "Provisions are made for the payment of fees to the City, equal to the appraised value of this same amount of land, which are to be spent toward the enhancement of existing facilities or future acquisition."
2. A developer may construct private recreation satisfying the neighborhood standard of two and one half acres per thousand population and dedicate the remaining two and one half acres per thousand population or cash in lieu thereof to satisfy the community park recreation standard.
3. A developer may wish to donate a combination of cash and/or land for facilities and/or improvements. In the past, because of the small size of the areas resulting from these formulations or because the provision of

this open space would drastically impact/reduce the remaining areas for development and thereby detract from the economic feasibility or marketability of this development, the City has tended to allow for the payment of fees as opposed to acquiring new park land. Attention should also be given to how the fee structure can be legitimately and defensively modified to address the open space needs or impacts associated with commercial development. Any of these may prove viable opportunities to further enhance the City's park system and associated recreational services.

#### b) Land Donations

The City should remain open to and perhaps actively pursue opportunities for expanding its parks system through the donation of land. While the benefits of such acquisitions must be evaluated in terms of populations served, accessibility, development and maintenance costs, etc., donations remain a desirable acquisition alternative for the future. This is particularly true as land values within the City continue to escalate while the public's dollar remains in limited supply.

#### c) Grants

The City of Greenacres has continued to submit applications through the Florida Recreation Development Assistance Program (FRDAP). "The purpose of this program is to provide grants to qualified local governmental entities to acquire or develop land for public outdoor recreational purposes." The City has also used Community Development Block Grant (CDBG) funds for park improvements.

The City of Greenacres secured grants to develop Community Park, Rambo Park, Greenacres Freedom Park and Ira Van Bullock Park, which are designed to maximize the outdoor recreation benefit to the citizens of the City and will implement the State's comprehensive outdoor recreation plan for this region. In order to offset the rising costs of development, the City will continue to pursue these allocations of funds made by the federal and state governments for future development and land acquisition.

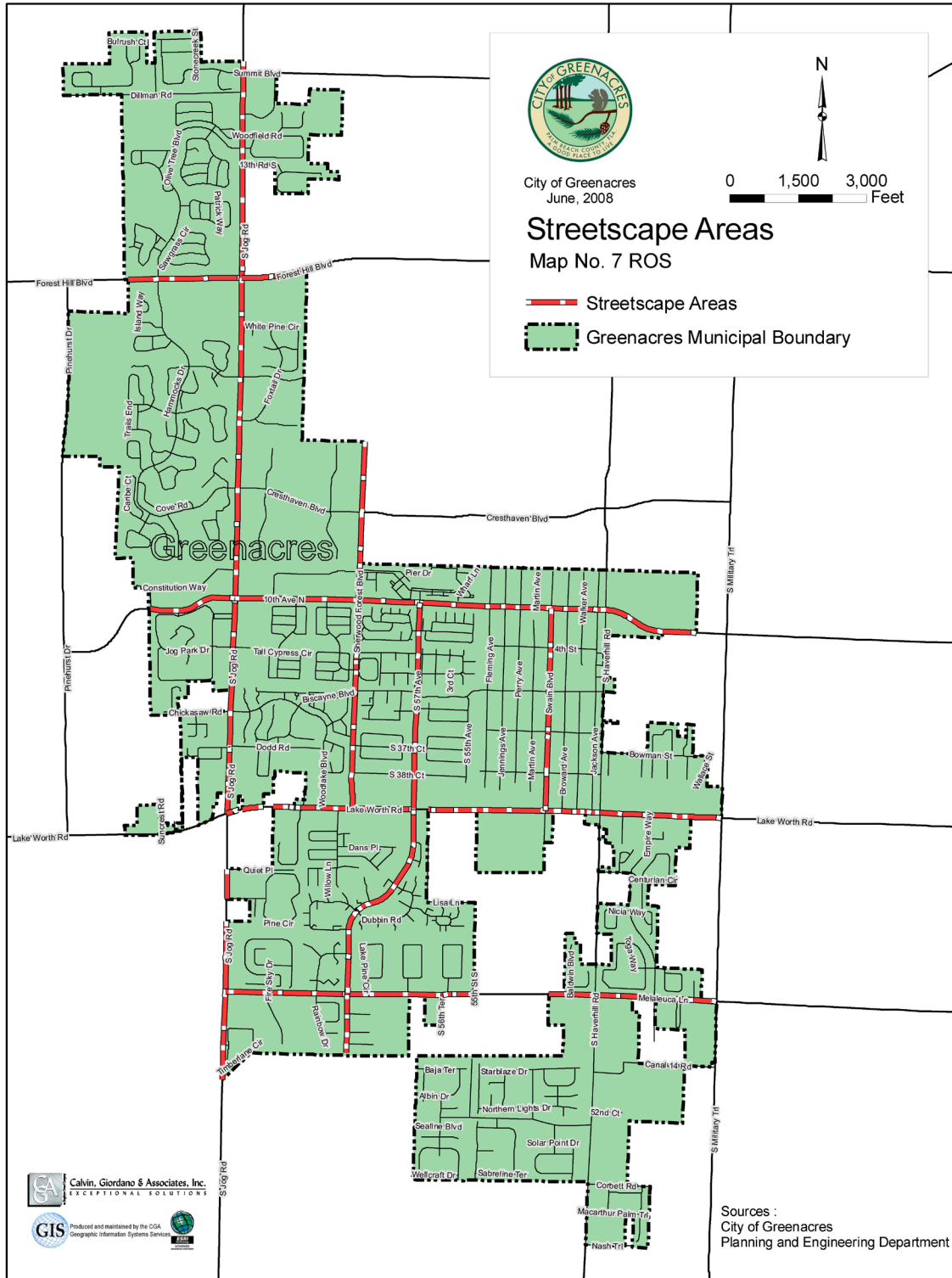
### D. THE PLAN FOR OPEN SPACE

In addition to the inventory of existing open space, the City considered another classification, "streetscapes". There are areas in the City that could be part of the open space network because they can fulfill potentially important open space functions. Within the City, these corridor open spaces are present in the form of road right-of ways that could be developed into a scenic corridor providing such recreational opportunities as hiking and bicycling.

Typical improvements include irrigation, sod, shrubbery, planting beds, trees, curbs, brickwork, pavers and signage. These projects would also include County and State roadway maintenance arrangements and other cooperative efforts with private property owners to assure the attractive development and maintenance of right-of-ways. To date the City has streetscaped Tenth Avenue North, Jog Road, Lake Worth Road, Forest Hill

Boulevard, Sherwood Forest Boulevard, and Swain Boulevard within the City limits. The City should continue with this effort to include South 57th Avenue and Melaleuca Lane. See Map No. 7.

The City's role and responsibilities in these areas is to promote specific aesthetic objectives and broad interests for assuring design and maintenance continuity throughout the City. This responsibility tends to be subsidized in its entirety, though there has been some success and some further potential for pursuing alternative funding strategies, i.e., maintenance contracts and agreements, cooperative projects, special taxing assessments, and highway beautification grants.



## 1. Planning Options

Recreation in some areas is viewed as a luxury. The problem with that view is that recreational programs are usually then the first casualties of budget cutbacks. This is understandable from a short range perspective of expediency, and when balanced against the more utilitarian needs of a community. But when viewed from a long range perspective, and particularly within the context of a place's identity, recreation should not be seen merely as a luxury. In fact, historically, Palm Beach County has taken the long range perspective. Thus an impressive number of parks and recreation facilities exist countywide; however, the City of Greenacres has begun a long-range commitment to make the City equal or exceed many municipalities of the County as leisure service providers.

In future years, the City will have three (3) major options:

- a) The first is to acquire no new parks and to maintain the existing level of funding for maintaining and protection of existing ones. This "status quo" option, in the short run is the least expensive one. However, such would result in overcrowded recreation sites as population increases. As maintenance costs increase with inflation, the level of maintenance would continue to decline, resulting in an erosion of overall quality of the facilities and sites.
- b) A second option is contingency planning, whereby new park sites and facilities are acquired as the needs are recognized. Funding for maintenance, when possible, will be increased to achieve the desired level of service and to overcome the impacts of inflation.
- c) A third option is to include recreation and open space planning within the framework of a comprehensive plan. With effective planning and management, population growth and the provision of facilities, including recreation, can be synchronized through this option. Benefits from recreation expenditure could be maximized and allocated to the areas of greatest need, with overlap and duplication minimized. Individual parks could be managed from within a framework that also included transportation, conservation, and land use elements.

Until the City devises a more specific acquisition strategy, potential new recreational sites cannot be mapped with any certainty. The City was successful in dialogue with the County to secure, by lease, a portion of Palm Beach Pines (now known as Okeeheelee Park South). The leased land is developed as Greenacres Freedom Park.

## V. GOALS, OBJECTIVES & POLICIES

- A. GOAL: The development of a recreation/open space system that adequately provides for the needs of City residents and enhances the overall environmental characteristics of the City.

### PROVISION OF PARKS AND FACILITIES

#### Objective 1:

The City shall adopt a comprehensive program to ensure that, at a minimum, the level of service for parks and recreation facilities is maintained at 3.0 acres per thousand population, with an even distribution and supply of parks and recreational facilities throughout the City that meets the needs of all citizens and visitors.

##### Policy a)

The City hereby adopts the standards shown in Table 12a as the Recreation and Open Space Level of Service standard.

##### Policy b)

The City will collect impact fees for the "Parks and Recreation Fund", to raise revenues for the acquisition, improvement and expansion of recreational park and open space areas.

##### Policy c)

The City shall develop an official "City Park Map" to identify generalized locations for future acquisition and improvements within one year of adoption of this plan, with provisions for updates at a minimum of five year intervals.

##### Policy d)

The City will acquire additional land by 2017 (or earlier if the population growth warrants it) in order to maintain the adopted level of service standards, giving allowance for the time necessary to acquire and develop the parkland.

### OPEN SPACE

#### Objective 2:

Lands designated as "open space" will be protected from incompatible land uses and will remain functionally intact through the year 2017.

## Policy a)

The City shall enforce land development regulations which include specific open space definitions and standards addressing protection of open space, natural vegetation, landscape and signage.

## Policy b)

The City shall protect existing natural areas found along the corridors of existing right-of-ways through the development of a "Streetscape" enhancement program.

## PUBLIC ACCESS

### Objective 3:

Continue to provide automobile, bicycle and pedestrian access to all public recreation facilities.

## Policy a)

The City shall acquire and develop right-of-ways for access to those public parks and facilities identified herein with access deficiencies.

## Policy b)

The City shall provide the necessary handicap facilities, parking spaces and bicycle racks at recreation sites where such facilities are needed.

## COORDINATION OF RESOURCES

### Objective 4:

The City shall negotiate with private and other public entities in an effort to attain or maintain adopted levels of service for recreational opportunities in the community.

## Policy a)

Maintain the existing joint-use agreements between the City and School Board of Palm Beach County concerning the joint use of parks and recreational facilities.

## Policy b)

The City shall provide incentives for developers to provide recreational and clubhouse facilities in their developments through land dedication credits.

## Policy c)

The City shall coordinate efforts with Palm Beach County Utilities, and other county agencies, to identify those sites to be phased out of use in the future and that are available for park purposes.

**Objective 5:**

The City shall continue to ensure that adequate provision and efficient distribution of parks and recreation facilities will be provided according to Tables 11 and 12a.

## Policy a)

When a park activity threshold listed in Table 11 is reached, the City shall investigate the applicability of providing such activity or facility.

## Policy b)

The City will utilize such tools as public hearings and user surveys to encourage public input during the investigation.

**Objective 6:**

The City shall continue to exercise its authority to designate land for open space.

## Policy a)

The City shall continue to acquire public park land or fees in lieu of land dedications from private developers through the subdivision and PUD regulations.

## Policy b)

The City shall continue to convert publicly-owned vacant land to passive and active recreational areas.

**VI. NOTES**

1. U.S. Census 1980, 1993 Special Census
2. City of Greenacres Leisure Services Department "Operating Expense Survey", Dec. 12, 1988.

Boynton Beach	12%
Boca Raton	16%
Palm Springs	8%
Lake Worth	5.5%
West Palm Beach	12%
City of Greenacres	5.5%

3. Open Space - Marilyn Spigel Schultz and Vivian Loeb Kasen, Encyclopedia of Community Planning and Environmental Management (New York, New York: Facts on File Publications, 1984)
4. State of Florida, Department of Natural Resources, "Outdoor-Recreation In Florida - 1987, User-Oriented Outdoor Recreation
5. State of Florida, Dept. of Community Affairs - 9J-5.005 "Concurrency Management System", (1)(a) - Level of Service Standards, pg. 4.
6. Greenacres City "Zoning Ordinance Chapter 32", Article VII, Section 32-69, Planned Unit Development - Standards and Criteria, pg. 60.
7. City of Greenacres Ord. No 83-41, Oct 10, 1983., Section 26 51, B.1., General Standard

### ***REVISION HISTORY***

September 15, 2008	Ord. 2008-03
May 4, 2015	Ord. 2015-02
April 15, 2019	Ord. 2018-24

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

September 2008  
Amendments resulting from the 2006 EAR

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

This Element in part, is based upon a significant portion of the City's Housing Element within the existing Comprehensive Plan. The presented element provides a commitment to meet identified or projected deficits in the supply of housing which are applicable in the City's Comprehensive Plan effort. This Element and its policies address City housing activities as well as provide direction and assistance to the efforts of the private sector.

The number of existing housing units in the City of Greenacres has increased more than five fold since 1980 (See Table 2a). Due to such rapid growth, it is necessary to provide a detailed inventory of housing developments from which an overview of housing conditions can be displayed. These points of interest include: low and moderate income family housing, group homes, mobile homes, government supported housing, and historically significant housing. With this in view, the City can analyze housing trends and formulate appropriate plans, programs and policies to bring about the accomplishment of the required housing, and as such, the creation of this Element.

The Housing Element will provide "guidance, in order to develop appropriate plans and policies to demonstrate their commitment to meet identified or projected deficits in the supply of housing."

## II. DEFINITION OF RELEVANT TERMS

- A. ADULT CONGREGATE LIVING FACILITY - is defined as an establishment, institution, building or buildings, residence, private home, boarding house, home for the elderly, or other place, having some or all of the characteristics of homes for the elderly, or other place, whether operated for profit or not, which through its operation, provides one or more personal services for four or more persons not related by blood or marriage to the owner or operator, for a period exceeding twenty-four (24) hours. Personal services are in addition to housing and food service and include, but are not limited to personal assistance with bathing, dressing, housekeeping, supervision, eating, supervision of self-administered medication, and assistance in securing health care from appropriate sources.
- B. BOARDING HOUSE - is defined as a building other than a hotel, where for compensation pursuant to previous arrangement, lodging or lodging and meals are provided for three (3) or more boarders.
- C. CONDOMINIUM - is defined as a form of housing ownership by which a person may purchase and own one dwelling unit in a multi-unit building or development. The ownership of a condominium home generally entails the fee ownership of the interior walls, floors, and ceilings surrounding the dwelling unit and the air space within.
- D. DWELLING - is defined as a building or portion thereof designed exclusively for residential occupancy, including one family, two-family, and multiple family dwellings, but not including hotels, boarding houses, or lodging houses.

- E. FOSTER CARE FACILITY - is defined as a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of residents and serving either children or adult foster residents.
- F. GROUP HOME - is defined as a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- G. LOW AND MODERATE INCOME FAMILIES - is defined as families whose annual income does not exceed 80 percent of the median income for the area. The term (families) includes households.
- H. MANUFACTURED HOUSING - is defined as “factory built”, single family structures that meet the National Manufactured Home Construction & Safety Standards Act (42 U.S.C. Sec 5401) commonly known as the HUD (U.S. Dept. of Housing and Urban Development) code.
- I. MINIMUM REQUIRED LIVING AREA - is defined as the area of the floor or floors measured from the inside of the exterior walls to the inside of the dividing walls, excluding the area for garages whether separate or integral, carports, open porches, open breezeways, or store-rooms not accessible from the interior of the building.
- J. MOBILE HOME - is defined as a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.
- K. RELOCATION HOUSING - is defined as those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
- L. RESIDENT POPULATION - is defined as inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
- M. TENURE - is defined as a housing unit that is “owner occupied”, if the owner or co-owner lives in the unit, even if it is mortgaged. All other occupied units are classified as “renter occupied” including units rented for cash rent and those occupied without payment of cash rent.

- N. **VALUE** - is defined as value; it is the respondent's estimate of how much the property (house and lot) or condominium unit would sell for, if it were for sale. For vacant units, the value is the price asked for the property.

### III. INVENTORY OF EXISTING HOUSING STOCK

#### A. TYPE OF UNITS

The inventory of dwelling units, summarized in Table 1, shows a large existing base of multi-family dwellings and an increase in single-family developments. Of the 4,477 new units constructed in the City between the end of 1996 and the end of 2007, 1,646 were single-family units and 2,839 were multi-family/duplex units. Multi-family/duplex comprise 68.7% of the housing stock, whereas single family dwellings comprise 27.2% of the housing stock. In 1987, single-family housing comprised 17% of the housing stock and increased to 27.2% over the twenty year period. In 1987, multi-family housing comprised 68.9% of the housing stock and declined to 62.8% over the same twenty year period.

Single-family dwelling units comprised 49.4% of the 1990 housing stock in Palm Beach County and increased to 55.3% in 2000. Multi-family and duplex units comprised 44.8% of the 1990 housing stock in Palm Beach County and decreased to 41.1% in 2000.

**TABLE 1**  
**Dwelling Units by Structure Type**

<b>Structure Type</b>	<b>Palm Beach County 2000 (1)</b>		<b>City of Greenacres 1996 (2)</b>		<b>City of Greenacres 2007 (3)</b>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
<b>Single-Family</b>	307,104	55.3	2,937	23.8	4,583	27.2
<b>Duplex (Two-Family)</b>	228,687	41.1	585	4.7	992	5.9
<b>Multi-family (3+ Units)</b>	N/A (Incl.'d in "Duplex")		8,135	65.8	10,567	62.8
<b>Mobile Homes</b>	20,083	3.6	704	5.7	696	4.1
<b>Total</b>	555,874	100	12,361	100	16,838	100

Sources: (1) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

(2) City of Greenacres Engineering, Planning and Building Department, January 1997.

(3) City of Greenacres Planning and Engineering Department, July 2008.

## B. AGE AND TENURE OF HOUSING STOCK

### 1. Age

Age is an important factor to be considered when assessing the overall housing stock of the City. To address the age of housing stock in the City of Greenacres, Tables 2a and 2b have been prepared as follows: Table 2a is a historical list of housing exhibiting the number of units built during specific time periods and the percentage of housing stock that each time period represents.

**TABLE 2a**  
**History of Housing Units by Year Built**

<b>Year Built</b>	<b>Number of Units Built</b>	<b>Percentage of Total</b>
1939 or Earlier	82	0.5%
1940-1959	295	1.8%
1960-1969	450	2.7%
1970-March 1980	3,267	19%
April 1980-June 1987	5,915	35%
July 1987-Dec. 1996(2)	2,352	14%
Jan. 1997-Dec. 2007 (3)	4,477	27%
<b>Total</b>	<b>16,838</b>	<b>100%</b>

Sources: (1) U.S. Department of Commerce, Bureau of the Census, Detailed Housing Characteristics, HC80-1-B11, July 1983.

(2) City of Greenacres Engineering, Planning, and Building, January 1997.

(3) City of Greenacres Planning and Engineering Department, July 2008.

Notes: Numbers of units built after April 1980 are based on certificates of occupancy issued by the City's Building Department. Units built before April 1980 were taken from the 1980 U.S. Census. Census data are estimates based on a sample and does not include seasonal units.

As shown on Table 2a, the vast majority of homes within the City are 25 or less years old. Approximately 2% of the housing stock is at least fifty (50) years old. Many of these older homes have experienced the natural deterioration associated with age. The lack of sanitary sewer connections to aging homes only compounds the aging problem.

Table 2b is a more detailed listing of housing units within the City, by the age and percentage of change by the number of total units in existence during specific five (5) year time frames.

**TABLE 2b**  
**Housing Unit Growth 1970-2007**

Year	Total Units	Difference	Percent of Growth	Percent of Existing Units
2007	16,838	1,566	10.3	100%
2002	15,272	2,911	23.5	91%
Jan. 1997	12,361	728	6.2	73%
1992	11,633	1,572	15.6	69%
1987	10,061	310	3.2	60%
1985	9,751	4,282	78.3	58%
1980	5,469	3,764	220.8	32%
1975	1,705	682	66.6	10%
1970	1,023	196	23.7	6%
Earlier	827	n/a	n/a	5%

Source: The City of Greenacres Planning and Engineering Department, July 2008.

Only 827 units or approximately 5% of the total housing stock of the City, was in existence prior to 1970. The bulk of the City of Greenacres housing growth occurred between 1975 and 1985. These units represent approximately forty-eight (48%) of the 2007 total housing stock.

## 2. Housing Tenure

A “housing unit” is classified as occupied if it is the usual place of residence of a person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; e.g., away on vacation. As indicated in Table 3, 70% of the households in the City of Greenacres live in owner occupied units. This is similar to the Palm Beach County figure of 74%. As would be expected, the percentage of renter occupied units is also similar.

**TABLE 3**  
**Housing Tenure Characteristics 2005**

City of Greenacres (1)			Palm Beach County (2)	
Tenure	Number	Percentage	Number	Percentage
Owner-Occupied	9,440	70%	393,265	74%
Renter-Occupied	4,056	30%	135,007	26%
Occupied Units	13,496	100%	528,272	100%

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

## C. COST OF HOUSING

### 1. Monthly Rent

The City of Greenacres median monthly gross rent for renter occupied housing is the same as the Palm Beach County median of \$739 (year 2000 dollars). Table 4 depicts a comparison of monthly gross rent of renter-occupied housing in the City of Greenacres and Palm Beach County.

**TABLE 4**  
**Monthly Gross Rent of Renter-Occupied Units**

Gross Rent \$	City of Greenacres (1)		Palm Beach County (2)	
	Number	Percent	Number	Percent
<200	70	1.9%	3,116	2.6%
200-299	30	0.8%	2,933	2.5%
300-499	160	4.4%	13,686	11.4%
500-749	1,613	44.8%	39,210	32.7%
750-999	1,232	34.2%	31,406	26.2%
1,000-1,499	388	10.8%	17,081	14.2%
1,500+	13	0.4%	6,657	5.5%
No Cash	96	2.7%	5,872	4.9%
Total	3,602	100%	119,961	100%
Median Rent		\$739		\$739

Sources: (1) 2000 U.S. Census, DP-4, July 2008 download

(2) 2000 U.S. Census, DP-4, July 2008 download

### 2. Housing Value

In the 2000 Census, there was a substantial contrast between the median value of owner-occupied housing in the City of Greenacres and in Palm Beach County. The City median for specified housing units is 37% lower than those in the County (City = \$85,500 vs. County = \$135,200). Table 5 clearly details a comparison between City and County home values for owner occupied units. Included in this table are owner occupied condominium values.

**TABLE 5**  
**Value of Owner-Occupied Units**

<i>Housing Value \$</i>	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<50,000	190	4.1%	8,629	3.5%
50,000-99,999	2,799	60.6%	67,848	27.9%
100,000-149,000	1,090	23.6%	65,156	26.8%
150,000-199,999	443	9.6%	41,102	16.9%
200,000-299,999	66	1.4%	30,230	12.4%
300,000-499,999	34	0.7%	17,352	7.1%
500,000-999,999	0	0%	9,122	3.7%
1,000,000 or more	0	0%	3,974	1.6%
Total	4,622	100%	243,413	100%
median value		\$85,500		\$135,200

Source: 2000 U.S. Census, DP-4, July 2008 download.

#### D. MONTHLY COST OF OWNER-OCCUPIED HOUSING

##### 1. Mortgaged Units

The monthly cost of an owner occupied dwelling includes the mortgage payment plus the cost of utilities, maintenance, taxes, and insurance. The median monthly cost of a mortgaged owner occupied dwelling in the City of Greenacres was \$876 in 2000. That figure is 26% lower than the County median of \$1,189 (See Table 6). The City of Greenacres has the largest percentage of their units falling within the \$700 to \$999 per month cost group (29.1%). However, the County's largest percentage of their units falls in the \$1,000 to \$1,499 per month cost group (24.3%).

**TABLE 6**  
**Mortgage Status and Selected Monthly Owner Costs**

Cost \$	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<300	7	0.2%	355	0.1%
300-499	116	2.5%	4,106	1.7%
500-699	605	13.1%	14,634	6.0%
700-999	1,344	29.1%	42,585	17.5%
1,000-1,499	934	20.2%	59,031	24.3%
1,500-1,999	158	3.4%	26,540	10.9%
2,000 and +	53	1.1%	25,605	10.5%
Total	3,217	100%	172,856	100%
Median Mortgage				
\$876			\$1,189	
Non-Mortgaged Units				
Number	1,405		70,557	
Cost	\$318		\$403	

Source: 2000 U.S. Census, DP-4, July 2008 download.

2. Non-Mortgaged Units

In the 2000 Census the City was 21% lower in monthly cost (\$318) than the County average for non-mortgaged (\$403). The majority of the non-mortgaged units are in the original section of the City. However, the City has grown increasingly concerned that these neighborhoods do not become areas of decline. The City therefore is seeking monies from the state and the federal government to implement programs to ensure the vitality of these neighborhoods.

E. RENT-TO-INCOME AND COST-TO-INCOME RATIOS

1. Rent-to-Income (Renter Occupied)

According to the 2000 U.S. Census, the median household income for the City of Greenacres is \$36,941. In Palm Beach County, the 2000 median household income is \$45,062. The median rent-to-income ratio for Greenacres is  $739 \times 12 / 36,941 = 24\%$ . For Palm Beach County, the median rent-to-income ratio is  $739 \times 12 / 45,062 = 19.7\%$ .

The Florida Department of Community Affairs (DCA) estimates that housing costs should fall below thirty percent (30%) of a family's income. A rent-to-income ratio of more than thirty percent (30%) is indicative of an excessive amount of household expenditure going toward housing.

According to the 2000 U.S. Census, 1,102 of the City's 3,602 responding families in renter-occupied housing units paid more than 35 percent of their income for rent. This is 30.6% of the rental families in the City who responded to the Census. On the other end of the scale, 10.5% of the City's responding rental families paid less than 15 percent of their income for rent in 2000.

**TABLE 7**  
**Gross Rent as a Percentage of Household Income in 1999**

% of Income Toward Rent	Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
<15%	380	10.5%	16,450	13.8%
15-19%	584	16.2%	15,652	13.0%
20-24%	580	16.1%	15,536	13.0%
25-29%	519	14.4%	12,892	10.7%
30-34%	307	8.5%	9,833	8.2%
35% or More	1,102	30.6%	40,580	33.8%
Not Computed	130	3.6%	8,928	7.4%
Total	3,602	100%	119,961	100%

Source: 2000 U.S. Census, DP-4, July 2008 download.

2. Cost-to-Income (Owner Occupied)

According to the 2000 Census, the median household income in the City of Greenacres is \$36,941. The City's median monthly cost for owner occupied housing units with a mortgage is \$876. The median cost-to-income ratio is therefore  $876 \times 12 / 36,941 = 28.5\%$ . Palm Beach County's median household income is \$45,062 and median monthly cost is \$1,189. The median cost-to-income ratio is therefore  $1,189 \times 12 / 45,062 = 31.6\%$ .

F. HOUSING STOCK CONDITIONS

1. Internal Conditions

In an attempt to determine the adequacy of the condition of the housing stock, the U.S. Census tabulates the number of potentially substandard units based upon the existence of plumbing and kitchen facilities. A comparison of these figures, between City and County is provided in Table 8.

a) Plumbing:

The absence of plumbing facilities is generally considered the most relevant to an overall housing condition evaluation. The U.S. Dept. of Commerce defines complete plumbing as, "units which have hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit for the exclusive use of the occupants of the unit." However, a unit which has all three specified plumbing facilities would still be "lacking complete plumbing" if their

plumbing facilities are also used by another household. The number of units lacking complete plumbing was 18 (0.1%) in 2000.

b) Kitchens:

The lack of complete kitchen facilities is not generally considered to be a matter of major concern because this condition does not usually present an immediate and dangerous threat to life, health or safety.

2. External Conditions

a) Standard/Substandard:

The degree and extent of substandard housing in an area frequently is estimated on the age of units, the lack of part or all plumbing facilities, or crowded conditions. In the City of Greenacres, the age of a structure without regard to maintenance levels does not appear to be a valid indicator of substandard housing. Therefore, the City of Greenacres has prepared the following definition of "substandard housing."

Substandard: A housing unit that is considered to be unsafe, unsanitary, or dangerous for human habitation. Rehabilitation of a substandard unit is usually considered not practical.

b) Structural Condition:

1. Definition

Though structurally sound, a housing unit in need of some relatively minor exterior repair which is indicative of a lack of maintenance, can be placed in a "Deteriorated" category. Examples include housing that requires painting, fascia and soffits showing signs of deterioration, cracked and broken windows, and even severely overgrown lawns.

2. Methodology

Poor structural condition is often associated with age. Table 2a indicates a list of housing units in the City of Greenacres by age. As of July 2008, there is currently 1 housing unit in the City declared as unfit for habitation, but, according to the City's Building Department, it can be rendered safe by reconnecting utilities (water and electric).

**TABLE 8**  
**Housing Conditions**

Type	City of Greenacres		Palm Beach County	
	Number	Percent	Number	Percent
Occupied Housing Units	12,166	100%	474,175	100%
Lacking Complete Plumbing	18	0.1%	2,140	0.5%
Lacking Complete Kitchen	37	0.3%	2,513	0.5%

Source: 2000 U.S. Census, DP-4, July 2008 download.

## G. SUBSIDIZED HOUSING DEVELOPMENTS

The main thrust of any subsidized housing program is to assist low to moderate-income persons with the acquisition of safe, decent and sanitary housing. These programs include subsidy to both rental and owner occupied housing from both Federal and State sources.

### 1. Assisted Rental Housing

Federal, State, and Local sources fund many different programs to assist the provision of affordable rental housing. The programs include loans, bonds, rent subsidies, and the like. Within the City of Greenacres, there are 2 developments constructed and/or operated with such assistance. Chelsea Commons on Jog Road consists of 209 dwelling units, 104 of which are assisted (according to the Shimberg Center for Affordable Housing), and it is for families. Villa Madonna on Lake Worth Road consists of 99 dwelling units, all of which are assisted (according to the Shimberg Center for Affordable Housing), and it is targeted at the elderly.

### 2. Palm Beach County Division of Housing and Community Development (HCD)

Since 1977, HCD has expended \$1,984,755 in the form of Community Development Block Grant (CDBG) funds and targeted to the City of Greenacres Code Enforcement Area (CEA). In 1996, the area was renamed to "Target Area." The Target Area is located in the original section of the City and is identified on Map No.1. The most recent improvements include:

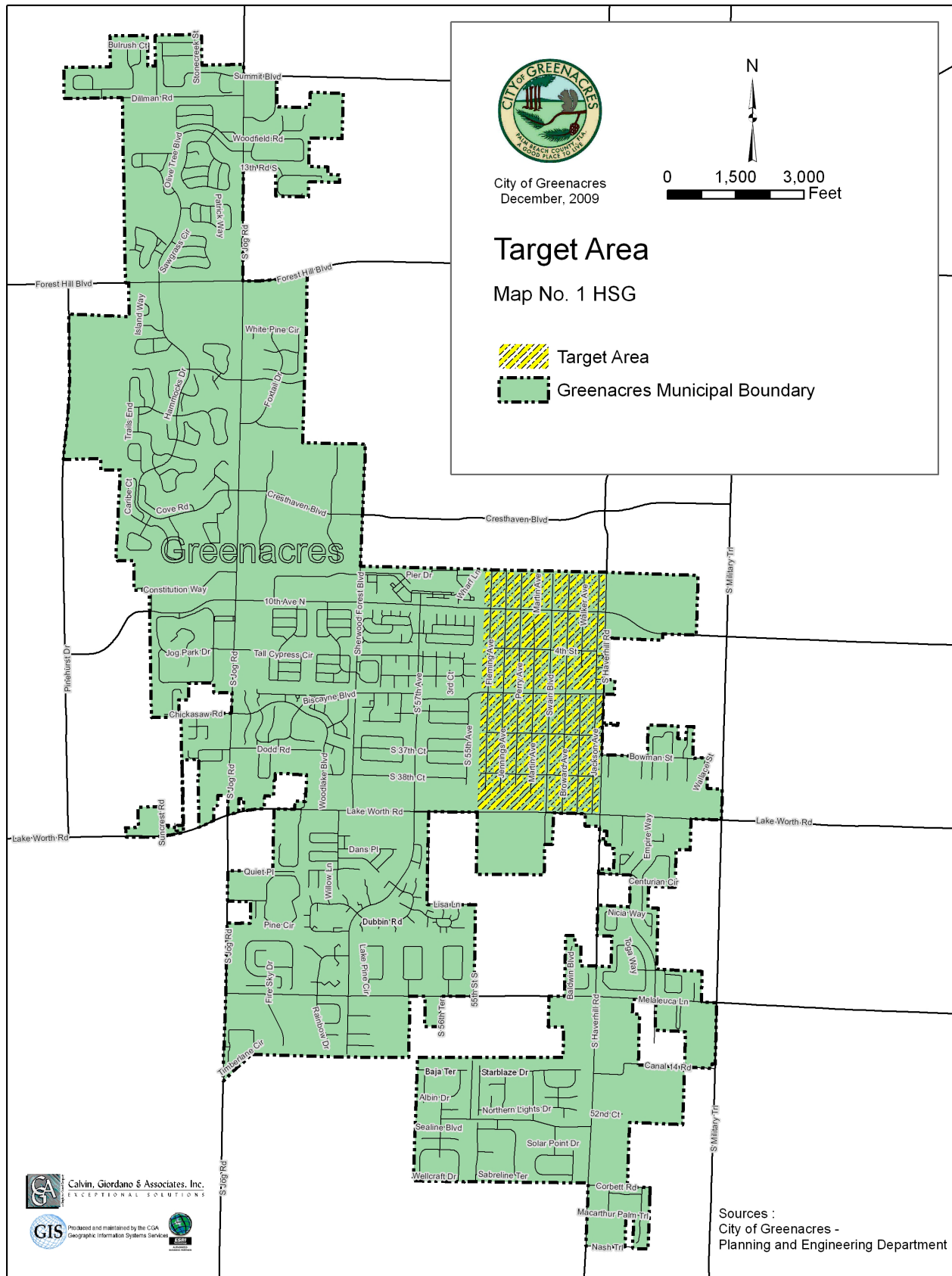
- 1) Ira Van Bullock Park Expansion
- 2) Community Center Parking Lot Phase 2
- 3) Street Improvements north of 10<sup>th</sup> Avenue North
- 4) Sidewalks north of 10<sup>th</sup> Avenue North
- 5) Sidewalks south of 10<sup>th</sup> Avenue North

The CDBG Program replaced the categorical Grants in-Aid Programs, such as Urban Renewal and Neighborhood Development, whereby Grant awards are based

on a formula utilizing legislative measures of development. Project funds must be targeted to address one of three national objectives:

- 1) Benefit to low and moderate income persons;
- 2) Elimination of slums and blight; or
- 3) Addressing an urgent community need

Additional CDBG funds have been approved for future improvements in the City which are discussed in the analysis section of this element.



## H. GROUP HOMES

The need for group home facilities is recognized in the City of Greenacres with its large percentage of elderly population. Sections 16-334 and 16-364 of the Zoning Ordinance allow for Adult Congregate Living Facilities (ACLF) as Special Exception uses in the Residential Medium Density (RM) and Residential High Density (RH) districts in the City. Three ACLF's have been approved in the City.

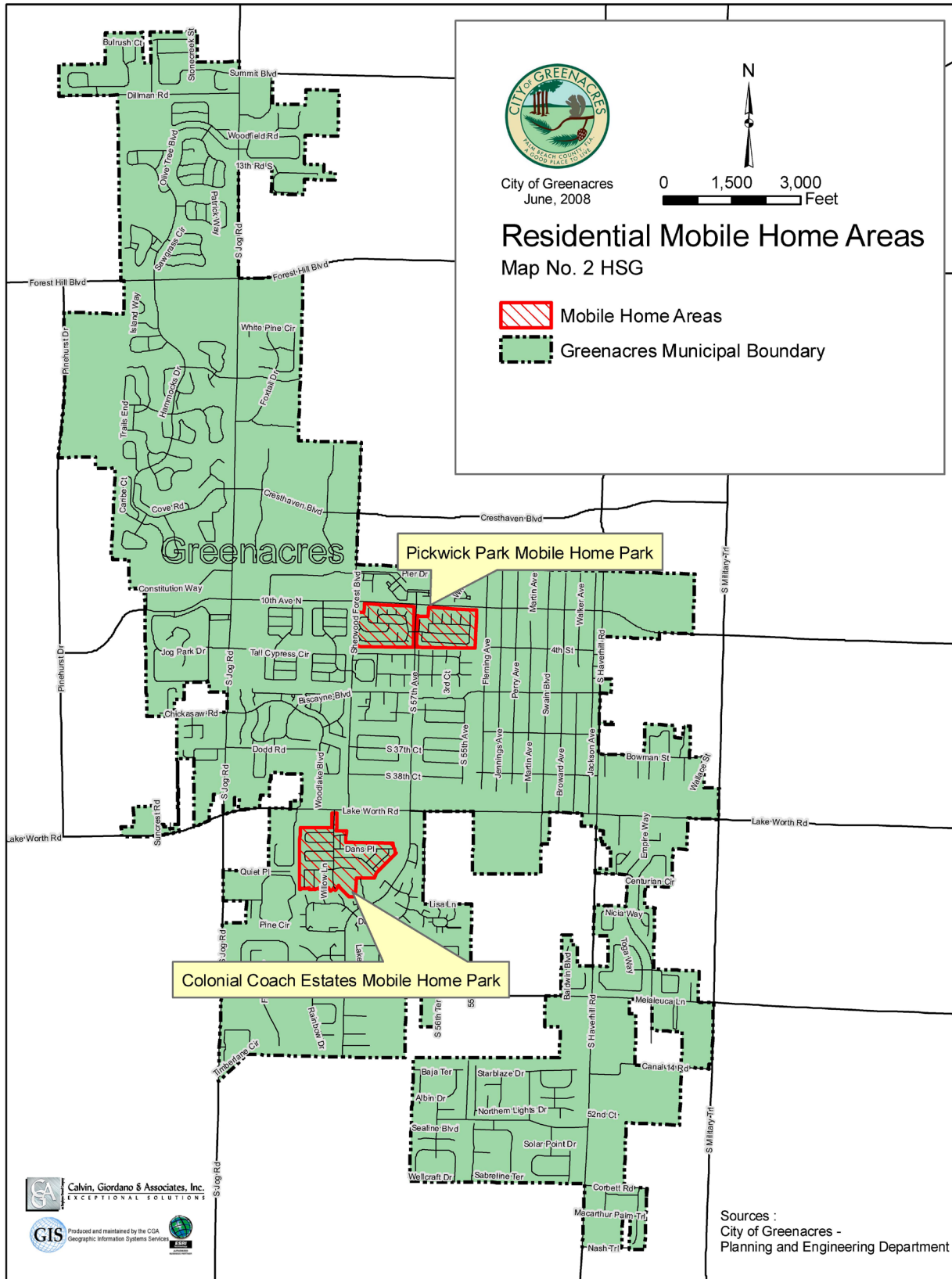
## I. MOBILE HOME PARKS

The only existing mobile home developments located within Greenacres City are two (2) mobile home parks detailed in Table 9. These two developments represent approximately 2.7% of the total City acreage. Development standards for mobile home parks are outlined in Sections 16-391 and 16-796 of the City of Greenacres Zoning Code and allow for mobile home developments in the "Residential Mobile Home" (RMH) district. Map No. 2 shows the location of these 2 mobile home parks.

**TABLE 9**  
**Mobile Home Parks –2008**

<b>Name</b>	<b>Acres</b>	<b>No. Units (max. capacity)</b>	<b>Density (U.P.A.)</b>
Pickwick Park	51.9	370	7.13
Colonial Coach Estates	49.28	326	6.62

Source: The City of Greenacres Planning and Engineering Department –February 2008.



## J. HISTORICALLY SIGNIFICANT HOUSING

According to the inventory in the "Florida Master Site File" and "National Register of Historic Places," there is no historically significant housing within the City. The City of Greenacres was surveyed in 2006 to determine the existence of properties that may be worthy of historical designation for grant purposes and of the eighty-two (82) dwelling units constructed prior to 1939, it was identified that most of the units were demolished and new homes constructed.

## K. RECENT HOUSING ACTIVITY

### 1. New Construction

The City of Greenacres has experienced a sixty-seven percent (67%) increase in the total number of housing units during the 1987 - 2007 period.

**TABLE 10**  
**Housing Changes 1987-December 2007**

Type	1987(1)	1997(2)	Dec. 2007(3)
	Total	Total	Total
Single-Family	1,714	2,937	4,583
Duplex	710	585	992
Multi-family	6,935	8,135	10,567
Mobile Home	702	702	696
Total	10,061	12,359	16,838

Source: (1) City of Greenacres 1989 Comprehensive Plan, Housing Element. 1989.  
(2) Department of Engineering, Planning, and Building, January 1997.  
(3) City of Greenacres Planning and Engineering Department, July 2008.

Table 10 shows new construction by type. The majority of activity has been multi-family development. There were 3,632 units or 53.5% of the units constructed between 1987 and 2007 classified as multi-family.

### 2. Demolitions, Conversions, Mobile Home Removals

All the housing demolition in the City of Greenacres since 1980 is recorded on Table 11. Since 1980, 129 units were demolished. The number of demolitions increased markedly between 1997 and 2007 with the removal of old homes and the splitting of many older home sites in the Original Section of the City during the very active residential real estate market of the early 2000's.

166 units were converted from rental apartments to condominium ownership in 2005 [Lakeview Gardens (fka Nottingham Lakes) and The Laurels at Sherwood

(fka Town Club Apartments)], however many of these units have been made available by their owners for rental.

**TABLE 11**  
**Demolition of Housing 1980-2007**

Year	1980-1988 (1)	1989-1996 (2)	1997-2007 (3)	Total
No. of Units	8	26	95	129

Sources: (1) City of Greenacres Comprehensive Plan 1997.  
(2) City of Greenacres Engineering, Planning & Building Dept. January 19, 1998.  
(3) City of Greenacres Building Department July 23, 2008.

#### IV. ANALYSIS

##### A. INTENT

The basic housing consumption unit is the household. The demand of households, in large measure, determines where housing units will be located in relation to population. A household's ability to pay determines the housing choice, after location and surrounding environment have been considered. Households choose the location, amenities and community, as much as the specific housing type.

Choice depends largely on income, because the bulk of the housing stock is supplied by the private sector. With rising housing costs, fewer households are able to occupy new housing. More must pay a greater share of their income for housing, and many more have fewer choices overall.

Consumers must often be matched with appropriate housing; this changes throughout a household's life cycle and varies by household type, which can include: single person households, large families, elderly households, households with school age children, "empty nesters" (couples whose children have left), female headed households, one parent households, and other categories. An important part of analysis is studying the types of households and their income, age, family characteristics, size, race, ethnic background, and other socioeconomic factors to determine housing requirements.

##### B. HOUSEHOLD TRENDS

###### 1. Household Size

In order to determine future housing needs of the City, it is necessary to project the number and size of households. The City of Greenacres has based its population projections as follows:

Four population projection techniques are used to project future needs. These techniques are patterned after the University of Florida Bureau of Economic and Business Research's (BEBR) county population projections. Trends established

during a particular base period are measured and continued through a growth period.

These methodologies and their actual figures were approved by DCA. The population projection methodology uses the linear, exponential, share and shift methods. These methods are approved by DCA and provided by the University of Florida within the Affordable Housing Needs Assessment Methodology. In 1990, the U.S. Census reported 8,236 households in the City of Greenacres. The Special Census of 1993 corrected this figure to 9,792. The 2000 Census reported 12,059 households, an increase of approximately 2,267 households. In 2020, the City is projected to include 19,198 households, an increase of approximately 357 households per year.

**TABLE 12a**  
**Projected Household Size**

	Actual (1)	Proj.(2)	Actual(3)	Actual(4)	Est.(4)	Proj.(4)	Proj.(4)	Proj.(4)
Household Size	1980	1990	1993	2000	2005	2010	2015	2020
1-2 persons	3,024	5,837	7,262	8,049	8,993	10,321	11,562	12,803
3-4 persons	1,887	1,903	2,068	2,952	3,324	3,823	4,276	4,719
5 or more	558	496	462	1,051	1,179	1,356	1,520	1,676
Total	5,469	8,236	9,792	12,052	13,496	15,500	17,358	19,198

Sources: (1) US Census, HC 80-10B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April 1996.

(3) 1993 U.S. Special Census

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download

**TABLE 12b**  
**Projected Household Size by Percent**

	Actual(1)	Proj.(2)	Actual(3)	Actual(4)	Est.(4)	Proj.(4)	Proj.(4)	Proj.(4)
Household Size	1980	1990	1993	2000	2005	2010	2015	2020
1-2 persons	55.3	70.9	74.2	66.7	66.6	66.6	66.6	66.7
3-4 persons	34.5	23.1	21.1	24.4	24.6	24.7	24.6	24.6
5 or more	10.2	6.0	4.7	8.7	8.7	8.7	8.8	8.7
Total	100	100	100	99.8	100	100	100	100

Sources: (1) US Census, HC 80-10B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April 1996.

(3) 1993 U.S. Special Census

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

**TABLE 12c**  
**Projected Population**

1980(1)	1990(1)	1993(2)	2000(1)	2005(3)	2010(4)	2015(4)	2020(4)
8,780	18,683	22,310	27,569	31,270	32,688	33,718	35,926

Sources: (1) US Census.

(2) 1993 U.S. Special Census.

(3) University of Florida Bureau of Economic and Business Research (BEER).

(4) Derived from P.B.C. Planning's Allocation Model based on March 2008 BEER projections.

Comparing the data in Table 12a and Table 12c shows that the City's average persons per household has been steadily rising but is expected to begin falling again in future years. However, since the current population projections have recently been reduced to account for the falling real estate market and the household projections may or may not have been so adjusted, the reduction in persons per household forecast should be treated judiciously and compared with new data as it becomes available (such as the 2010 Census). The recent increase in persons per household was not anticipated in the 1997 EAR-Based Amendments and likely results from the large number of single-family residential units and family-oriented townhouse units built in recent years and a general demographic shift in the City.

**TABLE 12d**  
**Persons per Household**

1980	1990	1993	2000	2005	2010	2015	2020
1.6	2.27	2.28	2.29	2.32	2.11	1.94	1.87

Sources: Calculated from Table 12a and 12c above.

## 2. Household Age Groups

A review of household age groups provides the City with additional information in identifying future household trends. For example, the special needs of the elderly residents will have a definite impact on the total housing market.

**TABLE 13**  
**Population Projections by Age**

	Actual(1)	Est.(2)	Actual(3)	Actual(3)	Est.(3)	Proj.(4)	Proj.(4)	Proj.(4)
Age	1980	1990	1993	2000	2005	2010	2015	2020
Less than 20 yrs.	2,200	3,805	4,373	6,311	7,522	8,783	9,710	10,746
20-34 yrs.	4,208	4,685	4,797	5,602	6,197	7,322	8,676	9,565
35-64 yrs.	5,552	5,908	7,117	9,147	10,699	12,296	13,367	14,266
65 & over	2,806	4,285	6,023	6,509	6,802	7,640	8,710	10,076

Sources: (1) US Census, HV 80-1-B11, July 1983.

(2) Affordable Housing Needs Assessment, DCA, April, 1996.

(3) 1993 U.S. Special Census.

(4) Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

The 1993 Special Census showed the dominant age group to be 35-64 years, making up 31.9 percent of the total population. This had increased to 33.2 percent by the 2000 Census but is projected to remain the dominant group but drop back down to 31.9 percent by 2020.

### 3. Household Income

Table 14 is a projection of household incomes through the year 2020. By plotting these projected groups of income, it is possible to determine the type of housing needed to meet the needs of anticipated future populations.

Table 14 shows the percentage of all household incomes staying essentially the same through 2020.

**TABLE 14**  
**Households by Household Income**

Household Income	2000		2005		2010		2015		2020	
<30% AMI	1,292	11%	1,436	10%	1,649	10%	1,849	11%	2,059	11%
30.01-50% AMI	1,367	11%	1,513	11%	1,732	11%	1,950	11%	2,180	11%
50.01-80% AMI	2,282	19%	2,552	19%	2,934	19%	3,298	19%	3,652	19%
80.01-120% AMI	2,352	20%	2,645	20%	3,044	20%	3,411	20%	3,766	20%
120.01%+ AMI	4,755	39%	5,350	40%	6,143	40%	6,848	39%	7,539	39%
Total	12,048	100%	13,496	100%	13,762	100%	17,356	100%	19,196	100%

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.  
AMI = Area Median Income

## C. FUTURE HOUSING NEEDS

Housing in the City of Greenacres, as in most suburban areas, is the major land use. Approximately 65 percent of the City's land area is in residential development. (See Table 17). Of the City's current dwelling units as of the end of 2007, 95% were built after 1970. In addition, 41% of the units have been built in the last 20 years (1987-2007).

### 1. Private Sector

#### a) Responsibility

The responsibility for providing housing in the City of Greenacres has always rested with the private sector. However, supplying adequate housing for low and moderate income families has proved to be difficult due to the unprofitability of such construction. The City of Greenacres however has an adequate supply of low and moderate-income housing.

Since the City's role is limited in delivering housing, the private sector (construction industry), will control the successful delivery of an improved housing product. The City can best assist by assessing overall housing needs, providing a positive regulatory environment, and developing incentives to meet recognized housing needs that the private market otherwise would not.

#### (b) Restrictions (City Control)

Absolutely essential to any housing development are the supporting services, systems, and facilities. Recognition of this has led the City of Greenacres to require that new residential development be accomplished with provisions for adequate facilities and services. The fiscal constraints upon the City will no longer permit indiscriminate development without regard for how such services will be provided. Enforcement of these requirements is carried out through the City Zoning Code and Subdivision Regulations including site and development plan and plat review processes.

### 2. Cost

#### a) Attainable Cost Comparison

Based on the 2007 Final Tax Roll for the City of Greenacres prepared by the Palm Beach County Property Appraiser, the average value of single-family homes in the City is \$180,144 and the average value of condominium multi-family homes is \$167,857.

During 2007, according to information from the Palm Beach County Property Appraiser's Property Appraiser Public Access (PAPA) system,

there were 464 relevant residential sales for a total value of \$87,852,488. This equates to an average sale value of \$192,405.

Calculations by the Palm Beach County Planning Division show the following for the County's Workforce Housing Program (May 2008):

**TABLE 15**  
**Workforce Housing Attainable Costs**

<b>Income Level</b>	<b>Rent \$</b>	<b>Sales Price \$</b>
Low (60-80% AMI)	1,287	164,000
Moderate (81-100% AMI)	1,450	189,000
Moderate (101-120% AMI)	1,771	240,000
Middle (121-150% AMI)	2,173	304,000

The Area Median Income for Palm Beach County in March of 2007 was \$61,200 for a family of four and the above calculations are based on this.

The average values of units in the City in 2007 at \$180,144 for single-family and \$167,857 for condominiums are between the "Low" and lower "Moderate" sales prices of \$164,000 and \$189,000, and the average sale amount of \$192,405 for all units sold during 2007 is only slightly above the lower "Moderate" sales price of \$189,000. Therefore, even though units are valued and for sale at a wide variety of prices, the average for Greenacres is solidly in the Low and Moderate affordable range.

b) **Regulatory Barriers**

According to the "Study of Subdivision Requirements as a Regulatory Barrier (April 2007) prepared for the U.S. Department of Housing and Urban Development by the National Association of Home Builders Research Center, subdivision requirements can have a significant impact on the cost of housing production. The land and site development standards with the most impact are lot size, interior square foot floor area, and lot width (page 6-2 of the study). The term "lot size" used in the study is equivalent to "minimum lot area" used in the City's Zoning Code, the term "interior square foot floor area" used in the study is equivalent to "minimum living area" used in the City's Zoning Code, and the term "lot width" is the same in both documents.

The study proposed benchmarks (pages 4-2 and 4-2) to be considered the minimum standards to protect health and welfare and stated that standards more stringent than these would impose undue cost onto housing. The benchmarks were divided into "within and MSA" and "not within an MSA", with MSA meaning U.S. Census Bureau Metropolitan Statistical Area. Greenacres is part of the 33100 Miami-Fort Lauderdale-Pompano Beach MSA.

The benchmarks are compared below in Table 16 with the requirements of the City's RM-2 zoning district, both in conventional development and in Planned Unit Development (PUD) types of subdivisions.

**TABLE 16**  
**Single Family Subdivision Benchmarks and Requirements**

Criteria	Benchmark		Zoning Code Requirement	
	Mean Value w/in MSA	Mean Value not w/in MSA	RM-2 Conventional	RM-2 PUD**
Lot Size (sq.ft.)	4,250	9,411	5,000	3,600
Living Area (sq.ft.)	981	1,481	1,000*	1,000*
Lot Width (feet)	39	54	50	36

Notes: \* Based on 1 bedroom home. Add 200 sq.ft. for each additional bedroom.

\*\* Using standards in 16-779 and flexible regulations in 16-781 for zero lot line type development.

Benchmarks based on "Study of Subdivision Requirements as a Regulatory Barrier (April 2007)", NAHB Research Center.

Requirements based on City of Greenacres Zoning Code (August 2008).

As can be seen, the City's RM-2 district, a medium density district with a maximum density of 7 units per net acre, compares favorably with the benchmarks for areas within an MSA. In fact, the PUD standards are less stringent than some of the benchmarks and would, therefore, be a regulatory incentive for low cost housing rather than a barrier.

The City's Zoning Code was amended in November of 2000 (ZTA-00-02) to create the new PUD standards used in the analysis. It was also amended in June of 2002 (ZTA-02-03) to revise the conventional development requirements specifically to facilitate the construction of single-family housing. The minimum lot width was reduced by 33% (from 75' down to 50') and the minimum lot area was also reduced by 33% (from 7,500 sq.ft. down to 5,000 sq.ft.). These changes were made to further the Goals, Objectives, and Policies of the Housing Element.

### 3. Tenure and Number

The data in Table 17 was developed by the Florida Housing Data Clearinghouse at the University of Florida's Shimberg Center for Affordable Housing. It provides an estimate and projections of the number of renting and owning households in the City of Greenacres that are/will be low-income and severely cost-burdened. Low-income is defined as having an income below 80% of the Area Median Income.

Severely cost-burdened is defined as having to spend 50% or more of income for rent or mortgage costs.

Quoting from the Shimberg Center's Overview of Needs Summary Indicator:

“This indicator encompasses a broad range of households likely experiencing distress because of their housing costs. With their low incomes, the large portion of income taken up by housing costs is likely to limit these household's ability to afford other necessities.”

**TABLE 17**  
**AHNA Affordable Housing Need Summary 2005-2020**

<b>Tenure</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Renter	702	812	910	1,003
Owner	784	895	1,000	1,114

Source: Affordable Housing Needs Assessment prepared by the Shimberg Center, July 2008 download.

4. Rural and Farm Worker Households

Within the City of Greenacres, there are no rural or farm worker households due to the absence of agricultural developments in the City and neighboring areas.

5. Vacancy Rates

Vacancy rates tend to vary with the price range and supply of available housing. Low vacancy further limits choice and availability. Low vacancy rates and high housing costs lessen the availability and choice of housing for low and moderate-income families.

6. Future Land Requirements

The number of households in the City of Greenacres will grow from the estimated 13,496 in 2005 to 19,198 in 2020. The City had 16,408 dwelling units at the end of 2005, meaning 18% were vacant or seasonal. If the same rate is assumed, the City will need 23,412 dwelling units to accommodate the projected 19,198 households in 2020. However, recent trends suggest a reduction in seasonality (occupancy by full-time households of condominium units initially developed as seasonal dwellings, for example). This, combined with lower vacancy and higher density redevelopment in selected areas, will allow the City to accommodate the projected households by adding significantly less than the 7,004 dwelling units otherwise projected ( $23,412 - 16,408 = 7,004$ ). Furthermore, without lower vacancy and higher density, the limited land available for development in the City will constrain the number households that can be added.

A more detailed account of the future availability of land is found in the Future Land Use Element of this plan. However, Table 17 shows a brief breakdown of land use types by percentage.

**TABLE 18**  
**Availability of Land 2007**

USE	ACREAGE	PERCENTAGE
Residential	2,393.03	64.63
Commercial	330.20	8.92
Mixed Use	38.57	1.04
Public/Semi-Public	258.59	6.98
Open Space/Recreation	107.50	2.90
Roadways *	29.70*	11.60
Waterways *	34.03*	0.92
Study Area Zone **	111.53**	3.01
<b>TOTAL</b>	<b>3,703.15</b>	<b>100</b>

\*Include all platted roadways and waterways.

\*\*Includes land recently annexed into the City which still retains its Palm Beach County future land use and zoning designations.

Source: The City of Greenacres Planning and Engineering Department February 2008

#### D. HOUSING DELIVERY SYSTEM

##### 1. Infrastructure (Impact Fees)

Since the City of Greenacres owns no utility systems, City impact fees are not charged to new developments for infrastructure. The Palm Beach County Water Utility Department reviews the capacity of infrastructure (potable water and sanitary sewer) per proposed City development site plans, and imposes connection charges. Countywide impact fees for roads, schools, and libraries are collected by the City and forwarded to the County. The City's subdivision code requires dedication of land for government services and recreation, or a payment in lieu of dedication, for all new residential developments.

##### 2. Provisions of Adequate Residential Site

###### a) Low and Moderate Income Families (Section 8):

The need for specific sites to be designated for "low income" housing is negated, since any existing structure may provide needed low income housing simply through the application of the Section 8 certificate.

###### b) Group Homes/Foster Care Facilities

At present and as defined in Florida Statutes Chapter 419.001, there are no group homes, community residential homes, or foster care facilities licensed

or funded by the Florida Department of Health and Rehabilitative Services within the City. However, they are permitted as a "special exception" in the City's medium and high-density residential zoned areas.

However, in accordance with Chapter 419.001(2), F.S., community residential homes with six or fewer residents are deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances and are not required to receive site plan or zoning approval from the City when the site is located within a single-family or multi-family zoning district. However, at the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity.

c) Mobile Homes

The provision of adequate sites for housing the low and moderate-income families through mobile homes cannot be controlled by the City to the extent of reserving homes for particular income levels. The City of Greenacres Zoning Code does not allow for mobile home units except in those areas (identified earlier on Map No.2). Both areas are classified as Mobile Home Parks in the Zoning Code.

E. ELIMINATION OF SUBSTANDARD HOUSING; STRUCTURAL AND AESTHETIC IMPROVEMENT OF HOUSING

1. Community Development Block Grant (CDBG) Target Area

CDBG funds can be expended for many programs and projects that assist not only low and moderate-income persons, but also the elderly and the handicapped. Although CDBG funds are used primarily for infrastructure improvements, housing rehabilitation, code enforcement and economic development, the City of Greenacres should continue to coordinate all redevelopment activities with Palm Beach County Housing and Community Development in the future.

The area targeted for the CDBG program is the Original Section of the City (identified earlier on Map No.1). The most recent improvements include:

- 1) Ira Van Bullock Park Expansion
- 2) Community Center Parking Lot Phase 2
- 3) Street Improvements north of 10<sup>th</sup> Avenue North
- 4) Sidewalks north of 10<sup>th</sup> Avenue North
- 5) Sidewalks south of 10<sup>th</sup> Avenue North

2. Non-Community Development Block Grant Areas

Outside the CDBG Target Area, problems and opportunities are different. While the majority of this housing stock is standard, there are some neighborhoods which

are beginning to show signs of deterioration. The housing plan in these areas of the City focuses on conservation and new development.

The monitoring of housing conditions in older neighborhoods is recommended in this plan. At present, the City of Greenacres inspects only those units under construction (new housing) and rental units. Some violations limited to general maintenance and upkeep of property have been monitored through the Code Enforcement Program. This plan recommends that a maintenance and inspections program for rentals be maintained in order to monitor the conditions of the existing housing supply.

## **V. PLAN FOR HOUSING**

### **A. HOUSING APPROACH**

The City's planning approach to Housing is based upon three (3) cardinal tenets:

- 1) The provision of new housing units that are safe, decent and sanitary for all segments of the City's population. More succinctly, such housing should encourage a multitude of housing types (cost, structure, style and location);
- 2) The ability to maintain, preserve and enhance the existing housing stock; and
- 3) Ensure that new housing units and housing occur within the framework of proper growth management i.e., the availability of public facilities concurrent with the impacts of such development.

The precepts to achieving these broad tenets are detailed within the action and implementation measures stated as components of the Goals, Objectives and Policies depicted later in this Element. However, additional information regarding the intent of the City's housing approach is in order.

#### **1. New Housing Starts**

The City of Greenacres, as a local government, is not the direct provider of housing. Therefore, to ensure that safe, decent and sanitary housing is made available to the various population segments, the City must work cooperatively with the private sector in addressing this situation. The City may achieve success in this regard by creating a regulatory environment that is positive and streamlined. Several measures that are indicative of this regulatory environment include:

- a) Continue to streamline the review process to ensure that over regulation and needless review are eliminated while maintaining appropriate quality control.
- b) Provide incentives to the private sector in terms of density bonuses or reasonable incentives in exchange for development that meets the public need.

- c) Continue to encourage the utilization of planned unit development, cluster housing, zero lot line, mixed-use, and other development techniques that benefit both public and private interests.
- d) Evaluate and amend land development regulations to encourage cost effectiveness for the private sector and to ensure protection of the health safety and welfare of the public.
- e) Encourage and investigate programs that assist the development community in the provision of housing.
- f) Where applicable and appropriate, work in partnership with the development community on mutual issues and concerns.

## 2. Maintenance Effort

A second indication of a healthy and viable housing stock is the City's ability to maintain, preserve and enhance the existing housing supply. Generally, a number of programs are necessary to accomplish the task.

### a) Rental Housing Maintenance Inspections Program

It is paramount that existing units be examined for code deficiencies that occur over time. A rental housing maintenance inspection program is the first way to ascertain whether or not housing, fire, building, electrical and plumbing codes are being met. "Municipal Housing Code Inspection Programs" are the key to the Nation's few successful programs to preserve old homes and neighborhoods. Housing inspection is the primary tool available to ensure the continued maintenance and viability of most residential neighborhoods. Without accurate and timely housing maintenance inspections, rehabilitation, code enforcement, and necessary demolitions cannot be conducted effectively. As a secondary benefit, a databank on housing conditions is created for future housing program planning.

### b) Demolition Program - 9J-5 FAC

Requires that the Housing Element address the elimination of substandard housing units. A detailed inventory of substandard units can be developed by utilization of the Rental Housing Maintenance Inspection Program above, which the City of Greenacres has developed and is being implemented.

### c) Enforcement Action

Strong enforcement of building, fire, plumbing, electrical and housing regulation will serve to extend the useful life of housing within the City.

### 3. Proper Growth Management

This particular component of the plan calls for the provision of public facilities concurrent with the impacts of residential development; therefore, all residential development shall be accompanied with provisions for adequate public facilities. State required “concurrency” mandates that facilities must be in place prior to approval for development.

## VI. GOALS, OBJECTIVES AND POLICIES

**GOAL:** The City of Greenacres shall ensure that safe, decent, sanitary and affordable housing is made available to the present and future segments of the City's population.

### Objective 1

The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ordinances and inducing the development of additional single family detached units to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.

#### Policy a)

The City of Greenacres will enhance and develop cost effective development techniques including planned unit development, cluster housing, zero lot line, and townhouses to assure a diversity of housing types.

- (1) Through the utilization of PUD, cluster housing and other developing techniques the City will develop density bonus incentives to the private sector.

#### Policy b)

Practice a development review process for all development, especially affordable housing, that assures quality control and review while minimizing delays.

#### Policy c)

Review and revise appropriate land development ordinances, and administrative procedures and policies, that may be in excess and which inordinately increase private sector costs in meeting housing needs.

#### Policy d)

The City shall continue to support the private sector in developing additional single family detached units to meet the existing need to balance with the multifamily inventory.

Policy e)

The City shall continue to allow the development of townhouse communities through the use of conventional Zoning Code requirements and without the need for a Planned Unit Development.

**Objective 2**

The City shall preserve and extend the useful life of the existing housing stock by the elimination of substandard housing units and the implementation of structural and aesthetic improvements.

Policy a)

Strictly enforce building, plumbing, electrical, housing and other related development codes.

Policy b)

Participate in the Palm Beach County Community Development Block Grant Program.

- (1) The City will continue to apply for funds and loans pertaining to housing rehabilitation as well as other funds for related neighborhood improvements.

Policy c)

The City of Greenacres shall implement the Rental Housing Maintenance Inspection Program to protect the integrity of the City's housing stock.

- (1) The City will maintain the housing database through the implementation of the Rental Housing Maintenance Inspection Program.
- (2) The City shall develop a list of substandard housing units via the inspections program above and develop a demolition schedule for implementation based on the number of substandard units identified in the future.
- (3) The City shall target all deficient units for rehabilitation and schedule such units for rehabilitation during the years 2008-2018.

Policy d)

The City will continue to enforce building and development codes.

Policy e)

The City will continue to develop a list of substandard housing units. To the maximum extent financially feasible, the City will maintain a housing database by the year 2009 and establish a housing demolition schedule by 2011.

### Objective 3

The City will ensure that adequate sites are available to meet the housing needs for very low, low and moderate income persons.

#### Policy a)

Informally support, encourage and pursue programs that enable very low, low and moderate income families to acquire home ownership by providing available information and technical assistance on public and private funding programs, to be distributed by the City of Greenacres Building Department and Planning and Engineering Department.

#### Policy b)

The City shall informally assist very low, low and moderate income families in pursuit of loans and funding from the Palm Beach County Community Development Block Grant Program and other governmental and private sources of funding.

#### Policy c)

By 2013, the City's Planning Commission shall assess the status of very low, low and moderate income family housing needs and recommend further programs to implement the goals, objectives and policies of this Comprehensive Plan.

#### Policy d)

The City shall continue to meet the current and projected housing needs for low-moderate income housing sites through current City development regulations, which allow for 50' x 130' lots with minimum living areas of 1,000 s.f. in the residential low density district (Lots subdivided prior to 1925 shall be allowed a minimum living area of 750 s.f. in the Residential Low density zoning district) and through the promotion of mixed-use districts which include multi-family residential units.

#### Policy e)

The City shall establish incentives for developers to locate very low and low-moderate income housing and other special housing needs near City spheres of activity as indicated in the Future Land Use Plan Element where those activity center spheres include schools, recreation, transit, and health care facilities that are adequate to meet the needs of those residents.

#### Policy f)

The City shall avoid locating affordable housing in concentrated areas throughout the City. Rather, affordable housing sites shall be located at spheres of activity as identified in the Future Land Use Element of the Comprehensive Plan.

Policy g)

The City shall minimize the need for additional public services in affordable housing sites through the proper siting of developments projects and through review at the Land Development Staff process prior to issuance of development orders.

Policy h)

The City shall work with other local municipalities and the County on the siting of affordable housing developments.

Policy i)

The City shall work cooperatively with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.

Policy j)

The City shall continue to review development standards against available recommended benchmarks, and make adjustments when warranted, in order to continue to reduce unnecessary cost burdens on the provision of housing.

#### **Objective 4**

The City shall preserve and protect historically significant housing through coordination with the Palm Beach County Historic Preservation Board and assistance with State and Federal funding programs.

Policy a)

The City shall cooperate with the Palm Beach County Historic Preservation Board should it be determined the existence of properties that may be worthy of a historic designation.

Policy b)

The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance program.

#### **Objective 5**

The City shall provide adequate sites for licensed group homes, adult congregate living facilities and foster care facilities in residential areas through the long term planning horizon.

Policy a)

The City of Greenacres shall continue to provide for the location of group homes and foster care facilities as permitted uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.

Policy b)

The City of Greenacres shall continue to allow Adult Congregate Living Facilities (ACLF) as an allowable use in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.

Policy c)

Provide and support the provision of infrastructure and public facilities necessary for the sustenance and encouragement of group homes and thus inhabitants.

Policy d)

The City shall consider the limited allowance of licensed group homes in single family areas cognizant to restrictions on the composition and number of occupants, and the character and appearance of the structure.

## Objective 6

The City shall ensure that City approved sites are provided and maintained for mobile home parks and subdivisions and manufactured housing.

Policy a)

Enhance the RMH zoning regulations by adding "state of the art" provisions wherever appropriate.

## Objective 7

Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policy a)

Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

## VII. NOTES

1. Florida Dept. of Community Affairs, Chapter 9J-5, F.A.C., Section 9J-5.010 HOUSING ELEMENT.
2. The City of Greenacres Zoning Regulations Chapter 16.
3. U.S. Dept. of Commerce, BUREAU OF THE CENSUS, Metropolitan Housing Characteristics, Nov.1983.

4. Standard Housing Code, Chapter XIII, Building and Housing, adopted 1982.
5. Palm Beach County Housing and Community Development, City of Greenacres Code Enforcement Area (CEA), HCD Improvements, REHABILITATION.
6. State of Florida, Dept. of Community Affairs, Robert G. Nave, Chief, Bureau of Local Planning, MEMO -Feb.21, 1989.

### ***REVISION HISTORY***

March 16, 1998	Ord. 97-09
December 6, 1999	Ord. 99-16
September 15, 2008	Ord. 2008-03

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**FUTURE LAND USE ELEMENT**

January 2017  
Amendments resulting from the 2015 EAR

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## **I. INTRODUCTION**

### **A. PURPOSE OF ELEMENT**

The purpose of the Future Land Use Element is to designate future land use patterns to meet the goals, objectives and policies of the City of Greenacres Comprehensive Plan, pertaining to infill development and future development in the City's future annexation area.

This Element is a mandatory element pursuant to Chapter 163.3177(6)(a), Florida Statutes. This Element includes the criteria for the Future Land Use Element as specified in Chapter 9J5.005 of the FAC.

Changes in land use patterns are inevitable in virtually every community. These changes are typically the result of changing economic, social, and political trends, or the economic obsolescence of property. In order to develop a rational and consistent set of future land use goals, objectives and policies, past and present trends must be evaluated and, as a result of this analysis, future trends must be projected. This compilation of trend data is blended with an understanding of the community's needs and desires to create future land use policies that will make the City of Greenacres a better place to live. This Element of the Comprehensive Plan describes the land use projections, assumptions, and analyses upon which the goals, objectives and policies are based.

### **B. LAND USE DETERMINANTS**

Natural and human factors influence the location of specific land uses. The human environment is a significant determinant of land use. Development is influenced by accessibility, traffic volume and proximity to complementary, compatible and incompatible land uses. Development also responds to local market conditions and patterns of population and employment growth in the City, County and Region.

In addition, land use is affected by the availability of basic services such as roads, utilities, sewers, schools, parks, public transportation, and fire and police protection. Consumer tastes and the reputation of an area are cultural determinants of land use. Institutional factors that affect land use decisions include legal and political constraints such as land use regulations, private covenants and environmental regulations; government policies, such as subsidies for development and tax policy that encourages or discourages certain types of construction; public works projects; the economic system; and land ownership patterns.

When reviewed as a whole, the recommended future land use pattern of the City

of Greenacres can be thought of in terms of a series of functional units. By and large, the framework for the Future Land Use Element was based on the existing land use pattern, correlated with the goals and objectives of the Element and the Comprehensive Plan. Most of the land area within the City's control is already developed or has approved development orders, all which represent a fairly stable use of the land. However, the City's total future annexation area comprises an area of approximately 31.6 square miles which must be planned to meet the future needs of the citizens of the City and the County. As part of the Future Land Use Element, advisory land use designations have been assigned to the future annexation area and included as part of this Element to address growth and development patterns to ensure orderly growth consistent with the existing and planned surrounding development. The City of Greenacres considers the following issues critical to achieving the purpose of the elements.

1. Land Use Compatibility - Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas within the City, other adjacent municipalities or unincorporated Palm Beach County.
2. Negative Externalities - Recognize major negative externalities and minimize or eliminate their effects on the City of Greenacres' other land uses.
3. Lake Worth Road Redevelopment - Encourage the redevelopment of commercial uses on Lake Worth Road.
4. Residential Development - Encourage the development of single-family homes to balance the housing types in the City of Greenacres.

## II. DEFINITION OF RELEVANT TERMS

- A. COMMERCIAL USE - is defined as "an establishment which supplies commodities and services to the general public, including retail consumer goods, professional, business, and personal".
- B. CONE OF INFLUENCE - See Conservation Element - Definitions Section.
- C. DENSITY - is defined as "the relation between the number of existing or proposed amount of dwelling units on a specific land area exclusive of all public rights-of-way and/or provide roadways expressed in terms of the building site". In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit or units.
- D. EDUCATIONAL USES - is defined as "activities and facilities of public or private primary or secondary schools vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the area of buildings, campus open space, dormitories, recreational facilities or parkway".

- E. FLOOR-AREA-RATIO (FAR) – the ratio of the gross floor area of all structures on a lot to the total lot area.
- F. HISTORIC RESOURCES – is defined as “all areas, districts or sites containing properties listed in the Florida Master Site File, the National Registry of Historic Places, or designated by a local government as historically, architecturally, or archeologically significant”.
- G. INTENSITY – the number of square feet per acre for non-residential uses.
- H. MIXED USE – Land uses which provide for diversification of residential, retail, professional and business office uses and the combination of residential and commercial uses within an individual development.

### III. LAND USE CLASSIFICATIONS

#### A. OVERVIEW OF LAND USE

Each of the predominant land use classifications (Commercial, Residential and Public/Institutional and Open Space) have different considerations which must be brought into focus in order to plan for its future use. For example, the economic factors involved with developing additional commercial areas in the City of Greenacres are different from the factors affecting single-family residential development. Therefore, the potential constraints of each land use classification must be analyzed individually.

##### 1. Overview of Commercial Land Use:

Commercial development trends in the City have greatly influenced the formation of future commercial use policies. To a large extent, the market for commercial development will remain fairly constant, growing slightly as the last remaining residential parcels are built out. Consequently, the potential for major new commercial development is limited. However, this potential increases when considered within the future annexation areas.

Currently, medium to large scale commercial development is already in place serving the City and surrounding unincorporated areas. Examples include River Bridge Centre, Greenacres Plaza and Mil Lake Plaza, these areas capture the bulk of local retail shopping markets in the City of Greenacres.

The remaining commercial areas are small to mid-sized in scale and serve a more local market. These areas are oriented to major highways and streets such as Lake Worth Road, Military Trail, Forest Hill Boulevard, Jog Road and Tenth Avenue North.

The City has identified the Lake Worth Road as a high commercial corridor. The goal of the City is to maintain Lake Worth Road as a high visibility area with complete occupancy of the City's existing commercial buildings and attract infill commercial development to support the needs of the residents of the City.

Additionally, the City of Greenacres encourages the location of commercial uses into well defined commercial areas rather than being haphazardly located throughout the City. With proper planning, effectively placed commercial developments create a positive effect on the City.

This posture would have a number of benefits. First, it should help reduce the potential for business failure because it limits the amount of new commercial development. Such would reduce the chances of saturating the commercial market with more commercial development than it could support. In addition, defining commercial development into identifiable districts would make these commercial areas more appealing, thereby enhancing the image of the entire community.

## 2. Overview of Public/Institutional Land Use

These uses reflect community facility and institutional services needed by City residents. The tremendous growth of the City during the 70's and 80's brought with it the demand for additional public/institutional land uses. This category includes water storage facilities, libraries, schools, police/fire stations, post office, community center and other uses operated by government agencies.

Changes in community needs are inevitable as the community evolves and matures. The need for schools for example, may increase or decrease depending on changing demographic conditions. The strategy used for public/institutional uses is one of accommodating the demand for public facilities while still maintaining sound land use relationships.

## 3. Overview of Residential Land Use

The principal types of land use controls that are employed today are zoning (of which there are many types and forms) which controls all forms of development, and subdivision regulations.

The broad national trend in housing development of apartment and townhouse units is expected to continue in the City of Greenacres. This course is due in large part to a continuation of rising construction costs. The propensity of smaller household sizes has reduced the number of families which need single-family units. Consequently, the development of

new multi-family and townhouse residential units in the City is expected to continue at present levels. In 1995, multi-family development accounted for 66% of the total residential units in the City.

Although the City of Greenacres originated as a single-family community, single-family residential use has not been the major residential land use category within the City. In recent years the amount of new single-family detached development has increased significantly, but is tapering off again. This is due in part to the changing market conditions. With new trends in construction and the high cost of land, developers are moving towards creating affordable single-family housing. The City of Greenacres will continue to encourage affordable single-family units to meet the City residents' needs and provide a variety in housing stock.

#### 4. Overview of Recreation/Open Space Use

Recreation and open space planning concentrates on the most effective use of existing lands. Open space use, as reflected on the Future Land Use Map, is more fully described in the Recreation/ Open Space Element and includes City owned land which is used for active and passive recreation or conservation uses. As the City continues to grow, additional lands need to be added to this category to meet the resident's needs.

#### 5. Overview of Vacant Land Use

The 113 acres of vacant land (according to the 2006 Evaluation and Appraisal Report) equates to 3 percent of the City's total acreage (3,703.15). These areas represent land that is not utilized, and which may be improved or retained in its raw state. Vacant land in the City generally has land use designation and zoning, however it is not developed.

The majority of the City's vacant land is privately owned and is destined for development in the near future. City-owned vacant land must be utilized prudently to increase the supply of recreational uses and to provide for additional public facilities required by future growth.

#### 6. Overview of Mixed Use

There are approximately 38.57 acres of land in the City controlled by zoning regulations that authorize a variety of land uses to be located within one development. The Mixed Land Use designation constitutes a community activity center for the City of Greenacres. This designation reflects acknowledgement of areas whereby no particular or dominant land use has historically emerged or been developed. The unique character of this type of area is fortified by a sharp contrast in the visual land use pattern of residential and commercial uses. As such, a defined mixed use area can be created. It is intended to accommodate single-family residential, retail,

service, specialty shops, institutional, and recreational uses that are characteristic of the traditional central community area. This form of land use promotes the continued development of single-family units and commercial concerns to both function and satisfy the basic residential and commercial needs within the "Original Section" of the City of Greenacres and any future designated mixed use areas. These areas must be carefully guarded because of the appealing factors which exist for a more intensive commercial or industrial use business to encroach on this area spoiling the delicate balance of residential/light commercial land use, ultimately becoming a strictly commercial use area. Other Mixed Use areas along the major roadways are intended to consist of a combination of commercial and residential uses within individual projects.

#### IV. INVENTORY - EXISTING LAND USE DATA

##### A. NARRATIVE OF LAND USE MAP SERIES

Because of the size of the City and scale restrictions, the City of Greenacres will use a series of maps to depict generalized land uses and numerous natural resources in order to retain clarity. A series of maps is also used to graphically present this Element.

##### 1. Generalized Land Uses

##### a) Category Identification

There are six (6) categories of generalized land uses depicted on the City's Future Land Use Map No. 8.

RS - Residential  
 CM - Commercial  
 PI - Public/Institutional  
 RO - Recreation/Open Space  
 MU - Mixed Use  
 SAZ – Study Area Zone

In accordance with the requirements of 9J-5.006,(4) Future Land Use Map requirements, sub-section (d), the City has combined subparagraphs (4)(a)7, (4)(a)8, and (4)(a)9, into one land use category identified as "public/institutional."

Additional land use categories have been omitted from the Land Use Map series because they are not found within or adjacent to the City limits. These uses include:

Agricultural  
 Industrial

Conservation  
Historic Resources

The six (6) land use categories which are identified on the "Existing" and "Future" land use map series are defined as follows:

#### CATEGORY

RS - Residential	Land uses which provide the dwelling place of one or more families or households. This category includes accessory buildings and open land normally used by dwelling occupants, single-family, duplex, multi-family and permanent mobile home parks are included.
CM - Commercial	Land uses which promote the supply of commodities and services to the general public; including retail, professional business and personal services, restaurants, and the necessary storage and parking ancillary to these uses.
PI - Public/ Institutional	Land uses owned, leased or operated by government agencies such as civic community centers, libraries, police/fire stations, public schools etc.
RO - Recreation/Open Space	Any land uses concerned with either active or passive open space recreational uses or the open space enhancement of the surrounding area by publicly owned land.
MU - Mixed Use	Land uses which provide for a diversification of residential, professional, business, and retail uses and the combination of residential and commercial uses within an individual development..
SAZ – Study Area Zone	Land which has recently been annexed into the City and has not yet received a City of Greenacres Future Land Use designation. These parcels retain their Palm beach County designation temporarily.

#### b) Density and Intensity

The gross land area included in each existing land use plan category has been clearly identified by acreage, general range of density or intensity of use and appropriate zoning controls, in Table No. 1. The major land use in the City is residential which occupies approximately 64.6 percent of the total gross land area.

TABLE NO. 1: Land Use Plan Classifications / Permitted Zoning Categories Maximum Permitted Densities (du's/ac) and Intensities (FAR)				
Plan Category:	Zoning:	Acres:	Density/Intensity:	Lot Coverage:
<i>RS-Residential</i> (Sub-category)		2,393.03		
LD	AR-Agricultural Residential		1 du/2.5 ac	
LD	RE - Residential Estate		1 du/net ac	1
LD	RL:1,2,3 - Low Density		3-5 " "	
MD	RM:1,2 - Med. Density		6-7 " "	
HD	RH - High Density		10 " "	
MD	RMH - Mobile Home		6 " "	
<i>CM-Commercial</i>	OPI - Office Prof.	330.20	0.35 FAR	25% lot coverage
	CN - Neighborhood		0.30 FAR	20% " "
	CG - General		0.35 FAR	30% " "
	CI - Intensive		0.35 FAR	30% " "
<i>PI-Public/Institutional</i>	GU - Government Use	258.59	0.10 – 0.35 FAR <sup>4</sup>	*
<i>RO-Rec/Open Space</i>	GU - Government Use	107.50	*	*
<i>MU-Mixed Use</i>		38.57		
	MXD-R Mixed Res.		5 du/0.20 FAR	20-35% lot coverage <sup>2</sup>
	MXD-C Mixed Com.		5 du/0.25 FAR	25-35% " " <sup>2</sup>
	MXD-O Mixed Office		6 du/0.35 FAR	30% " "
	MXD-OS Mixed Original Section		6 du/0.30-0.35 FAR	20-30% lot coverage <sup>3</sup>
<i>SAZ-Study Area Zone<sup>5</sup></i>	N/A	111.53	N/A	N/A
<i>Canals</i>	N/A	34.03	N/A	N/A
<i>Roadways</i>	N/A	429.70	N/A	N/A

\* Published Safety and Regulatory Standards

- Notes:
1. Per Schedule of Zoning District Regulations.
  2. Commercial development in the MXD-R and MXD-C zoning districts shall be limited to the FAR shown above. Accessory uses may account for the difference between the FAR and lot coverage shown. Residential development is limited to a maximum of 35% lot coverage.
  3. The intent of the MXD-OS district is to provide an integrated mixture of commercial, office, and residential uses on an incremental scale of development based on the acreage of the project. Maximum lot coverage for residential uses shall be 35%.
  4. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accord with Zoning District Regulations.
  5. These properties have been annexed and not yet given a Greenacres land use designation. They retain their Palm Beach County designations.

Source: Planning and Engineering Department, February 2008

## 2. Public Buildings

An entire scope of services is offered to the citizens of the City which are provided both by the City, and other government agencies operating in the City.

### a) Greenacres as Controlling Agency

To assist in the provision of services, the City's operating functions have been divided into seven (7) basic departments/offices which are housed in permanent quarters at various locations within the City. These departments include:

Administration  
Finance  
Planning and Engineering  
Building  
Public Works  
Public Safety  
Leisure Services

Provisions of these services depend on a management system that coordinates the functions under the authority of the City Manager, the Mayor and City Council. See Map No. 1 for the location of these facilities.

### b) Other Governmental Agencies

Additional governmental agencies which operate facilities within the City are shown on the Future Land Use Maps include:

- \* Palm Beach County Library
- \* Palm Beach County Water Utilities Department
- \* School Board of Palm Beach County
- \* U.S. Post Office

#### 1. Palm Beach County Library

The Palm Beach County Public Library System operates the "Greenacres Branch" located at the southeast corner of Jog Road and Dodd Road

#### 2. Palm Beach County Water Utilities Department

The Department does not have any administrative offices within the City, however, several facilities including water

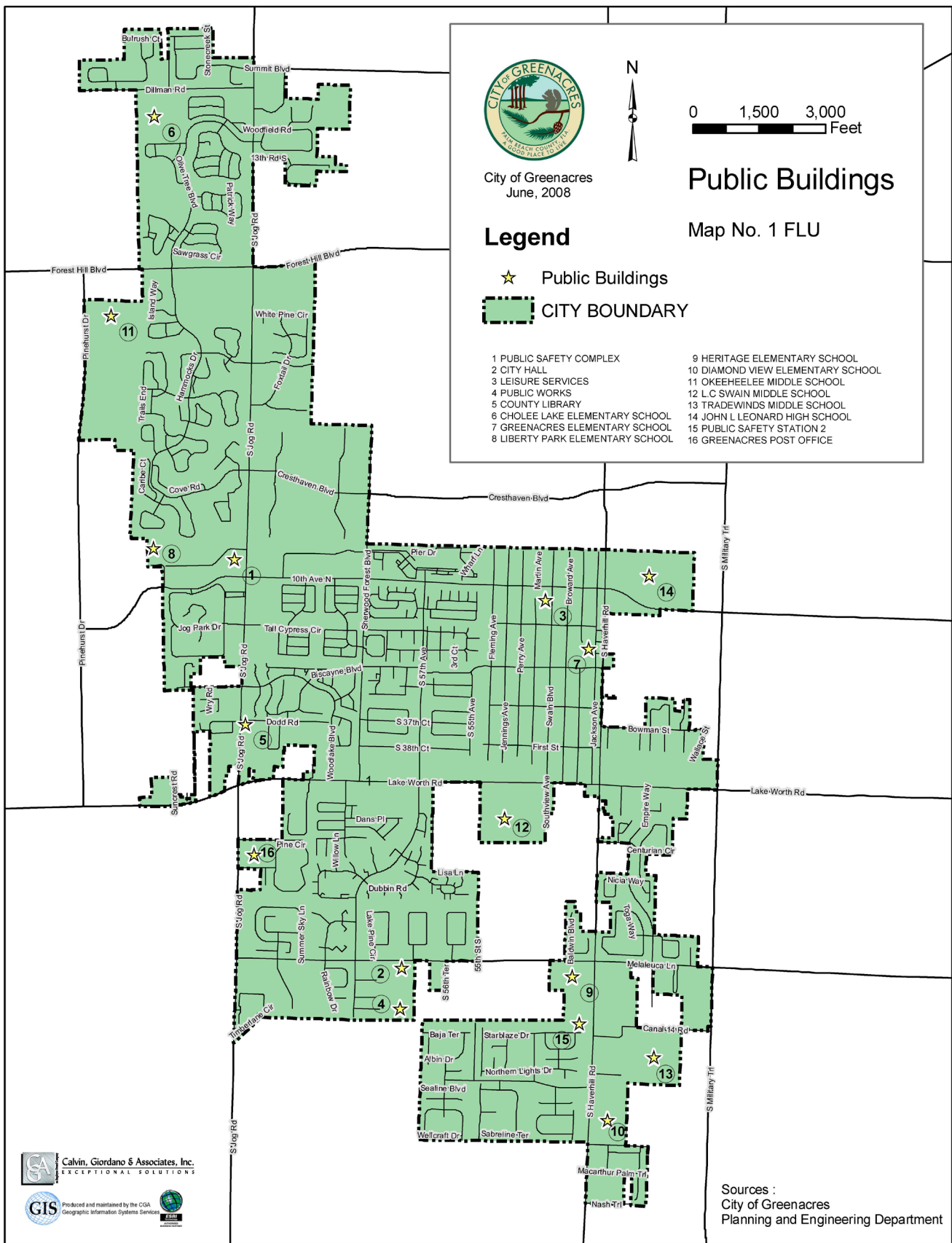
storage tanks and pump stations are located in the City.

3. School Board of Palm Beach County

Within the City limits there are eight (8) public schools, "Diamond View Elementary, Greenacres Elementary School, Heritage Elementary, Liberty Park Elementary, L.C. Swain Middle School, Okeeheelee Middle Schools, Tradewinds Middle School, and John I. Leonard High School.

Public school facilities within the City are under the jurisdiction of the School Board of Palm Beach County. Minimum acceptable site sizes are established by Chapter GA-2.39, Florida Administrative Code and Chapter 235, F.S.

Public Schools are allowed in three of the City's future land use classifications: Public/Institutional, Residential and Commercial future land use categories.



### 3. Natural Resources

#### a) Waterwells and Cones of Influence

There are no waterwells in the City of Greenacres. However, in close proximity to the western boundary is a wellfield which serves Palm Beach County System No. 2 and is the source of potable water supplied to residents of the City. The exact location of these wells is depicted on Map No. 2.

In order to protect that water source from the risk of contamination resulting from the handling, production and storage of hazardous and toxic materials; the Board of County Commissioners of Palm Beach County, adopted the Wellfield Protection Ordinance which became effective March 7, 1988. The ordinance was last amended on December 4, 2003.

There are four (4) regulation zones (zones of influence) surrounding each wellfield. The exact locations of these "zones" are determined by the Palm Beach County Department of Environmental Protection. Since these "zones" do extend into the City, the Wellfield Protection Ordinance provides for the Department of Environmental Resources Management to review certain zoning, permitting, and licensing decisions made by the City of Greenacres in those areas. These wellfields and their "zones of influence" are described in more detail in the Potable Water Sub-Element of this Plan.

#### b) Beaches, Shores and Estuarine Systems

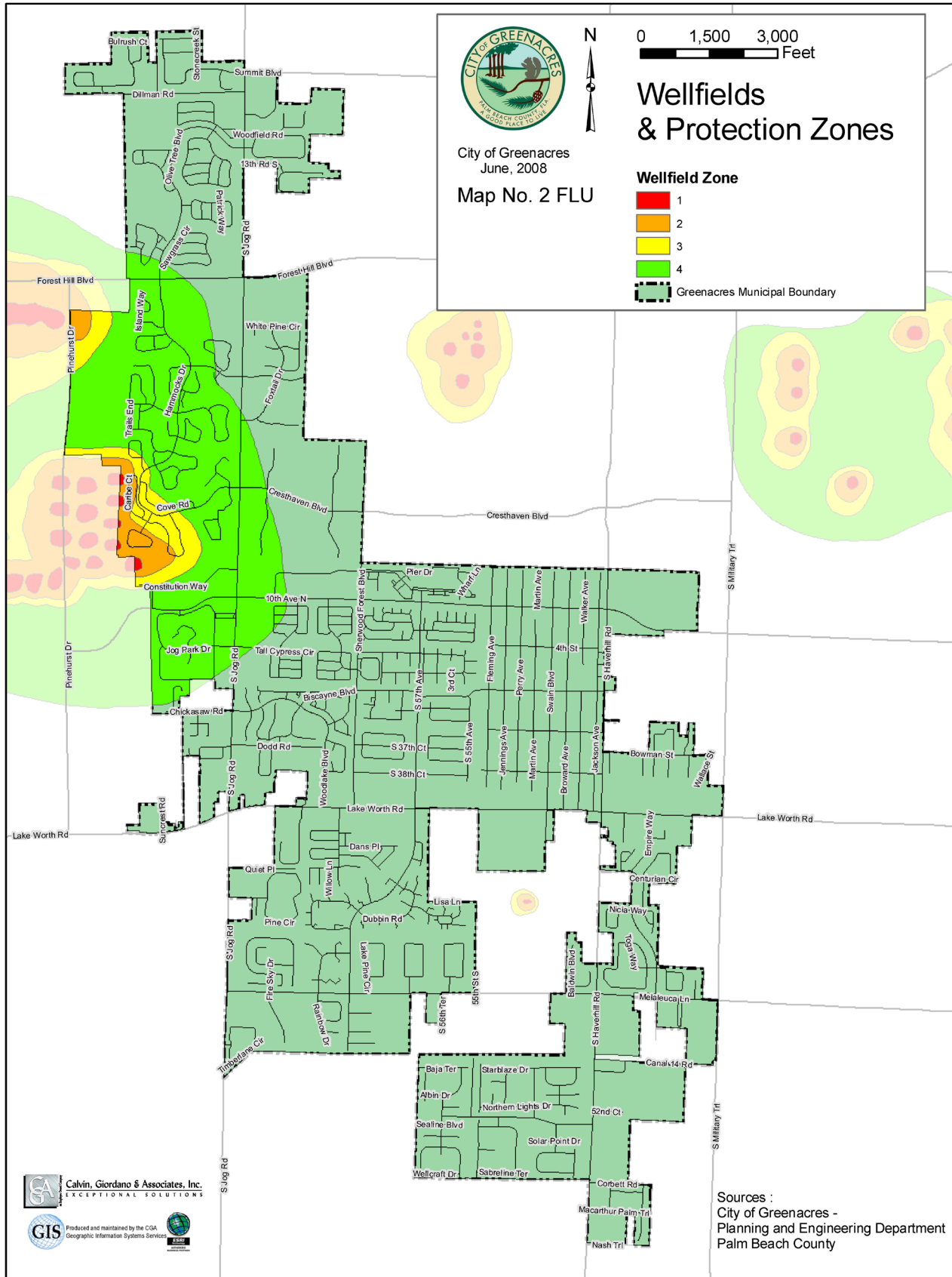
The City of Greenacres is located approximately six (6) miles inland and has no natural beaches, shores, or estuarine systems.

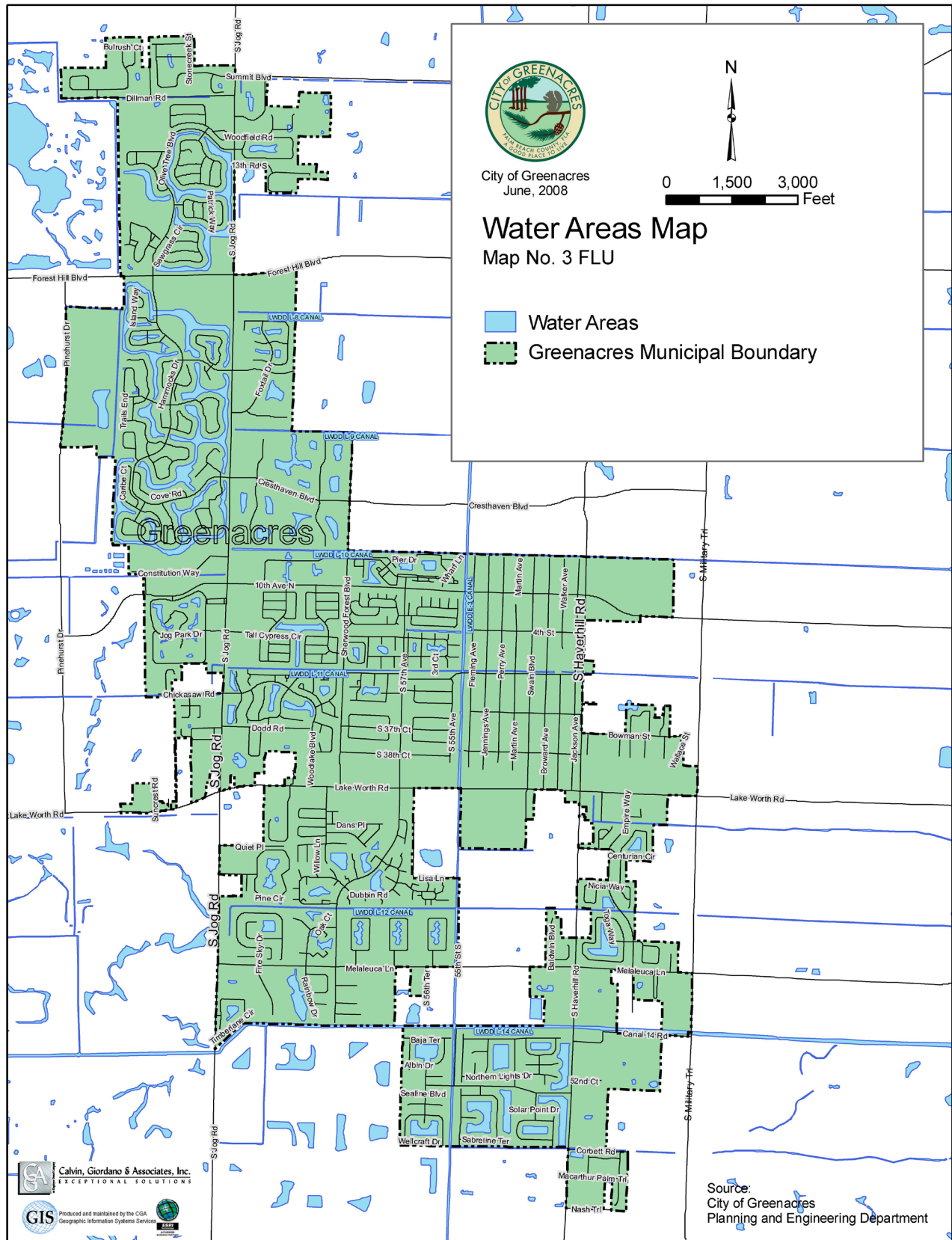
#### c) Rivers, Bays, Lakes, Floodplains and Harbors

There are no rivers, bays, lakes, flood plains or harbors within the City limits; however, there are several water retention ponds and other man-made drainage canals that are operated by private and/or public entities such as the Lake Worth Drainage District. Size and location of these water bodies are shown on Map No. 3.

#### d) Wetlands

"Wetlands" is a term for land areas that are sufficiently saturated by surface water or groundwater as to be generally able to support vegetation or aquatic life requiring saturated soil conditions for at least part of the year. A few examples would be swamps, marshes,





To halt the trend toward destruction of wetlands, a variety of federal and state actions have been taken, however, none of these designated wetland areas exist within Greenacres.

e) Minerals and Soils

(1) Potential for Habitat Elements

Soil Association Map No. 4 clearly shows those soils identified by the U.S. Department of Agriculture, Soil Conservation Service, as lying within the City of Greenacres and its surrounding area.

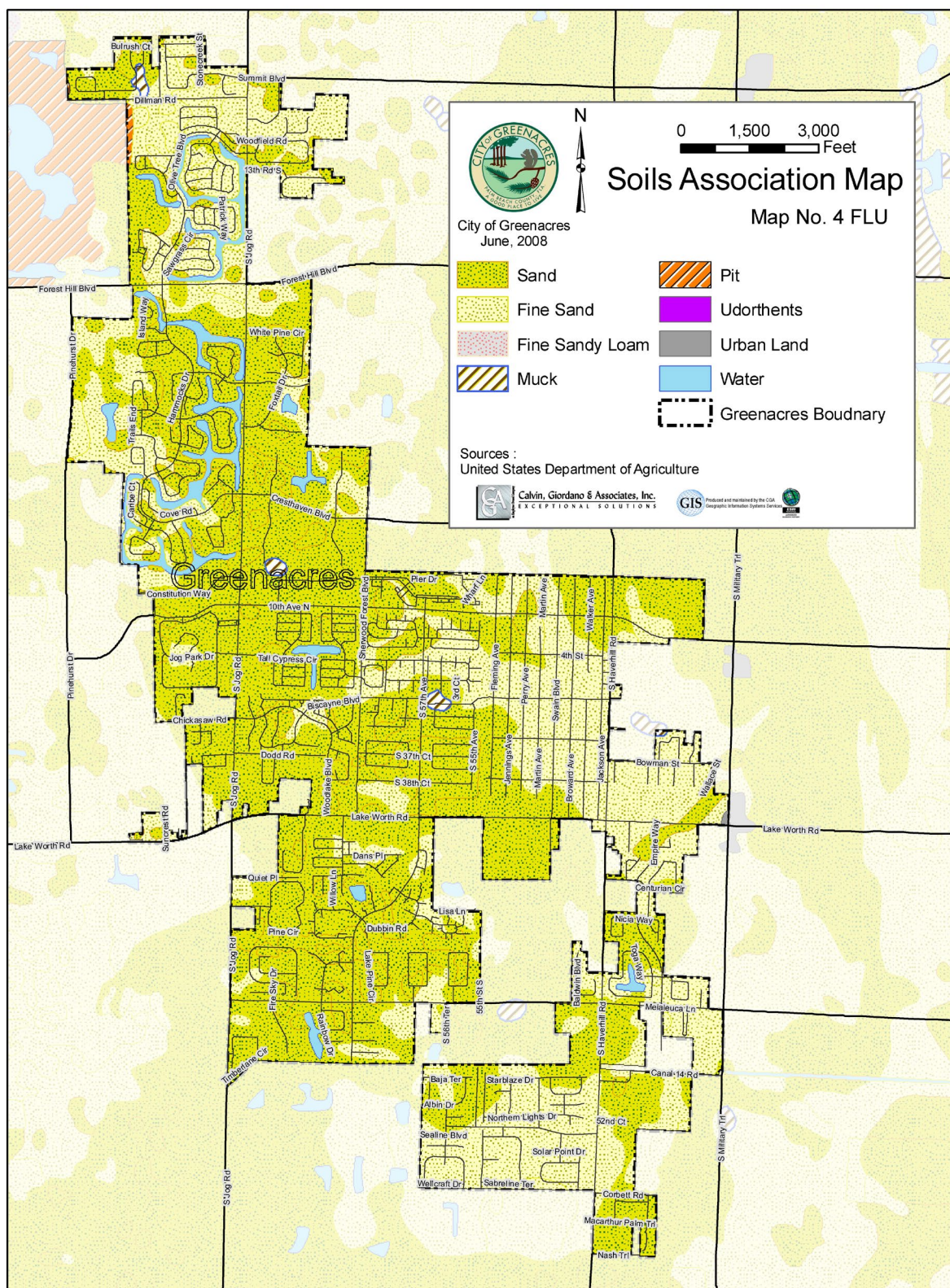
The present land use, the relationship of soils to adjoining areas, and the movement of wildlife are not considered in these ratings. The size, shape, or location of the areas does not affect the rating. Certain influences on habitat must be appraised by on-site investigation. The level of suitability ratings in Table 2 are defined as follows:

Good: Habitats are easily improved, maintained, or created. There are few or no soil limitations in habitat management, and satisfactory results can be expected.

Fair: Habitats can be improved, maintained or created on these soils but moderate soil limitations affect habitat management or development. A moderate intensity of management and fairly frequent attention may be required to ensure satisfactory results.

Poor: Habitats can be improved, maintained, or created on these soils, but the soil limitations are severe. Habitat management may be difficult and expensive and require intensive effort. Results are questionable.

Very poor: Under the prevailing soil conditions, it is not practical to attempt to improve, maintain, or create habitats. Unsatisfactory results are probable.



**TABLE 2**  
**POTENTIAL FOR HABITAT ELEMENTS**

Soil Name & Map Symbol	Grain & Seed Crops	Grasses & Legumes	Wild Herba- ceous	Hardwood Trees	Conif- erous Plants	Wetland Plants	Shallow Water Areas
ANCLOTE: An	Very Poor	Poor	Poor	Fair	Poor	Poor	Good
ARENTS: AU	Poor	Poor	Poor	Fair	Fair	Poor	Poor
BASINGER: Ba	Poor	Poor	Fair	Poor	Poor	Good	Fair
BASINGER: BM	Very Poor	Very Poor	Very Poor	Very Poor	Good	Good	Very Poor
HOLOPAW: Ho	Poor	Fair	Fair	Poor	Fair	Fair	Fair
MYAKKA: MK	Poor	Fair	Good	Poor	Fair	Fair	Poor
OKEELANTA: On	Very Poor	Poor	Very Poor	Very Poor	Very Poor	Good	Good
OLDSMAR: Os	Poor	Fair	Fair	Poor	Fair	Poor	Poor
QUARTZIPSAMMENTS: QAB	Poor	Poor	Poor	Very Poor	Poor	Very Poor	Very Poor
RIVIERA: Rd	Very Poor	Poor	Very Poor	Very Poor	Very Poor	Good	Good
Source: U.S. Dept. of Agriculture, Soil Conservation Service - Dec. 1978							

## (2) Building Site Development

Soil types identified with building site development are shown for the City of Greenacres and surrounding area on Map No. 4. The degree and kind of soil limitations that affect shallow excavations, dwellings with and without basements, small commercial buildings, and local roads and streets are indicated in Table No. 4. A slight limitation indicates that soil properties are favorable for the specified use; any limitation is minor and easily overcome. A moderate limitation indicates that soil properties and site features are unfavorable for the specified use, but the limitations can be overcome or minimized by special planning and design. A severe limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible.

**TABLE 3**  
**SOILS ASSOCIATION MAP LEGEND**

**- GREENACRES AREA -**

- 5 MYAKKA - IMMOKALEE-BASINGER association: nearly level, poorly drained soils that are sandy throughout; some have a weakly cemented layer below a depth of 30 inches.
- 9 RIVIERA association: nearly level, poorly drained sandy soils that have a loamy subsoil.
- 11 BASINGER association: nearly level, poorly drained soils that are sandy throughout.

*Source:*

- 1. *U.S. Department of Agriculture, 1976*
- 2. *Soil Conservation Service, 1978*
- 3. *University of Florida, Institute of Agricultural Sciences, 1976*

Shallow excavations are used for pipelines, influenced by soil wetness caused by a seasonal high water table; the texture and consistence of soils; the tendency of soils to cave in or slough; and the presence of very firm, dense soil layers, bedrock, or large stones. In addition, excavations are affected by large stones, and slope of the soil and the probability of flooding. Ratings do not apply to soil horizons below a depth of 6 feet unless otherwise noted.

In the soil series descriptions, the consistency of each soil horizon is defined and the presence of very firm or extremely firm horizons, generally difficult to excavate, is indicated.

Dwellings and small commercial buildings, referred to in Table No. 4 are built on undisturbed soil and have foundation loads of a dwelling no more than three stories high. Separate ratings are made for small commercial buildings without basements and for dwellings with and without basements. For such structures, soils should be sufficiently stable that cracking, or subsidence from settling, or shear failure of the foundation do not occur. These ratings were determined from estimates of the shear strength, compressibility, and shrink swell potential of the soil. Soil texture, plasticity and in place density, potential frost action, soil wetness and depth to a seasonal high water table were also considered. Soil wetness and depth to a seasonal high water table indicate potential difficulty in providing adequate drainage for basements, lawns, and gardens. Depth to bedrock, slope, and the large stones in or on the soil are also important considerations in the choice of sites for these structures and were considered in determining the ratings. Susceptibility to flooding is a serious limitation.

Local roads and streets, referred to in Table No. 4, have an all-weather surface that can carry light to medium traffic all year. They have a subgrade of underlying soil material; a base of gravel, crushed rock fragments, or soil material stabilized with lime or cement; and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded with soil material at hand. Most cuts and fills are less than 6 feet deep.

The load supporting capacity and the stability of the soil as well as the quantity and workability of fill material available are important in design and construction of roads and streets. The AASHTO and Unified classifications of the soil and the soil texture, density, shrink-swell potential, and potential frost action are indicators of the traffic supporting capacity used in making the ratings. Soil wetness, flooding, slope, depth to hard rock or very compact layers, and content of large stones, all of which affect stability and ease of excavation, were also considered.

f. Areas of Critical State Concern

According to Section 380.05 of the Florida Statutes, an area of critical state concern may be designated only for an area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance, including, but not limited to, state or federal parks, forests, wildlife refuges, wilderness areas, aquatic preserves major rivers and estuaries, state environmentally endangered lands, Outstanding Florida Waters, and aquifer recharge areas, the uncontrolled private or public development of which would cause substantial deterioration of such resources.

Areas of critical State concern may also include an area containing, or having a significant impact upon, historical or archaeological resources, sites, or statutorily defined historical or archaeological districts. The private or public development of these properties could cause substantial deterioration or complete loss of such resources, sites, or districts. Within the City of Greenacres, there are no areas that fall within a designated area of critical state concern, pursuant to Section 380.05, Florida Statutes.

g. Population Projections

The City of Greenacres population projections are provided in detail in Table No. 5 from 2016 to 2035. These projections are based on the April 1, 2016 Bureau of Economic and Business Research (BEBR) projections for Palm Beach County.

**TABLE NO. 4**  
**BUILDING SITE DEVELOPMENT**

SOIL NAME	Shallow Excavation	Degree & Kind of Limitations for -				
		Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads & Streets	Flooding
Anclote	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Arents	Severe: cutbanks cave	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness	None
Basinger - Ba	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	None
Basinger - Bm	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	Frequent
Holopaw	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Myakka	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Okeelanta	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Frequent
Oldsmar	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	None
Quartzipsamments	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Slight	None
Riviera	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Frequent
Urban Land	No ratings					

Source: 1) U.S. Department of Agriculture, Soil Conservation Service - Dec. 1978  
2) The City of Greenacres Engineering, Planning. & Building Dept. June 1997

**TABLE No. 5**  
**Population Projections**

<b>Year</b>	<b>Population</b>
2016	39,006
2020	49,275
2035	68,996

1. Seasonal Population

Seasonal population projections are derived from 1990 U.S. Census data gathered for Palm Beach County. Palm Beach County data is utilized since it is the best available existing data source and most accurately reflects seasonal growth within Greenacres. (9J-5.005(2)(c))

The percentage of seasonal housing is obtained from Palm Beach County based on BEBR projections.

The seasonal population is acquired by multiplying the seasonal dwelling units by the City's average persons per household which totals to 4,327.

**TABLE No. 6**  
**SEASONAL POPULATION 1990**

	<b>Vacancies Seasonal Units</b>	<b>Total Units</b>	<b>Vacancy Rate Total Units</b>
PBC	65,291	461,665	21
City	1,881	11,186	26

**V. ANALYSIS**

**A. AVAILABILITY OF FACILITIES AND SERVICES**

1. Infrastructure System

Man-made conditions, as well as natural conditions, affect the development potential of an area. Man can provide services and infrastructure which make a place attractive to live in. This section discusses those areas served by central water, central sewer and other services.

a) Sanitary Sewer

The City of Greenacres receives its sewer service from Palm Beach County. There is enough system capacity to serve existing and potential future development of the City

b) Potable Water

The City of Greenacres also receives its water service from Palm Beach County. There is enough system capacity to service existing and potential development of the City.

c) Solid Waste

The City is serviced by a private hauler through a franchise agreement for garbage and trash pick up. All garbage and trash is hauled to solid waste facilities operated by the Palm Beach County Solid Waste Authorities. This arrangement permits the City to provide existing and potential development with the safe and sanitary processing and disposal of solid waste. There is enough landfill capacity available to meet the City's needs through the year 2021.

d) Stormwater Management

The South Florida Water Management District and Lake Worth Drainage District are responsible for operation of the primary drainage system within the City. The City lies within two separate drainage basins. The City north of Lake Worth Road is in the C-51 basin. The area south of Lake Worth Road is in the C-16 basin. The Lake Worth Drainage District has jurisdiction of canals L-6 through L-15 and E-3. The majority of the drainage canals have an east-west orientation except for the E-3 canal which has a north-south orientation and is located west of Fleming Avenue.

All existing and potential development is required by the City's subdivision code to provide comprehensive storm drainage facilities. All runoff must be directed to percolation and detention areas for on-site retention of stormwater. The present drainage system has enhanced flood control and improved drainage so that the City's designation as a flood area was rescinded by the Federal Emergency Management Agency on November 13, 1987.

## 2. Natural Groundwater Aquifer Recharge Areas

The groundwater system underlying the City generally consists of two aquifers: (1) the Surficial or water table aquifer; (2) the upper Floridan aquifer. The water aquifer lies just below the land surface and extends throughout the county.

The Surficial aquifer system covers all of the city and is the primary source of groundwater for drinking water and irrigation.

The City intends to take several steps so that the underlying aquifer is preserved. The City has set a goal of requiring all existing and future development to eventually be served by the Palm Beach County utility system. In addition, the City adopted and abides by the principles of the Palm Beach County Wellfield Protection Ordinance which was passed by the County Commission in February 1988, and most recently amended on December 4, 2003.

Additional aquifer recharge details can be found in both the Conservation and Infrastructure Elements of this plan.

## 3. Traffic Circulation System

The following roads within or immediately adjacent to the City boundaries are classified as state or county roads: Summit Boulevard, Forest Hill Boulevard, Purdy Lane, Cresthaven Boulevard, Tenth Avenue North, Lake Worth Road, Melaleuca Lane, Pinehurst Drive, Sherwood Forest Boulevard, Haverhill Road, and Military Trail.

In addition to the State and County roadways, the following are City collector roadways:

- \* South 57th Avenue
- \* Swain Boulevard
- \* Empire Way
- \* Biscayne Drive

As stated in the Transportation Element, all of the roads in the City of Greenacres are operating at or above the countywide adopted level of service of "D." The transportation Element further addresses the City's transportation system.

## 4. Development of Soils and Topography

The City of Greenacres lies entirely within sandy flatlands area of east-central Palm Beach County. The nature of the flatlands, as its name infers,

is an area of very little change in elevation. The City's topography varies only a few feet, therefore, drainage is usually a problem where there are no natural drainage courses. For this reason the City, as most developments within the sandy flatlands, is required to rely on an artificial canal network to provide adequate drainage to sustain development. Please refer to the Stormwater Management Sub-Element for drainage information.

## 5. Projected Land For Projected Population

Table 7 depicts the approximate amount of land needed to accommodate the projected population of the City. Included within the table are the various land use categories and their densities and intensities of use. The methodology is based on developmental approvals and zoning densities.

The City's land use categories range from residential, low density, medium density, high density, which have densities of one (1) to ten (10) dwelling units per net acre to commercial, office/professional, general, with intensities of twenty (20) to thirty (30) percent building area. The remaining land use categories are public/institutional, educational, public facilities, recreation/open space and mixed use.

It should be noted that the projections do not take into account the growth of the unincorporated areas immediately adjacent to the City and the relationship between the total population and land uses. The projections cannot take these factors into account since the City does not have well defined boundaries and the demand on City services as well as the use of commercial establishments and recreational facilities and public buildings by residents of the unincorporated areas would be almost impossible to establish. As such, Table 7 only serves as a general approximation, and the assignment of future land use designations to annexed areas should be based on proper planning principles and the plan for future land use rather than on arithmetic approximations.

**TABLE NO. 7**

### **PROJECTED LAND FOR PROJECTED POPULATION**

<b>Plan Category</b>	<b>Land Use</b>		<b>Density/Intensity</b>
<b>RS-Residential</b>	Low Density	<b>13</b>	1-5 d.u./net acre
	Med. Density		6-7 d.u./net acre
	High Density		10 d.u./net acre
<b>CM-Commercial</b>	Office Prof.	<b>56</b>	20% lot coverage
	General		25-30% lot coverage
<b>PI-Public/Inst./Government Use</b>		<b>15</b>	Land uses owned, leased or operated by government agencies such as civic and community centers, libraries, police/fire stations and public schools;

RO-Rec/Open Space		50	<ul style="list-style-type: none"> <li>a. <b>MINI-PARKS/TOT LOTS</b> Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walkways, signage and lighting;</li> <li>b. <b>NEIGHBORHOOD PARKS</b> Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas; and</li> <li>c. <b>COMMUNITY PARKS</b> Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sport fields and swimming pools. Adequate off-street parking may be needed to contain parking <b>overflow.</b></li> </ul>
MU-Mixed Use Commercial	Residential/	5.5	5 d.u./net acre 20-25% lot coverage

**TOTAL: 639.5 acres**

Source: Engineering, Planning and Building Department, 1997

## 6. Redevelopment Needs

Although the City has had over 300 percent growth since 1980, there are several areas of the City in need of redevelopment. The City has several areas that are targeted for redevelopment: the Original Section of Greenacres the Palm Beach Villas Plat 1 neighborhood and the Lake Worth Hills and Palm Beach Villas II neighborhoods

Current efforts for these areas in question include stronger and enhanced code enforcement efforts and public improvements scheduled through the Capital Improvements Element. The Housing Maintenance Program has been established, and the City is implementing policies and seeking funding to improve these areas and maintain their vitality.

The renewal of these areas will only occur due to a variety of efforts. Additionally, the removal of incompatible uses must take place through strong enforcement of zoning and other land regulatory codes.

## 7. Flood Hazard Areas for Redevelopment/Development Area

The City's designation as a special flood area (A or V zone) was rescinded on November 13, 1987 by the Federal Emergency Management Agency. Section 9J 5.006(2)(e) does not apply to Greenacres. The City of Greenacres lies in a C and X flood zones, which are generally flood free zones according to the Federal Emergency Management Agency.

## VI. PLAN FOR FUTURE LAND USE

### A. FUTURE LAND USE APPROACH

The Future Land Use Plan will set forth the planning approach for residential, commercial, public/ institutional, mixed use, recreational and open space, and vacant land usage. The major components of the City's planning approach are (1) the containment of commercial land use to spheres of activity (activity centers) and infill areas along established major corridors without encouraging the extension of strip commercial in these areas; (2) the promotion and orientation of higher density residential in the spheres of activity and along major corridors to achieve logical land use from an economic standpoint; (3) encouraging the provision of single-family housing by working cooperatively with private sector; (4) accommodating the need for city facilities by reinforcing the provision and expansion of such uses along the City Facilities Services Link System (5) the conservation and preservation of open space; and (6) the prudent utilization of vacant land, especially in regard to the provision of public facilities and recreational needs.

The City, in an effort to more fully accomplish these major components, will conduct a number of implementation measures based upon future studies and programs including urban service areas/longer term limit line, point systems, fiscal impact analysis (See Capital Improvements Element); Annexation Feasibility Studies (See Annexation Element); and land use ratio studies, vacant land inventories, and land use coding classification systems (described in greater detail later in this Element).

The programmed items above as well as many other actions within other Elements of this Plan are intended to implement or assist in implementing the Goals, Objectives and Policies of this Plan.

1. Spheres of Activity - are nodal areas that act as hubs or activity centers. These areas are based primarily on the intersection of major roadways in concert with the Traffic Circulation Element.

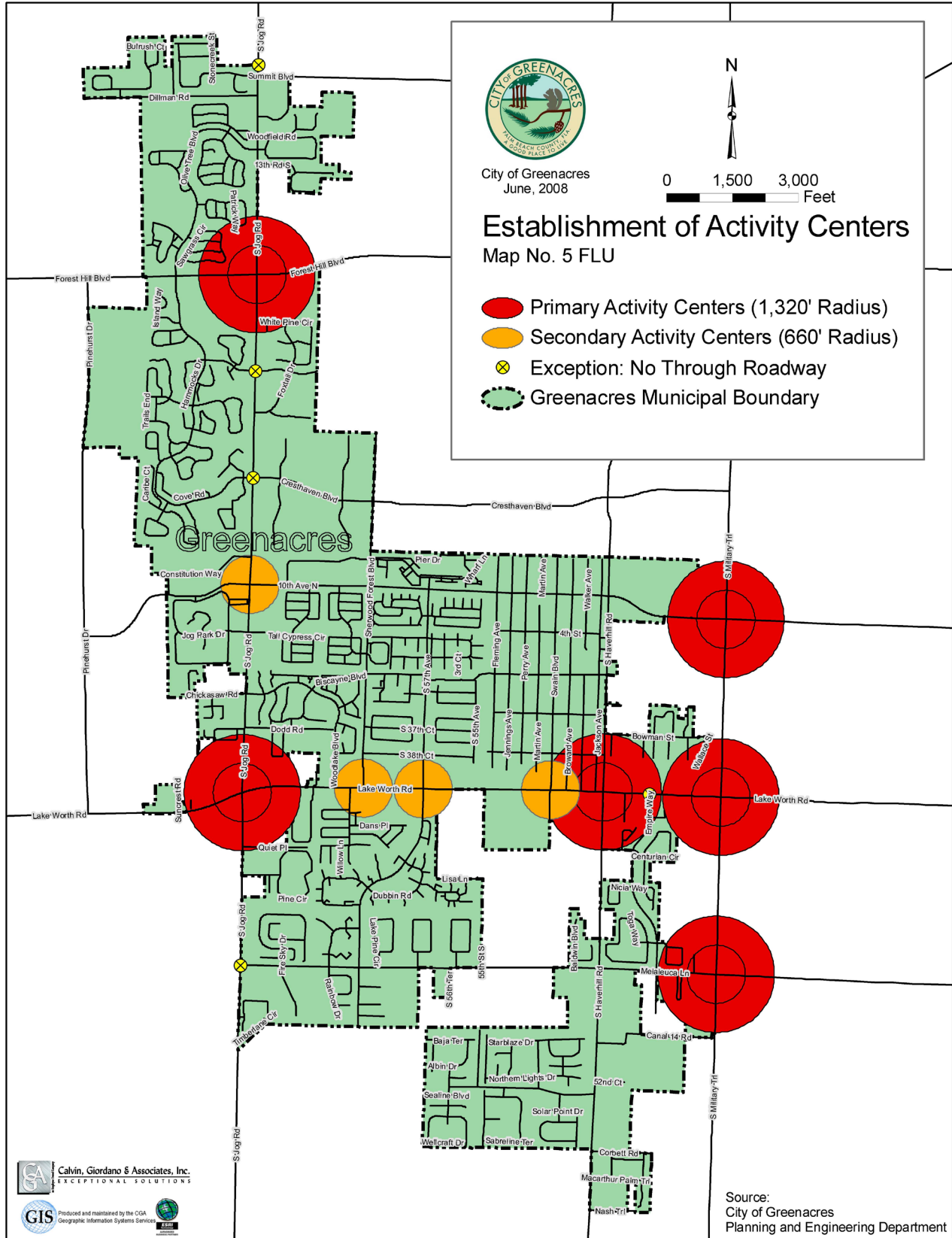
Primary spheres of activity are those nodal areas whereby two urban principal arterials intersect with each other, an urban principal arterial intersects with an urban minor arterial or county collector, or two urban minor arterials intersect.

These spheres are the most intensive areas of the City, serve geographic trade areas that extend beyond city limits, and may encompass a wide range of commercial activities, as well as higher density residential development. (See No. 2 below) The geographic area of this primary sphere generally comprises 125 acres with each quadrant extending a linear distance of one thousand three hundred twenty (1,320) feet (one quarter mile). Maximum commercial acreage within the primary spheres of activity may range from sixty (60) to ninety (90) acres. (See Map No. 5 and 6)

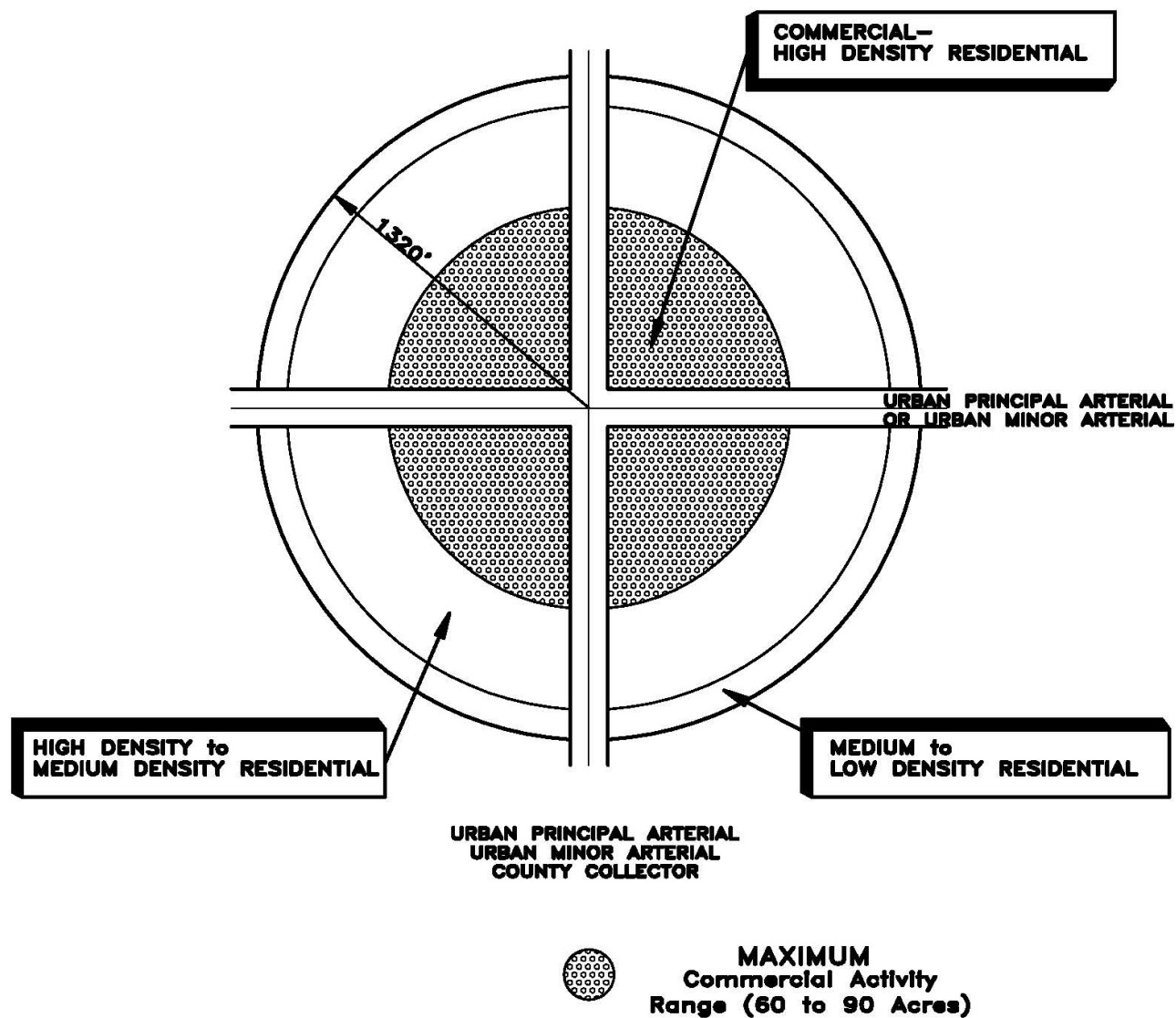
Secondary spheres of activity are those nodal areas whereby an urban principal arterial intersects with a city collector, or an urban minor arterial intersects with a county collector. These secondary spheres serve a group of neighborhoods and generally provide goods and services for a consumer market that may range from one (1) to three (3) mile radius. The geographic area of the secondary spheres generally comprises thirty (30) acres with each quadrant extending a linear distance of six hundred sixty (660) feet (one eighth of a mile). Maximum commercial acreage within the secondary spheres of activity may range from fifteen (15) to twenty (20) acres. (See Map No. 5 and 7)

The City's planning approach calls for the containment of future commercial use within the spheres of activity. However, existing land use patterns along portions of Lake Worth Road, Jog Road and 10th Avenue North may necessitate the commercial or mixed-use infill of certain parcels along these roadways. In any event, strip commercial development will be discouraged in these areas by proper site planning and enhanced design.

Additionally, the intersection of two roadways that aid in designating spheres of activity does not automatically constitute a primary or secondary sphere of activity. For example, if one of the roadways terminates (such as Summit Boulevard and Jog Road) that intersection would not qualify as an activity sphere at that time. Similarly, an intersection that turns into a private roadway or a development also does not qualify as an activity sphere (e.g. Cresthaven Boulevard and Jog Road and Melaleuca Lane and Jog Road.) Other factors include land use associations in close proximity to the node and timing of development. (See Map No. 5)

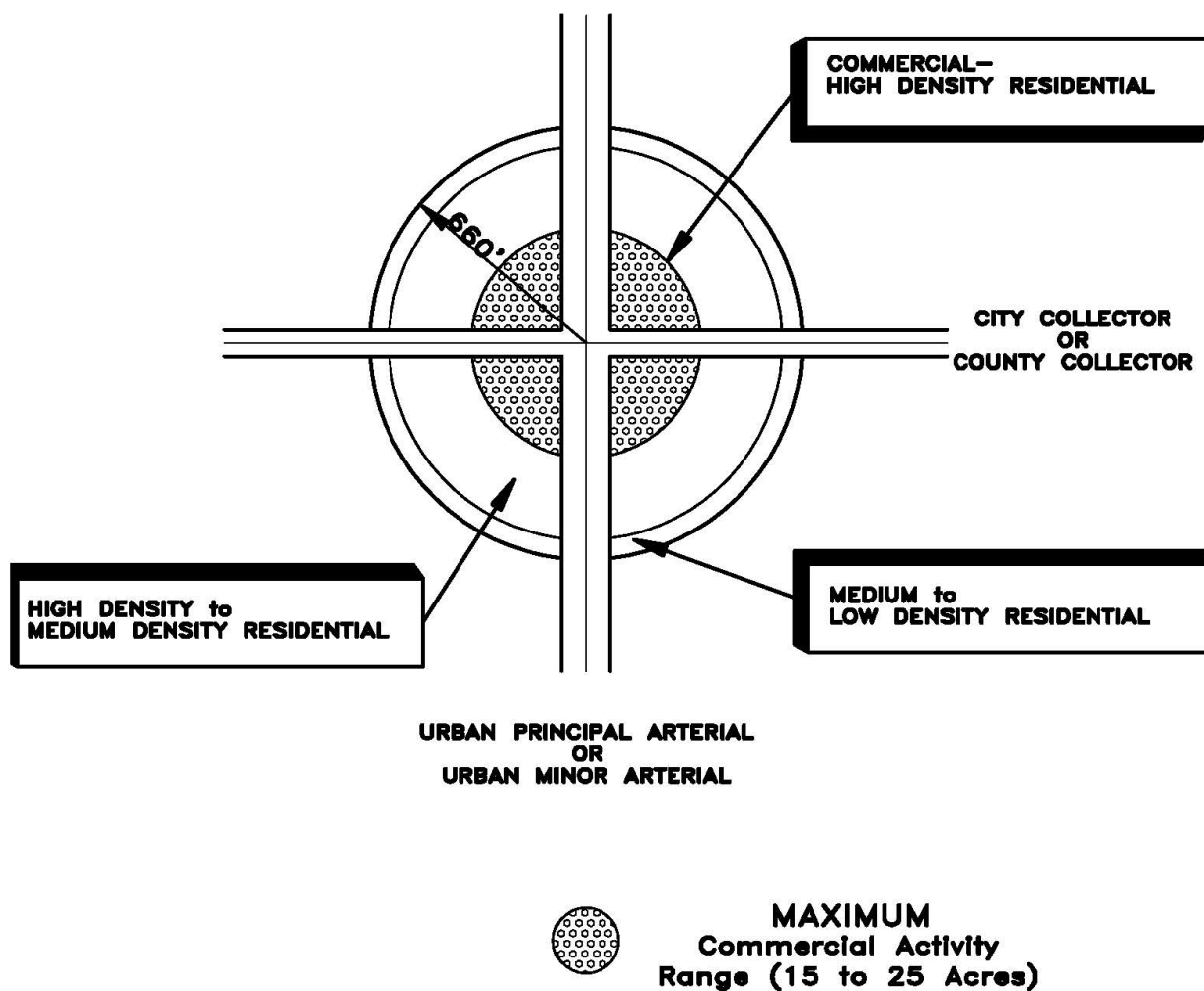


**Map No. 6 FLU  
PRIMARY SPHERE OF ACTIVITY  
Stepdown of Intensities  
Generally 125 Acres**



**Prepared By: Planning and Engineering Department February 2008**

**Map No. 7 FLU**  
**SECONDARY SPHERE OF ACTIVITY**  
 Stepdown of Intensities  
 Generally 30 acres



**Prepared By: Planning and Engineering Department February 2008**

## 2. High Density Residential In Spheres of Activity and Major Roadway Corridors

Based upon market factors and highest and best use considerations, the City of Greenacres and other governmental units face tremendous pressure from landowners to designate such lands as commercial. In the City, such pressure naturally occurs at nodal intersections and on Jog Road, Lake Worth Road and Forest Hill Boulevard. In an effort to combat commercial development pressures, the City will practice a planning approach that reinforces a "stepdown of intensity" from the spheres of activity. Under this application higher density residential is recommended for twenty-five (25) to fifty (50) percent of activity spheres and along the major roadway corridors. This intensity stepdown is characterized by commercial and high density residential activity at the "heart" of the activity sphere the (intersection) and extending outwards to higher-medium density residential. At the fringe of the activity sphere would exist lower density residential and other compatible uses. High density residential would also infill along the major roadway corridors, except along Lake Worth Road where residential uses should be discouraged due to compatibility issues unless part of a mixed use project.

Other studies referenced will further define and refine the actual shape of such activity spheres. Also, in conjunction with the development of point systems, a developer may submit area land use plans for activity spheres prior to submission of development opportunities.

Such combined public/private efforts at land use planning will be conducive to achieving mutual goals from the public interest and the private concern. It is anticipated that better planned sectors will occur.

## 3. Provision Of Single-family Housing - Tantamount to several of the concepts outlined in No. 2 above, the City will need to work cooperatively with the private sector in supplying single-family detached housing.

The City housing stock is comprised of approximately 61.6% multi-family development. In order to encourage the development of single-family units, the City will investigate ways to establish policies to foster such development.

## 4. City Facilities Service Link System - This approach calls for the City to accommodate the need for additional city facilities by the reinforcement and enhancement of four (4) major areas that are located at the Jog Road/10th Avenue North intersection to the Swain Boulevard/Second Street intersection. The maintenance and expansion of these four points provide a linkage system for City facilities. These four (4) major areas include:

Linkage Point 1 - Public Safety Complex/Community Park at Jog Road and the Tenth Avenue North intersections.

Linkage Point 2 - The former City Hall and Burrowing Owl Park.

Linkage Point 3 - Ira Van Bullock Park, 500 Perry Avenue, Community Hall, the Community Center and 525 Swain Boulevard. This entire area will be the main focus of a leisure service campus atmosphere.

The old Public Works building was demolished in January 2008 and the park expanded. Construction of the new Community Center at the northwest corner of Swain Blvd. and Fourth Ave. was completed in 2000.

Linkage Point 4 – Former Public Works Trade Shop. The former Trade Shop at 301 Swain Boulevard should be explored as a location for additional City services.

The City Facilities Service links should be strengthened to provide a strong City identity and continuity in the provision of City services/ facilities.

## 5. Conservation and Preservation of Open Space

Within the built-up environment, the conservation and preservation of open space serves a multitude of functions. Firstly, open space provides pervious surfaces which aid in reducing stormwater runoff and in replenishing the surficial aquifer. Secondly, open space is critical to the City of Greenacres in providing passive recreation possibilities. Thirdly, the conservation and preservation of open space may aid in protecting native habitats that have not been substantially altered or removed. Finally open space may buffer incompatible uses, enhance the visual beauty of various areas, serve as a land bank for future development and provide additional light and air.

Recognizing the importance of open space, the City will make every effort to promote the conservation and preservation of open space. The City will implement this component by encouraging the development of planned unit developments and cluster housing which provide areas of open space by clustering or grouping units into smaller areas.

## 6. Vacant Land Utilization

The City, within its current boundaries, has a limited amount of vacant land (minus those areas approved for development but not actually developed). The City will need to scrutinize the development of these lands intently. "Land increases in value as its intrinsic characteristics - slope, soil and subsoil conditions, shape - and as its extrinsic relationships - accessibility, environment regulatory requirements - are able to satisfy economic and social demands. As the pressures for land utilization grow, the extrinsic relationships outweigh the intrinsic characteristics of land. Land values are due more to external factors than they are to activities of the owner of the land."

Additionally, the City will need to review its own limited supply of publicly owned vacant land in order to develop necessary public facilities and recreational lands to serve its population at the City's adopted level of service.

## B. FUTURE ANNEXATION AREA

The City's Annexation Plan as outlined in the Annexation Element encompasses all unincorporated areas south of Southern Blvd., north of Lantana Road, east of the Turnpike and west of Military Trail, exclusive of those areas already annexed by Wellington and Royal Palm Beach. This area would add approximately 25.85 square miles of land to the existing inventory.

In 1989, at the time of preparation of the Comprehensive Plan, the local governments in Palm Beach County along with the Countywide Planning Council, outlined and described their future annexation areas.

The City of Greenacres also included an optional Annexation Element, which specifically identified the City's Future Annexation Areas and contained objectives and policies related to future annexation.

In order to adequately manage future growth and to ensure that compatibility in land use will be maintained in the future among lands in the City of Greenacres, other adjacent municipalities and unincorporated Palm Beach County, the City of Greenacres has assigned City future land use classifications to properties in the future annexation area. These assignments only serve as a guide in reviewing land use requests and development in these areas until the time of annexation. These designations are advisory only.

The Future Annexation Area is bordered on four sides by Urban Principal Arterials: Southern Blvd., Military Trail, Lantana Road and State Road 7, with Southern Blvd. and State Road 7 as major thoroughfares. Intersecting with these major roadways are Urban Minor Arterial, County Collectors and City Collectors.

Based on this fact, the City utilized land use concepts currently being used in the Future Land Use Element in assigning future land use designations.

Primary Activity Centers (beyond those shown on Map No. 5) were identified at:

- State Road 7 and Southern Blvd.
- State Road 7 and Forest Hill Blvd.
- State Road 7 and Lake Worth Road
- State Road 7 and Lantana Road
- Lyons Road and Southern Blvd. (North side only)
- Lyons Road and Lake Worth Road
- Turnpike and Southern Blvd. (North side only)
- Turnpike and Lake Worth Road
- Jog Road and Southern Blvd. (North side only)

Jog Road and Lantana Road  
 Haverhill Road and Southern Blvd. (North side only)  
 Haverhill Road and Forest Hill Blvd.  
 Military Trail and Southern Blvd.  
 Military Trail and Gun Club Road  
 Military Trail and Summit Blvd.  
 Military Trail and Forest Hill Blvd.  
 Military Trail and Purdy Lane  
 Military Trail and Lantana Road

Secondary Activity Centers are:

None

These activity centers allow for commercial use at the intersections.

Stepping back from the major arterials located in the City's Future Annexation Area and the current city limits are the Residential-HD, then Residential-MD and the Residential-LD. Other City future land use categories were also incorporated in the Future Annexation Areas to meet the needs of the City residents.

In assigning future land use designations in the City's future annexation areas, approved developments in unincorporated Palm Beach County at a certain density were taken into account, as well as developed commercial property.

Assigning future land use designation to properties in the City's future annexation area will serve as a guiding tool in the planning and development of these areas.

**TABLE 8**  
**Future Land Use Classification of the Ultimate Future Annexation Area**

Ultimate Annexation Area Future Land Use	Parcel Count	Acreage
CM	430	870.44
MU	65	72.38
PI	27	364.66
RO	47	2002.33
RS-HD	1922	1295.38
RS-LD	13850	8271.53
RS-MD	4109	1396.70
Total (see note)		14273.43

Note: Parcels only. Does not include right-of-way for roads and canals.  
 Based on Map No. 9, Advisory Future Land Use Map.

Based on Palm Beach County's projections, the expected population in the year 2005 of the areas included in the City's Future Annexation Areas 101,133.

## VII. GOALS, OBJECTIVE AND POLICIES

- A. GOAL 1: It shall be the goal of the City of Greenacres to achieve a high quality living environment by ensuring that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by the citizenry while respecting the integrity of the natural environment by minimizing the threat to health, safety and welfare posed by incompatible land use and environmental degradation.

### Objective 1

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development. (CONCURRENCY)

#### Policy a)

The City shall adopt the levels of service standards set forth in this plan in Objective 1, Policy a) of the Infrastructure Element.

#### Policy b)

Higher intensities and densities of development shall be located within spheres of activity (as depicted on Map No. 5) and along major corridors where public facilities are available and land use compatibility can be achieved.

#### Policy c)

The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, public safety service and recreational facilities.

#### Policy d)

Future development orders and permits shall be conditioned on the following two standards:

- (1) Existing facilities and services meet established levels of service and are concurrent with the impact of development; and
- (2) Additional public facilities and services are provided to service proposed development when such facilities and services are necessary

### Objective 2

The City shall continue to plan for future redevelopment and revitalization activities in

targeted areas.

Policy a)

The City shall continue to implement a housing maintenance program.

- 1) Housing units within the Original Section, Villa Del Trio, Palm Beach Villas Plat 1, Lake Worth Hills and Palm Beach Villas II will be programmed for maintenance inspections.
- 2) The City shall target deficient units and schedule such units for rehabilitation.
- 3) The City shall maintain a list of substandard housing units via the inspection programs and demolish units as necessary.

Policy b)

The City will continue to provide strong code enforcement efforts in designated redevelopment areas by coordinated and consistent code enforcement.

Policy c)

The City shall adopt measures to promote redevelopment that include the potential establishment of a Transportation Concurrency Exception Area (TCEA) and/or a Corridor Master Plan for Lake Worth Road, including appropriate redevelopment densities and intensities and mix of uses.

Policy d)

In order to maximize compatibility and preserve commercial opportunity, economic vitality, and the tax base, the City shall restrict future land uses in the Lake Worth Road corridor to commercial and mixed-use designations.

### Objective 3

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall, to the extent possible, be eliminated by the year 2017.

Policy a)

The City shall work towards the reduction and eliminations of incompatible uses by strongly implementing the nonconforming sections of the City's land development regulations.

## Objective 4

The City's land development and future land use regulations shall be revised to include stronger provisions for the protection of natural resources and historic properties.

### Policy a)

The City of Greenacres through the 2000 Landscape Code will continue to implement water conservation methods as used in the xeriscape concept.

### Policy b)

1. Through the City's adoption of the Palm Beach County Wellfield Protection Ordinance the City will continue to cooperate with the Palm Beach County Department of Environmental Protection in implementing the provisions of the ordinance.
2. All new development and redevelopment within the wellhead protection area 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)

The City's Planning and Engineering Department shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs if any such houses are designated in the future.

### Policy d)

1. By the year 1999, the City shall conduct a study to determine the historic significance of structures in the original section of the City based on age, architectural and historical significance. The structures shall be classified as having major, minor or no significance.
2. By the year 2000, the City's Land Development Regulations shall be amended to include regulations governing the exterior alterations or changes to structures of historical significance in order to protect and preserve those structures of historical significance.
3. The City of Greenacres shall work with the Palm Beach County Historic Preservation Board and the State of Florida by compiling a citywide properties listing every five (5) years.

## Policy e)

The City shall protect existing and future vegetative and wildlife communities by utilizing the State of Florida and the Treasure Coast Regional Planning Council's criteria.

1. All new developments and redevelopment shall submit a written assessment of the ecological and/or environmental impact of such development.

**Objective 5**

The City shall continue to enforce the provisions of the Development of Regional Impact provisions of F.S. Chapter 380.06 - as applicable to various developments.

## Policy a)

The City of Greenacres shall continue to work with TCRPC and DCA to ensure compliance with F.S. Chapter 380.06.

## Policy b)

The City of Greenacres shall continue to work with Palm Beach County to ensure that the impacts created by development will not cause adverse effects on the health, safety and welfare of the area's residents.

**Objective 6**

All future development shall have adequate sewer and water hook-up capacity, and drainage, to serve the development at the City's adopted level of service.

## Policy a)

No certificates of occupancy shall be issued to future developments unless the petitioner can demonstrate that he has provided the necessary water and sewer services.

## Policy b)

Facilities and services must be available at the adopted level of service and must be available concurrent with the impacts of development, or development orders must be conditioned on the availability of facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized simultaneously with the land use approval.

**Objective 7**

The City of Greenacres shall use innovative land use techniques to promote flexibility of

development within the City.

Policy a)

The City shall continue to utilize such development techniques as “Planned Unit Development”, “Planned Commercial Development”, and “Mixed-Use Development” with commercial and residential uses integrated in one project.

Policy b)

The City shall separate urban and rural land uses by designating appropriate land use densities and intensities in accordance with approved zoning districts based on compatibility with surrounding land uses.

## Objective 8

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policy a)

All development will abide by the provisions of the City's Sign Code.

Policy b)

All developments shall use construction methods as outlined in various codes and ordinances that have been adopted or revised by the City and administered through the Building Department.

Policy c)

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below. Table 1 above indicates which zoning districts are compatible with each of the land use designations.

- (1) Agricultural Residential - 1.0 residential unit per two and one-half (2½) net acres;
- (2) Estate Residential - 1.0 residential unit per net acre;
- (3) Low Density Residential - 3.0 to 5.0 residential units per net acre;
- (4) Medium Density Residential - 6.0 to 7.0 residential units per net acre;
- (5) High Density Residential - 10.0 residential units per net acre;

- (6) Mobile Home Residential - 6.0 residential units per net acre;
- (7) Mixed Use Development-Residential - 5.0 residential units per net acre, or 0.20 FAR commercial
- (8) Office Professional - 25% lot coverage, 0.35 FAR;
- (9) Commercial Neighborhood - 20% lot coverage, 0.30 FAR;
- (10) Commercial General - 30% lot coverage, 0.35 FAR;
- (11) Commercial Intensive - 30% lot coverage, 0.35 FAR;
- (12) Mixed Use Development–Office, 30% lot coverage, 0.35 FAR for Professional Office Use, and 6.0 residential units per net acre for Residential Use.
- (13) Mixed Use Development-Commercial - 5.0 residential units per net acre, or 0.25 FAR commercial;
- (14) Mixed Use Development–Original Section – 20%-30% lot coverage, 0.30-0.35 FAR for Commercial and Office Uses, and 6 residential units per net acre for Residential Use.
- (15) Public/Institutional Land Use – 0.10-0.35 FAR

Land uses owned, leased or operated by government agencies, such as civic and community centers, libraries, police/fire stations and public schools. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accord with Zoning District Regulations.

(16) Recreation and Open Space

**a. MINI-PARKS/TOT LOTS**

Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walk-ways, signage and lighting;

**b. NEIGHBORHOOD PARKS**

Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas; and

**c. COMMUNITY PARKS**

Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sport fields and swimming pools. Adequate off-street parking may be needed to contain parking overflow.

**Policy d)**

The City, through its land development regulation shall require new development and redevelopment of existing areas to incorporate vehicular parking that will provide stormwater management on premises.

**Policy e)**

The City shall continue to require water quality pretreatment design and construction methods on vehicular parking areas through the use of depressed swale areas and/or direct percolation. The City shall comply with the National Pollution Discharge Elimination System Program and other methods to minimize or eliminate water pollution.

**Policy f)**

The City shall require landscape islands within vehicular parking areas, perimeter landscape areas and landscape areas which separate each vehicular parking area.

**Policy g)**

The City shall continue to utilize the Institute of Transportation Engineer's Manual on safe and convenient on-site traffic flow.

**Policy h)**

The City shall continue to promote development that provides a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects, and projects supportive of an efficient transportation system.

**Policy i)**

The City shall explore the creation of a mixed use zoning district combining retail commercial space and high density residential for use at Primary Activity Spheres and along the Lake Worth Road Corridor.

**Objective 9**

The City will undertake a series of programmed studies to implement the components of the Future Land Use Element.

## Policy a)

The City shall investigate the creation of an overlay zone that channels greater density into activity spheres and appropriate roadway corridors by 2018.

## Policy b)

The City will undertake a study that devises strategies for increasing the supply of single-family housing in the City.

## Policy c)

The City will utilize its vacant land inventory to make recommendations on the future use of vacant site-specific land in the City.

## Policy d)

The City will complete a land use ratio study that will determine the proper allocations of land use within the City.

**Objective 10**

The City of Greenacres shall regulate and control all future land use activities which affect the topography, materials beneath the land's surface and availability of services by implementing the following policies:

## Policy a)

Future land use decisions, in part, shall be based on topography limitations as contained in the Comprehensive Plan and the Land Development Regulations.

## Policy b)

The City will continue to coordinate the maintenance of publicly and privately owned areas with rare and unique natural features.

## Policy c)

A written analysis reporting on soil suitability shall be required for the evaluation of all new development activities which are undertaken in the City.

## Policy d)

Should existing land areas or future land areas via annexation experience seasonal or periodic flooding, those areas shall be designated on the map series along with the development of a public informational pamphlet on building within flood areas.

Policy e)

In reviewing future land use amendments in the City's Future Annexation Area, the City will utilize the Advisory Future Land Use Map (Map 9) as the basis for the assignment of future land use designations as well as consideration of the goals, objectives and policies contained in this Element and an analysis of the proposal's compatibility with adjacent uses in order to determine the appropriate designation.

**Objective 11**

The City shall discourage the proliferation of urban sprawl by following established land use patterns, promoting appropriate infill and designating future land use densities based upon levels of services and the availability of services and facilities.

Policy a)

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. Consistent and compatible with the established land use pattern shall mean:

- (1) Only uses permitted within the plan's land use designation and the implementing zoning district shall be approved.
- (2) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (3) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

Policy b)

Infill development shall be promoted within existing areas to discourage the harmful effects of leap frog development.

Policy c)

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

Policy d)

The City will continue to utilize the nodal system (Section VI A.1 and A.2 of the Future Land Use Element) in conjunction with Map 5 to designate Future Land Uses in activity spheres and infill corridors.

## Objective 12

The City will ensure that future developers set aside and provide suitable land areas for the provision of those utility services and facilities necessary to support the proposed developments.

### Policy a)

Through the City's site and development plan review process, developers will be required to accomplish the following:

- (1) Set aside areas for the provision of urban services and facilities within the developed area as determined by the City and/or the appropriate service provider.
- (2) Provide written documentation from the service provider that the adequate capacity for service provision is available to service the site.

### Policy b)

The City shall encourage through reasonable standards that adequate and reliable electric infrastructure is available for development and redevelopment. Electric infrastructure should be constructed, to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. By 2018, the City shall modify the Land Development Regulations to include criteria to ensure that there is a balance between the need for electricity and land use compatibility.

## Objective 13

The City shall enhance public educational opportunities within the City by facilitating the siting and construction of future schools.

### Policy a)

Schools shall be allowed in all Residential (RS-LD, RS-MD, and RS-HD) and Public Institutional (PI) future land use categories.

### Policy b)

The City shall enter into an interlocal agreement with the Palm Beach County School Board to provide for an expedited development review process for public schools.

## Policy c)

The City shall continue to coordinate with the Palm Beach County School Board concerning potential development applications which may adversely impact local school-age enrollment levels.

## Policy d)

The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with public schools to the maximum extent possible.

## VIII. SUPPORTING STUDIES

### A. RECOMMENDED IMPLEMENTATION STUDIES

Since the adoption of this Plan several supporting studies were undertaken to refine and implement the broad concepts outlined within this Plan Element. There are still other studies to be completed. The following studies which have assisted or will assist in implementing the land use component of this Plan are described below.

#### 1. Neighborhood Planning Areas

A neighborhood can be defined as a "geographic area whose boundaries are determined for the purposes of preparing a plan for the people who live, work, or have an interest in the area."

The Neighborhood Planning Area approach can be used to inventory areas on a "micro" scale and refine land use planning for designated areas or a specific sector such as an activity sphere. Furthering the neighborhood planning area approach provides this micro analysis for planning and in essence the opportunity to create area strategies for land use implementation.

#### 2. The Land Use Ratio Study

The implementation effort will seek to research and determine two seemingly simple and related land use questions. How much land do we need for residential, commercial, roadways etc. and how do we project these figures for future land use needs? Empirical evidence indicates that land use ratios vary per city with a number of factors accounting for the variance. This study to be conducted by the City in 1991 will be based upon existing and future land use patterns which synthesizes the amounts of land area needed to accommodate land use.

#### 3. Vacant Land Inventory

This will be a yearly report that maintains a current listing of site specific vacant land parcels and an accompanying set of land use recommendations for each parcel based upon the future land use plan.

#### 4. Land Use Coding Classification System

This analysis will develop a manual for coding land use based upon characteristics inherent in the City's overall land use patterns. Said manual derived from the Standard Industrial Classification Manual would be utilized to code all land uses in the City for database management. The work efforts above in concert with other programmed actions throughout this Plan will serve to enhance planning endeavors and ensure a continuing process that will provide proper growth management for the City.

## IX. NOTES

1. The City of Greenacres "Zoning Ordinance Chapter 32", Article II, Section 32-3, Definitions - Number (58A).
2. Chapter 163 of Florida Statutes
3. Arnold Whiltich, Editor in Chief. Encyclopedia of Urban Planning (1st edition; New York): McGraw Hill, 1974), pg.644.
4. Joel T. Werth and David Bryant, A Guide to Neighborhood Planning, Report 342 Planning Advisory Service. (Chicago: American Planning Association, 1979), p.1.
5. Gregory Longhini and Michael Sutton, Land Use Ratios, PAS Memo (Chicago: American Planning Association: May 1983) p.1.
6. Palm Beach County Future Land Use Element
7. Town of Lantana, Future Land Use Element

## ***REVISION HISTORY***

March 16, 1998	Ord. 97-09
July 19, 1999	Ord. 99-09
December 6, 1999	Ord. 99-16
May 6, 2002	Ord. 2001-21
January 6, 2003	Ord. 2002-19
September 15, 2008	Ord. 2008-03
January 23, 2017	Ord. 2016-27

CITY OF GREENACRES COMPREHENSIVE PLAN

# **INTERGOVERNMENTAL COORDINATION ELEMENT**

June 5, 2017

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

The Local Government Comprehensive Planning Act of 1985 requires that the various comprehensive plans within the State of Florida be coordinated between the state and various public agencies. This coordination would minimize incompatible endeavors, and promote cooperation and efficiency. The Act requires each comprehensive plan to include a formal Intergovernmental Coordination Element, or chapter.

It is the purpose of the Intergovernmental Coordination Element to "identify and resolve incompatible goals, objectives, policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures" with Palm Beach County, adjacent municipalities and various quasi public, private, regional and state agencies which provide services to the City of Greenacres residents.

This Element describes current intergovernmental agreements between the City of Greenacres and other governmental and quasi-public/private agencies. The effectiveness of these agreements will be analyzed to determine whether or not the existing agreements should be retained or strengthened, and whether or not the City should enter into any new agreements. Furthermore, the element establishes the principles and guidelines which the City of Greenacres will use to coordinate services provided by agencies not under the City's control, however, provide services to the City's residents.

### B. HISTORY OF INTERGOVERNMENTAL AGREEMENTS

The history of Intergovernmental agreements between the City of Greenacres and other entities can be traced back to October 11, 1946 when the City of Greenacres granted a franchise to Florida Power and Light Company to provide electrical service to City residents. On December 13, 1956, the City authorized its first garbage collection franchise to Rural Trash Disposal, Inc. In September 1961, the City granted its first natural gas franchise to H.B.H. Corporation. This agreement allowed H.B.H. Corporation to distribute and sell propane and natural gas within the town's limits. The first formal agreement that the City signed with another government was on February 10, 1964. The City passed Resolution No. 81 which authorized Palm Beach County to act on behalf of and represent the City in the development of a transportation plan for Palm Beach County.

Since then, the City of Greenacres has had numerous agreements with other governments and service providers. The subject areas of these agreements include land use, transportation, library services, sewer and water service, public facilities improvements, housing; police, fire and medical services; solid waste disposal, civil defense, taxation, education, electricity, telephone and telegraph service, natural gas and cable television and computer related resources (e.g. property appraiser's database,

geographical information systems).

## II. DEFINITION OF RELEVANT TERMS

- A. CITY - is defined as the City of Greenacres, Florida.
- B. CITY COUNCIL - is defined as the legislative body composed of members elected at large and is the principal policy making body for the City of Greenacres.
- C. CONSISTENCY - is defined as the City of Greenacres Comprehensive Plan being consistent with and "compatible with" the State Comprehensive Plan and Treasure Coast Regional Policy Plan. The term "compatible with" means that the Greenacres City Comprehensive Plan is not in conflict with the State Comprehensive Plan or Treasure Coast Regional Policy Plan.
- D. DEVELOPMENT OF REGIONAL IMPACT (DRI) - is defined as any development which because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.
- E. GOVERNMENTAL AGENCY - is defined as:
  - a) The United States or any department, commission, agency or other instrumentality thereof.
  - b) The State of Florida or any department, commission, agency, or other instrumentality thereof.
  - c) Any local government or any department, commission, agency or other instrumentality thereof.
  - d) Any school board or other special district, authority, or governmental entity.
- F. INTERLOCAL AGREEMENT - Permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby provide services and facilities in a manner pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.
- G. INTERJURISDICTIONAL INCOMPATIBILITY - is defined as an implementation of a local plan which could impact another local government and which:
  - a) creates a potential unplanned financial burden on one or more local governmental entities; or
  - b) creates potential incompatible land use density or intensity adjacent to one or more local government entities; or
  - c) creates an excess demand on the infrastructure or natural resources of one or more local governmental entities. (See Annexation Element -Definitions)

### III. INVENTORY OF AGENCIES AND GOVERNING BODIES – INTERGOVERNMENTAL COORDINATION

Many formal and informal networks of information and coordination currently exist between the City of Greenacres and other governmental units and agencies. These units and agencies often participate in some phase of planning involving land use and/or provision of services necessitating coordination with the City.

The following is a listing of all local, regional, and State governmental units or agencies identified as interacting with the City. Many of these are multifunctional with continually changing responsibilities. More detailed information concerning their functions, responsibilities and programs may be obtained by contacting the organizations directly.

#### A. COUNTY AGENCIES AND OTHER ENTITIES

##### 1. Public Library System

On April 12, 1982, the City of Greenacres passed Resolution No. 82-08 authorizing the execution of an agreement between the City of Greenacres and the Palm Beach County Library Special Taxing District for the consolidation of library services.

Resolution No. 82-13 authorized the City of Greenacres to enter into the "Palm Beach County Public Library System" effective October 1, 1982. The City Manager's Office has the primary responsibility for monitoring this relationship.

##### 2. Palm Beach County Health Dept.

Responsibility:

The Palm Beach County Health Department enforces waterwell and septic tank regulations.

Coordination Effort:

The City's Building Department has the primary responsibility for monitoring these issues.

##### 3. Palm Beach County Solid Waste Authority - (SWA)

Responsibility:

Responsible for planning and management of solid waste facilities which service the City.

Duties:

Processing permit applications for new facilities and ensuring that existing facilities are operated in conformance with permit requirements and in compliance with water quality objectives.

Coordination Effort:

The City's Department of Public Works monitors intergovernmental actions.

4. Palm Beach County Fire-Rescue Department.

The City's Public Safety Department has the primary responsibility for all intergovernmental coordination regarding police, fire and emergency medical services. The City has made verbal agreements with the Fire Rescue Department of Palm Beach County to have the City's Public Safety personnel cross-trained as Fire Scene Commanders.

On February 1, 1982, the City of Greenacres signed a mutual aid agreement with Palm Beach County authorizing the City's participation in the 911 Emergency Telephone Number System Plan operated by Palm Beach County.

5. Palm Beach County Emergency Management

Responsibility:

Palm Beach County Emergency Management Division is responsible for coordinating emergency management functions with the State and all municipalities in the County.

Coordination Effort:

The City Manager's Office is charged with the responsibility of coordinating all Emergency Management activities.

6. Palm Beach County Division of Housing and Community Development (HCD)

Responsibility:

To participate in the Community Development Block Grant program and to undertake housing and community development activities within the City

Coordination Effort:

The City of Greenacres Planning and Engineering Department monitors these agreements.

This interlocal agreement was signed on October 27, 1987, and has been renewed a number of times since then.

7. Palm Beach County School Board

Coordination Effort:

The City has signed several agreements with the School Board outlining details of shared use of facilities either in or adjacent to the City of Greenacres. These agreements allow for the maximum use of facilities to aid the residents within the community. The Planning Department of the School Board reviews proposed new residential development to determine the impact, if any, on the schools in the surrounding area. The City Manager's Office, the Planning and Engineering Department, and the Leisure Services Department are responsible for the coordination with the School Board.

8. Palm Beach County Property Appraisers Office

Responsibility:

Jurisdictional authority over property appraisal matters.

Duties:

The Property Appraisers Office determines the taxable value of property within the City for Ad Valorem taxation purposes.

Coordination Effort:

The City's Finance Department has primary responsibility for coordination.

9. Palm Beach County Housing Authority

Responsibility:

Administers the Section 8 Rent Subsidy Program for the U.S. Department of Housing and Urban Development (HUD).

Coordination Effort:

There are several housing units within the City benefiting from the Section 8 program.

10. Palm Beach County Department of Engineering and Public Works

### Responsibility:

The maintenance of County and State roads within the City.

### Duties:

Improvements to County and State roadways are based on a 5-year Roadway Improvements Plan, which are subject to County Commission approval.

### Coordination Effort:

The City's Public Works Department monitors the maintenance process of State and County roadways within the City. The City's Planning and Engineering Department monitors the roadway improvement process within the City and comments as necessary. The City collects roadway impact fees which are used by the County to improve both county and state roadways within zones which encompass the City.

On July 18, 1983, the City of Greenacres passed Ordinance 83-34 which adopted Palm Beach County's "Fair Share" Contribution for Road Improvements Ordinance (P.B.C. Ordinance 81-4 updated and amended by Ordinance 85-3) which provides for collection of a fee for construction of new roads within Palm Beach County's jurisdiction.

The County's ordinance requires that all fair share fees are used exclusively within the zone, established within the ordinance, in which the development is located. The City is located within zones #2 (North of Lake Worth Road) and #4 (South of Lake Worth Road). Thus, all monies collected for roadway improvements must be used within these zones.

## 11. Palm Beach County Water Utilities Department (PBCWUD)

### a) Wastewater

On January 22, 1979, the City of Greenacres approved Resolution 79-03 which indicates the City's acceptance of and participation in the Palm Beach County "208 Waste Treatment Plan," which created a regional wastewater system. The City is now a user of the East Central Regional Wastewater Treatment System and in conjunction with the County, provides for the collection and transmission of the City's wastewater.

### b) Potable Water

### Responsibility:

Provides potable water to unincorporated Palm Beach County and the City of Greenacres.

Coordination Effort:

The City's Planning and Engineering Department monitors and coordinates water and wastewater treatment efforts for the City, and requires that the PBCWUD comment on providing service to new developments.

12. Palm Beach County Sheriff's Department

Coordination Effort:

The City of Greenacres has a detention center, as recognized by the State Department of Corrections, for persons charged with crimes committed within the City. The City is allowed to hold a person, charged with a crime, in the detention center for a maximum of six hours. Any detention after the six-hour period would require a transfer of the accused to the County Correctional Facility.

Additional cooperation exists between the City and Palm Beach County Sheriff's Department to allow the cross training of Greenacres Public Safety personnel for crime lab training. The City's Public Safety Department has the primary responsibility for coordination of these agreements.

13. Palm Beach County Planning, Zoning and Building Department

Duties:

Informs the City on all adjacent proposed zoning requests, development order requests and comprehensive plan amendments.

Coordination Effort:

The City of Greenacres' Planning and Engineering Department coordinates their annexation efforts with the County's Planning Division.

14. Palm Beach County Transportation Authority (PALM TRAN)

Responsibility:

Provides bus service to residents, including disabled and handicapped residents.

Coordination Effort:

Palm Tran expanded its bus routes in 1996, and has made regular adjustments since then. The bus operations within the City of Greenacres are coordinated through the City Manager's office. The eight (8) Palm Tran routes that serve the City of Greenacres are #3, #4, #5, #46, #60, #61, #62 and #64.

15. Palm Beach County Metropolitan Planning Organization (MPO)

Responsibility:

Direct how and where available State and Federal dollars for transportation improvements will be spent through liaison between local communities, their citizens, and the Florida Department of Transportation and through transportation planning and programming.

Coordination Effort:

The City of Greenacres' Planning and Engineering Department coordinates transportation planning with the MPO and provides data to the MPO as requested.

16. Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc.

Responsibility:

The City contracts with Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc. to provide sanitation collection within the City. The Department of Public Works has primary responsibility for coordination of the collection of solid waste in the City.

Coordination Effort:

On October 1, 2006, Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc. was granted the right to provide sanitation collection services within the City, through Ordinances 2006-23 and 2006-26.

This franchise will remain in effect until September 30, 2011.

17. Lake Worth Drainage District (LWDD)

Responsibility:

The operation and maintenance of the District's drainage canals within the City of Greenacres.

Coordination Effort:

The City maintains an informal working relationship with the LWDD. The Planning and Engineering Department is responsible for the coordination of drainage issues with the various drainage agencies, including the Lake Worth Drainage District.

18. Village of Palm Springs

Coordination Effort:

Resolution 79-09 establishes a mutual police protection pact with the Village of Palm Springs. The Public Safety Department has the primary responsibility for all intergovernmental coordination regarding police matters.

B. REGIONAL AND STATE AGENCIES

A complete list of all regional and State agencies which require some form of coordination with the City of Greenacres are detailed below. The relationships of these agencies with the City are described in greater detail in the analysis section of this element.

1. Treasure Coast Regional Planning Council (TCRPC)

Duties:

The regional planning agency for Indian River, St. Lucie, Martin and Palm Beach Counties coordinates with the City regarding the Treasure Coast Strategic Regional Policy Plan. This plan is the long-range guide for physical, economic, and social development of the region.

Coordination Effort:

The City of Greenacres continues to maintain a working relationship with the Treasure Coast Regional Planning Council and the Palm Beach County Planning, Zoning and Building Department in implementing developmental control over the use of land, within and near the City's boundaries. The City has primary responsibility for coordination of these development issues with the TCRPC. In reviewing amendments to the City's Comprehensive Plan, the Planning and Engineering Department staff tries to ensure compliance with regional policies as much as possible.

2. South East Florida Transportation Council (SEFTC)

Responsibility:

To serve as a formal forum for policy coordination and communication between

the MPO's from Broward, Miami-Dade, and Palm Beach Counties regarding regional long range transportation planning, regional project prioritization, regional public involvement, and performance measures for effectiveness of regional coordination.

#### Coordination Effort:

The City of Greenacres' Planning and Engineering Department coordinates transportation, planning with the SEFTC and provides data to the SEFTC as requested.

### 3. South Florida Water Management District (SFWMD)

#### Responsibility:

The agency responsible for the management of water resources.

#### Duties:

Permits under SFWMD control include consumptive use of water, well construction, surface water management construction, surface water management (drainage) systems and artificial recharge.

Regulates potable water, supplied to the City through Palm Beach County Utilities Department. Regulates the amount of "raw" water withdrawn from natural sources through its permitting process and the Lower East Coast Water Supply Plan.

#### Coordination Effort:

The City has had an intergovernmental agreement regarding issuance of surface water management permits with SFWMD since December 27, 1976. SFWMD provides the City with comments related to water supply, storm water disposal and wastewater treatment and disposal. The responsibility for implementation and coordination of the petition review process, and water supply issues is that of the City's Planning and Engineering Department.

On August 19, 1985, the City of Greenacres adopted Ordinance No. 85-27 authorizing SFWMD to implement its water shortage plan to impose water restrictions on City residents during periods of drought. The City of Greenacres Building Department and Public Safety Department have the responsibility of enforcing this plan when a water shortage has been declared.

4. Florida Power and Light Company (FP&L)

Coordination Effort:

The City contracts with FPL to provide public street lighting. The Department of Public Works monitors this arrangement.

On February 6, 2006, through Ordinance 2006-03, Florida Power and Light Company was granted the right to operate an electrical/power franchise within the City. This franchise will remain in effect for 30 years.

5. AT&T

Coordination Effort:

In 1999, the contract granted to Southern Bell (now known as AT&T) to construct, maintain and operate telephone and telegraph within the City of Greenacres was “Null and Void” due to government regulations eliminating the City’s ability to collect taxes on phone service.

6. Florida Public Utilities Company

Coordination Effort:

The City contracts with the Florida Public Utilities Company to provide natural gas. The Department of Public Works monitors this arrangement.

On July 1, 2005, through Ordinance 2005-17, Florida Public Utilities Company was granted the right to operate a natural gas franchise within the City. This franchise will remain in effect for 30 years.

7. Cable Television

Coordination Effort:

The City of Greenacres is serviced by Comcast Cable. The City of Greenacres City Manager’s Office is responsible for monitoring of the franchises.

8. Florida Department of Economic Opportunity (DEO)

Responsibility:

The state agency that regulates land planning.

Duties:

Responsible for implementation of the Local Government Comprehensive Planning and Land Development Regulation Act.

Coordination Effort:

The City of Greenacres is working with DEO in developing an updated Comprehensive Plan for the City. The City coordinates with DEO through the process of amending the current 1989 Comprehensive Plan. The City of Greenacres Planning and Engineering has primary responsibility in coordinating these planning efforts with DEO.

9. Florida Department of Transportation (FDOT)

Responsibility:

The state transportation agency is responsible for the planning, design, construction and maintenance of the State's roadways.

Coordination Effort:

The Planning and Engineering Department monitors these actions within the City.

10. Florida Department of Environmental Protection (FDEP)

Coordination Effort:

City applications through the Florida Recreation Development Assistance Program (FRDAP), requesting grant funding for various projects, serves as the coordination between DNR FDEP and the City.

The purpose of FRDAP is to acquire or develop land for public outdoor recreation purposes. The program is designed to maximize the outdoor recreation benefit to the public through projects, which implement the State's Comprehensive Outdoor Recreation Plan (SCORP). The Planning and Engineering Department coordinates and monitors these grants.

11. Florida Department of State (DOS)

Responsibility:

The Florida Department of State administers State grants in aid assistance for historic preservation projects through the Division of Historical Resources.

Coordination Effort:

The Planning and Engineering Department continues to monitor for areas of significant historic importance in the City.

#### IV. ANALYSIS

##### A. COMPREHENSIVE PLANNING ACTIVITIES

The City of Greenacres Planning and Engineering Department has been entrusted with the responsibility of overseeing development regulations and developing and maintaining the City's Comprehensive Plan.

The City's Comprehensive Plan provides the guidelines to ensure land use compatibility and that the required infrastructure and public services are planned for and provided at the time of development.

##### B. LAND USE

###### 1. Treasure Coast Regional Planning Council (TCRPC)

The City's relationship with TCRPC has been beneficial. The Council has provided City staff with technical expertise and information when requested. The City also receives notification on petitions, such as Comprehensive Plan amendments which directly affect the City or are submitted by the City for Council review. The City along with TCRPC and the County, continue to monitor the River Bridge DRI.

###### 2. Palm Beach County Planning, Zoning and Building Department (PZ&B)

The City's relationship with the PZ&B remains consistent. Through the interlocal agreement process, the City has been notified of development applications in the County that are within the City of Greenacres future annexation area. The City informs PZ&B of City initiated and voluntary annexations and changes to the Comprehensive Plan for review and comment.

The City's staff coordinates with PZ&B for information on population and housing statistics and changes to county maintained roadways. The City provides the county with development approvals within the City, and other statistical information as requested.

###### 3. Annexation

Since the adoption of the City's 1989 Comprehensive Plan, the City has been active in expanding its boundaries. The City is a member of the Intergovernmental Plan Amendment Review Committee with adjacent cities Palm Springs, Atlantis, the Village of Wellington (incorporated in 1996), and Palm Beach County. Through intergovernmental coordination, the County and

adjacent municipalities notify each other regarding changes to the Future Land Use, Annexations, and Development of Regional Impact (DRI) which affect the future annexation area of a municipality.

#### C. ROADWAY IMPROVEMENTS

The City of Greenacres will continue its successful coordination with Palm Beach County under the direction of the County's "Fair Share Contribution for Road Improvements Ordinance." Residential and commercial developers have been very cooperative in paying the necessary road impact fees.

In regards to special traffic concerns, the Palm Beach County Department of Public Works furnishes traffic counts when requested. The County's Department of Engineering and Public Works resolves problems on roadways that they maintain.

#### D. LIBRARY SERVICES

The City of Greenacres Library was opened in 1996. The 17,000 sq.ft. library, located on the southeast corner of Jog Rd. and Dodd Rd., is a branch of the Palm Beach County Library System.

#### E. SANITARY SEWER

There are no reported problems with existing sewer service as provided by the Palm Beach County Water Utilities Department. All new development within The City of Greenacres must connect to the Palm Beach County Sewer System.

#### F. POTABLE WATER

There have been no major problems with Palm Beach County Water Utilities Department concerning the transmission and distribution of potable water to those developments currently served by the County's system.

#### **South Florida Water Management District (SFWMD)**

(SFWMD) provides technical assistance and allows for comments on development petitions related to water supply, stormwater disposal, wastewater treatment and disposal.

#### **Lake Worth Drainage District (LWDD)**

The City's relationship with Lake Worth Drainage District (LWDD) has been very cooperative over the years. The LWDD provides technical assistance for the City for development proposals that may affect an existing canal.

## **Wellfield Protection Ordinance**

Administered by the County's Department of Environmental Resources, the ordinance was enacted in February 1988, with the most recent amendment to the Unified Land Development Code and the Wellfield Protection Ordinance [Article 14.B. (Wellfield Protection)] dated December 4, 2003. City staff has been in contact with this department and will cooperate with the County on regulation of uses within the City to protect the groundwater aquifer.

### **G. SOLID WASTE**

The major goal of the Solid Waste Authority (SWA) is to provide for the safe and sanitary processing and disposal of solid waste within Palm Beach County. Efficient disposal of solid waste within the City has been maintained. The City has no direct input in the SWA process. Decisions are made at the County level. Therefore, the intergovernmental arrangement between the City of Greenacres and SWA has been satisfactory.

#### **Local Garbage Collection**

There have been no outstanding problems with the City's garbage collection and recycling franchise, Veolia Environmental Services Solid Waste Services, Inc. d/b/a Onyx Waste Services SE, Inc.

Onyx has a contract with the City of Greenacres to handle the local garbage collection within the City. For residential developments, fees are charged to the residents for the collection of garbage and recyclable material. The Finance Department charges and collects the fee. For new developments, Onyx is consulted by the Public Works Department for approval of the dumpster(s) and the location of the dumpster(s) on the development's proposed site plan.

### **H. PUBLIC SAFETY**

Agreements with Palm Beach County and Palm Springs have been very beneficial for the City.

The mutual aid agreements covering police protection, fire protection, and emergency medical services all have been very effective.

#### **Palm Beach County Sheriff's Department and Palm Beach County Fire-Rescue Department**

Through the coordination of the Sheriff's Department and Palm Beach County Fire Rescue with the City of Greenacres Public Safety Department, Public Safety has been able to cross-train with these departments enabling it to obtain the technical expertise in areas where it is needed.

## **Palm Beach County Emergency Medical Services (EMS)**

The Public Safety Department has worked with Palm Beach County Division of Emergency Medical Services in receiving funds from the County EMS Awards Program. The Department has been able to improve and expand EMS services.

### **I. EMERGENCY MANAGEMENT**

The City has continued to coordinate emergency management activities with Palm Beach County.

### **J. HOUSING**

The City's relationship with Palm Beach County Department of Housing and Community Development (HCD) has been supportive. HCD'S staff as requested has provided information to the City. In addition, over the years, several residents have been provided with low income housing assistance.

## **Community Development Block Grant Program (CDBG)**

The City of Greenacres will continue to request CDBG funding through Palm Beach County's HCD. The City has in the past applied for and received funding for infrastructure improvement and housing demolition. Improvements in the City's "Original Section" have benefited from CDBG funding.

### **K. EDUCATION**

#### **Joint Use of School Sites**

The City of Greenacres and the School Board of Palm Beach County have coordinated to develop the joint use of Public Schools in the City. The City and School Board entered into a contract to allow City residents to use the facilities of John I. Leonard for recreational purposes (e.g. use of the recreational facilities after school). A joint use agreement is in place for Community Park and Liberty Park Elementary School. Both sites share a common field and use of recreational facilities provided by the school and the Park. There is also a joint use agreement for Okeeheelee Middle School and Greenacres Freedom Park.

#### **Review of Development Petitions**

In accord with the Interlocal Agreement on School Concurrency, the Planning Department of the School Board reviews proposed residential developments, and expansions to existing residential developments to determine the impact toward schools in the area and to verify that school capacity is available. Comments from this department aid City staff in the review process of the proposed developments.

## L. PROPERTY APPRAISAL

There have been no coordination problems between the Palm Beach County Property Appraiser's Office and the City of Greenacres. The Property Appraiser's Office provides the City with yearly updates of the City's tax roll. Corresponding tax maps are also provided free of charge annually. The City has a connection with the property appraiser's database of properties in Palm Beach County. This Connection aids the City staff to quickly identify key information on properties in the City and within the Future Annexation Area.

## M. TAX COLLECTION

The coordination between the Palm Beach County Tax Collector's Office and the City has been favorable. The areas of mutual interest between the City and the Tax Collector's Office have been in current and delinquent real estate taxes and in the issuance of business tax receipts (formerly called occupational licenses).

## N. ELECTION SUPERVISION

The adoption of Palm Beach County's registration system has been very beneficial to the residents and staff of the City of Greenacres. At present, the City is divided into a number of precincts. These precincts and their polling location are outlined on Map No. 1.

## O. FRANCHISES

### 1. Electric

Florida Power and Light Company has provided effective electric service to the City and its residents since the franchise was initially granted in 1946. The City maintains a good rapport with the Company.

### 2. Telephone

AT&T has maintained a cooperative working relationship with the City in providing telephone service to all residents.

### 3. Natural Gas

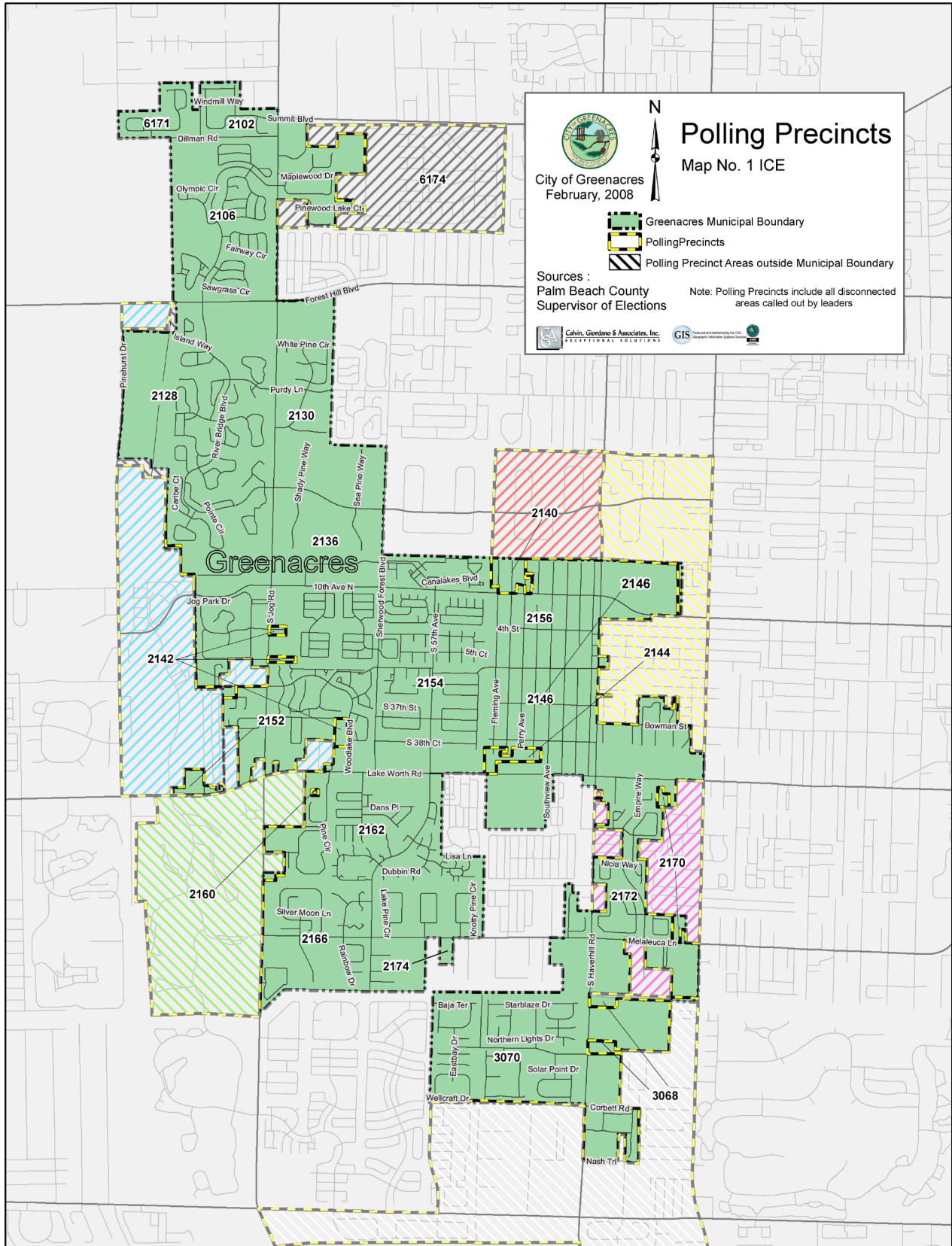
Florida Public Utilities continues to comply with the regulations established for the franchise.

### 4. Cable Television

Cable Television service has been satisfactory within the City. The City cannot set cable television rates.

P. TREASURE COAST STRATEGIC REGIONAL POLICY PLAN

City staff has made appropriate comparisons to the Treasure Coast Strategic Regional Policy Plan to determine if additional planning coordination is needed. Staff meets with T.C.R.P.C. staff to determine the issues that the City will need to address in order to ensure consistency.



## V. PLAN FOR INTERGOVERNMENTAL COORDINATION

### A. INTERGOVERNMENTAL COORDINATION APPROACH

Chapter 163 F.S. states in section 163.3177 (H) that "this element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, and upon the state comprehensive plan."

To accomplish the aforementioned state statute requirement above, it becomes incumbent upon the City to establish the greatest degree of coordination efforts possible with other intergovernmental entities. The City will attempt to protect and enhance intergovernmental coordination efforts by implementing a variety of measures described in detail below.

### B. OPEN AND EFFECTIVE COMMUNICATION

#### 1. Coordinate Intergovernmental Meetings

When considered appropriate, the City of Greenacres staff will seek meetings between elected officials to discuss ideas and issues pertaining to coordination between staff and the elected officials.

#### 2. Resource Sharing

The City of Greenacres will examine the feasibility of sharing resources with other governmental entities. Resources may be in the form of information, manpower or machinery. Local governments do request information from other municipalities for comparisons for items such as fees and zoning code regulations. The City typically surveys adjacent and similarly sized cities, and Palm Beach County, when setting development review fees and revising the City's Zoning Code.

### C. PUBLIC PARTICIPATION PROCEDURES

Rule 9J-5.004 calls for the establishment of public participation procedures that provide and encourage public input and involvement during the planning process. The City of Greenacres intends to comply with this provision by incorporating a formal and informal process to encourage public participation.

## 1. Formal

Through use of an advertisement in a newspaper of general circulation, the City notifies real property owners of all events dealing with the formation of the Comprehensive Plan.

### Planning Hearing Notification

For new developments or amendments to existing site plans that require a public hearing(s), the City is required by Florida State Statutes to notify affected property owners. The City of Greenacres adheres to a mailing radius of 300' of the subject site to all property owners and notification in a newspaper of local circulation.

## 2. Informal

As a key supplement to the formal process, the City will also implement the following activities:

- a) post a notice of upcoming events and meetings on the City Hall bulletin board;
- b) provide news releases for additional media coverage;
- c) hold periodic press sessions for public awareness;
- d) have written public comment forms available in the City Hall reception area;
- e) provide written notice or agendas for future meetings;
- f) issue verbal reminders at all City meetings of upcoming meetings ;and
- g) contact by written response, any citizen that provides a written and oral response on any aspect of the Comprehensive Plan development and adoption within fifteen (15) days of receipt of such comments.

## D. MONITORING AND EVALUATION

The City of Greenacres will make every effort to ensure that the Comprehensive Planning Process is a continuing effort. To that end, the City proposes to implement the following procedures in regard to monitoring, updating and evaluating the required five-year evaluation and appraisal report (EAR)

## Annual Public Hearing

The Planning Commission shall hold an annual public hearing for the purpose of monitoring, updating and evaluating the condition of the Plan. Citizen input during the meeting will be encouraged.

## Official Approval of the Comprehensive Plan

The Planning and Engineering Director shall act as chief monitoring official for approval of the plan and shall compile citizen comments throughout the year. The monitoring official shall also be responsible for ensuring that the objectives of 9J5-005(7) (a)-(e) are monitored, updated and evaluated during the year.

## Yearly Report

After completion of the public hearing held by the Planning Commission, said Commission and the monitoring official or designee shall prepare a yearly report to the City Council that addresses those items found in F.S. 163.3191(2) (a)-(d) and 9J5-005 (7)(a)-(e). The City Council and other City officials shall use said report as an aid in implementing the plan and as a data source in the compilation of the required 5-year EAR.

## 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

The City shall promote and coordinate planning activities between the City of Greenacres and all appropriate governmental units (local, regional, state and federal).

### Policy a)

Establish and maintain coordination with municipalities in close proximity to the City of Greenacres.

- (1) Through the Intergovernmental Plan Amendment Review Committee (IPARC) process, the City will continue to notify the Village of Wellington, the Village of Palm Springs, the City of Lake Worth, the City of Atlantis, the Palm Beach County School Board, and Palm Beach County of the City's planning efforts.
- (2) The City shall utilize the Palm Beach County IPARC dispute resolution process and shall cooperate with the TCRPC and all other local governments in a dispute resolution process for facilitating intergovernmental coordination, as prescribed in Section 186.509, Florida Statutes. The City shall include any written

responses resulting from the IPARC process as data and analysis with proposed Comprehensive Plan amendments.

- (3) The City shall utilize the Multi-Jurisdictional Issues Coordination Forum of the IPARC process as a means of collaborative planning for matters of interjurisdictional significance including, but, not limited to, the siting of facilities of countywide significance and locally unwanted land uses.
- (4) Further intergovernmental coordination by entering into a mutual aid agreement with adjacent cities to provide an exchange of resource sharing.
- (5) The City shall pursue interlocal agreements with adjacent local governments in order to better coordinate annexation and land development activities. Issues to be addressed may include annexation, cooperative planning and review of land development activities; coordinated service delivery; funding and cost-sharing strategies; enforcement/implementation issues; and any other issues acceptable to affected parties.

#### Policy b)

Maintain and enhance coordination and consistency with Palm Beach County relative to planning and land development matters.

- (1) Work with the County to ensure that the City of Greenacres Comprehensive Plan maintains consistency with the Palm Beach County Comprehensive Plan.
- (2) The City shall undertake an efficient review and comment on land development proposals within the unincorporated Palm Beach County area near the City and transmit said comments to the County in a timely manner.
- (3) The City shall furnish information on land development proposals to the County in a timely manner for County review and comment.
- (4) Work closely with Palm Beach County on the annexation of enclaves and pockets within and near City boundaries.
- (5) The City shall participate and support the County's efforts in establishing a countywide Geographic Informational System (GIS) for the County.

#### Policy c)

The City shall continuously coordinate with the Palm Beach County Metropolitan Planning Organization regarding transportation facilities within Palm Beach County and with the South East Florida Transportation Council regarding significant transportation facilities, including Lake Worth Road, Jog Road, Military Trail, and State Road 7.

## Policy d)

The City shall continue to coordinate closely with the Treasure Coast Regional Planning Council (TCRPC) on planning matters which directly affect both entities.

- (1) The City of Greenacres will continue to coordinate requirements of the Development of Regional Impact (DRI) process with TCRPC, by ensuring that the River Bridge Development is meeting the provisions of its DRI agreement.
- (2) The City of Greenacres shall exchange information as necessary with TCRPC.
- (3) Expand coordination efforts with the TCRPC by aiding and cooperating in the maintenance and enhancement of database information.
- (4) The City shall use the Treasure Coast Regional Planning Council's informal mediation process, as a method of resolution, when interjurisdictional incompatibilities are identified.

## Policy e)

Maintain and enhance coordination with the Florida Department of Economic Opportunity (DEO).

- (1) Ensure that the City of Greenacres Comprehensive Plan is consistent with the State Comprehensive Plan (F.S. 187).
- (2) Ensure that the Greenacres City Comprehensive Plan maintains compliance with Chapter 167 F.S.
- (3) The City shall ensure that all comprehensive plan amendments are processed in accordance with Chapter 163 F.S.
- (4) Continue coordination efforts with DCA to ensure that the River Bridge Development is in compliance with DRI requirements of Chapter 380 F.S.

**Objective 2**

The City of Greenacres will coordinate with other government units in an effort to eliminate and minimize the negative influences of growth.

## Policy a)

The City of Greenacres shall coordinate with Palm Beach County and the State Department of Transportation on the development, maintenance and upkeep of County and State roads within the City's jurisdiction.

- (1) The City shall monitor and provide advisory comments on the County and State Roadway Improvement Plans to the agencies in question.
- (2) The City shall keep the County and the State Department of Transportation abreast of roadway problems that may potentially endanger the citizenry.

Policy b)

The City of Greenacres will coordinate with various State and County agencies to ensure proper and safe sewage disposal is achieved.

- (1) The City will coordinate with the Palm Beach County Water Utilities Department in extending centralized sewer service to existing residential and commercial development.
- (2) The City will coordinate with Palm Beach County Water Utilities to warrant that new development is not undertaken until adequate sewer connection capacity has been secured.
- (3) The City will continue to coordinate efforts with the Palm Beach County Health Department in the enforcement of existing septic tank regulations.

Policy c)

The City of Greenacres will coordinate with the appropriate State and County agencies to assure adequate water supply and potable water availability.

- (1) The City will coordinate with the Palm Beach County Water Utilities Department to assure that all existing residential and commercial development will continue to have centralized water service.
- (2) The City will coordinate with Palm Beach County Water Utilities to warrant that new development is not undertaken until adequate raw water supply and potable water availability has been secured in accord with the City's Concurrency Management System detailed in Objective 8 of the Infrastructure Element.
- (3) The City shall continue to coordinate with the South Florida Water Management District regarding the enforcement of the water shortage ordinance.

Policy d)

The City of Greenacres will continue to coordinate with Palm Beach County Solid Waste Authority to ensure that safe and sanitary processing of solid waste will continue.

## Policy e)

- (1) The City of Greenacres shall continue to coordinate with the Palm Beach County School Board to address planning matters that affect both entities. The City shall continue to coordinate with the School Board to provide additional recreational opportunities to the City by means of shared use agreements.
- (2) The City shall continue to coordinate with the School Board on the effects of new residential developments and the need for additional classroom space.

## Policy f)

The City shall coordinate with those schools in its jurisdiction which are part of the State University System, regarding the development of campus master plans or amendments thereto, to be done in accordance with Chapter 240.155, Florida Statutes.

**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)

The City of Greenacres shall adopt the Palm Beach County Level of Service “D” as the standard for the City's Traffic Circulation System.

## Policy b)

The City of Greenacres shall adopt the standard established by the Palm Beach County Water Utilities Department of eighty-five (85) gallons per capita per day for the sanitary sewer system.

## Policy c)

The City of Greenacres shall adopt the standard established by the Palm Beach County Water Utilities Department of one hundred twenty-six (126) gallons per capita per day for the potable water systems.

## Policy d)

The City of Greenacres shall adopt the standard for solid waste generation established by the Solid Waste Authority of Palm Beach County at 7.13 lbs of solid waste per capita per day.

## Policy e)

The City of Greenacres shall adopt the drainage standards established by the Lake Worth Drainage District and the South Florida Water Management District for its drainage system.

## Policy f)

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**

The City of Greenacres shall maintain, at a minimum, 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 in accord with 163.3177(6)(h) of the Florida Statutes.

## Policy a)

Since water service within the City of Greenacres is provided by the Palm Beach County Water Utilities Department (PBCWUD), the City shall continuously coordinate with PBCWUD.

- (1) To the maximum extent possible, the City shall use in the Comprehensive Plan the same population projections for Greenacres as PBCWUD uses in its Water Supply Facilities Work Plan.
- (2) The City shall continue to notify PBCWUD of proposed Future Land Use Map amendments, Zoning Changes, and Site Plan approvals.

## Policy b)

In the event that areas of the City are served by other than Palm Beach County Water Utilities, either through annexation or service boundary changes, water supply and service shall be coordinated with that utility in accord with the provisions of Objective 4, Policy a) above.

## Policy c)

The City shall coordinate with the Village of Palm Springs Utility Department regarding the City's Future Annexation Area currently within the Village's water service area and shall provide notice to the Village of proposed Future Land Use amendments, Zoning Changes, and Site Plan approvals in the event territory within the Village's water service area is annexed into the City of Greenacres.

- 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 15<sup>th</sup> and October 15<sup>th</sup> 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.

**VII. NOTES**

1. Florida Department of Natural Resources, FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM, Grant Application Packet, pg.1.
2. Florida Statutes, Chapter 163, section 163.3177 (G)(H).
3. Florida Statutes, Section 380.06.
4. PALM BEACH COUNTY CODE, ARTICLE VIII, countywide planning council, Sec.7.2, Purpose, pg. C-10.
5. Palm Beach County Countywide Planning Council By-Laws Committee Annexation Policy, 1.003 IMPLEMENTATION BY THE PLANNING COUNCIL Pg.4.
6. Palm Beach County Interior Annexation Review Policy, Florida Statutes, Section 163.01 (2).

7. Palm Beach County Transportation Authority (PALMTRAN) Route Map.

***REVISION HISTORY***

March 16, 1998	Ord. 97-09
December 6, 1999	Ord. 99-16
September 15, 2008	Ord. 2008-03
December 1, 2008	Ord. 2008-19
January 23, 2017	Ord. 2016-27
June 5, 2017	Ord. 2017-05

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**CAPITAL IMPROVEMENT ELEMENT**

September 6, 2018

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## I. INTRODUCTION

The Capital Improvements Element (CIE) is a requirement of the 1985 Growth Management Legislation which revised Florida Statutes Chapter 163, the Local Government Comprehensive Planning and Land Development Regulation Act. As a result, the CIE becomes a central component in the Comprehensive Plan as it enables a municipality to set forth its construction, extension and capacity increases in public facilities and services necessary to support development concurrent with the impacts of said development.

The purpose of the Capital Improvements Element is to evaluate the need for facilities identified in the other Comprehensive Plan Elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the City of Greenacres has fiscal responsibility, to analyze the fiscal capability of the City to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on needs identified in other plan elements.

The City of Greenacres has formulated a strong and continuous six (6) year Capital Improvements Program which includes the existing capital budget for the current fiscal year and a five (5) year program of improvements. This element is different from that program since it covers only capital improvements based upon other elements of this plan.

This element consists of the following:

- An information, inventory and analysis section; a section detailing the "plan" for providing capital improvements; a section outlining CIE goals, objectives and policies; and a section depicting future supporting studies pertinent to the CIE.
- The information, inventory and analysis section will address important definitions related to the CIE; an inventory of capital improvements needs, financial capability and fiscal practices; an assessment of revenues and expenditures; and an analysis of issues relative to capital improvements.
- The plan for providing capital improvements will develop recommendations and provide a plan of action as well as implementation measures, including a five (5) year schedule of capital improvements.
- The goals, objectives and policies section will outline a listing of statements exhibiting long term ends for the timely and efficient provision of capital improvements by implementation of sound fiscal policies.
- The supporting studies section will describe monitoring and evaluation strategies as well as future programmed studies to aid in implementation efforts and the realization of objective and policy statements.

## II. INFORMATION, INVENTORY AND ANALYSIS

### A. DEFINITIONS

1. CAPITAL BUDGET - is defined as that portion of each fiscal year's budget which reflects those capital improvements contained within the capital improvements program.
2. CAPITAL IMPROVEMENT - is defined as physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.
3. CAPITAL IMPROVEMENTS PROGRAM (CIP) - is defined as those capital improvements scheduled to be initiated after the capital budget year, but before the end of the six (6) year planning period.
4. CAPITAL IMPROVEMENTS PROGRAMMING - is defined as the process of establishing, maintaining and updating the six (6) year scheduling of capital improvements.
5. EDUCATIONAL USES - is defined as activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
6. FISCAL IMPACT ANALYSIS - Is defined as an evaluation of the net public costs or revenues resulting from actual or planned growth.
7. IMPACT FEES - Is defined as a payment required to be made by builders or developers at the time of development approval and calculated to be the proportionate share of the cost of providing facilities and/or services to such development.
8. INFRASTRUCTURE - is defined as those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.
9. LEVEL OF SERVICE - is defined as 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. Level of service shall indicate the capacity per unit of demand for each public

facility.

10. **PUBLIC BUILDINGS AND GROUNDS** - is defined as structures or lands that are owned, leased, or operated by the City, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
11. **PUBLIC FACILITIES** - is defined as transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.
12. **SERVICES** - is defined as the programs and employees determined necessary by the City to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the Comprehensive Plan or required by local, state, or federal law.
13. **URBAN SERVICE AREA/LONGER TERM LIMIT LINE** - Is defined as an area identified by the Greenacres City Council through official action within which urban development will be allowed during a specified time period.

#### B. PUBLIC EDUCATION AND HEALTH SYSTEMS

The City currently contains the following schools.

<b>Facility:</b>	<b>General Location:</b>
John I. Leonard High School	Haverhill Road & 10 <sup>th</sup> 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.

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

### C. CAPITAL IMPROVEMENTS NEEDS

Capital Improvements where necessary and appropriate have been identified throughout the relevant elements of this plan. Table No. 1A depicts required City capital improvements from the Recreation and Open Space Element, Infrastructure Element (Drainage), and Transportation Element necessary to maintain the adopted Level of Service.

Table No. 1A indicates the project by description, the target year wherein the project should commence to maintain service levels and an estimate of the total project costs. All projects have been grouped by the element requiring the capital improvement. Footnotes describe the funding source.

The projects listed in Table No. 1A do not represent the entire capital improvements program for the City. The table merely reflects those improvements necessary to maintain the adopted Level of Service for services the City is fully or partly responsible for as shown elsewhere in the Comprehensive Plan.

Table No. 1A: City Of Greenacres Capital Improvements (2018 - 2023)						
	2018	2019	2020	2021	2022	2023
<b>Recreation</b>						
No projects	0	0	0	0	0	0
<b>Stormwater Management and Sewer Extension</b>						
Gladiator Lake <sup>1</sup>	0	1,300,000	0	0	0	0
Original Section Drainage Improvement <sup>1</sup>	0	275,119	128,654	272,708	0	0
Swain Blvd Sewer <sup>1</sup>	0	0	435,000	3,325,000	0	0
<b>Transportation</b>						
Bowman Street Improvements <sup>2</sup>	0	150,000	0	0	0	0
<b>TOTAL:</b>	0	1,725,119	563,654	3,597,708	0	0

1. The stormwater and drainage enhancements are intended to increase the capacity of these older drainage systems to improve performance and flood protection. Total project costs for FY 2018 through FY 2023 are \$5,611,481. Grant funds of \$433,036.00 are anticipated to be provided through Community Development Block Grants over the same period. The Swain Blvd Sewer improvements will provide sewer infrastructure and therefore capacity to the Original Section of the City, which currently only has septic systems.
2. The Bowman Street improvements will improve a portion of the Bowman Street to City street standards where it connects to South Military Trail, an Urban Principal Arterial (UPA) roadway.

Table No. 1B depicts improvements to the County and State roadway network proposed as part of the Palm Beach County's "Five Year Road Program" and shows projects within or adjacent to the City of Greenacres. The Table is based on the Program as of - December 19, 2017. The Program is funded through a combination of gasoline taxes, interest, bonds, impact fees, and miscellaneous revenue, all of which are collected and controlled by Palm Beach County.

<b>Table No. 1B: Palm Beach County Road Program (2018 - 2021)</b>					
<b>Description</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Intersection of L.W. Road and Jog Road	630,000	0	0	0	0
Total Greenacres Area Projects	630,000	0	0	0	0
Total Program Revenue	69,317,324	0	0	0	0
Total Program Costs	69,050,000	0	0	0	0

Table 1C depicts improvements shown in the Palm Beach County Water Utilities Department's "Water Supply Work Plan" (Capital Improvement Plan Detail) and includes projects throughout their interconnected system. The table is based on the Capital Improvement Plan Detail as of October 21, 2017. All of the projects depicted in Table 1C are 100% funded by Water Utility User Fees.

<b>Table No. 1C: Palm Beach County Water Utilities Department Capital Improvements (2018-2022)</b>					
<b>Description</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Water Treatment Plant 2	5,000,000	0	0	12,675,000	84,700,000
Water Treatment Plant 3	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Water Treatment Plant 8	4,000,000	0	1,000,000	4,000,000	0
Water Treatment Plant 9	1,750,000	9,515,000	0	0	0
Water Treatment Plant 11	2,600,000	2,000,000	2,000,000	2,000,000	2,000,000
System wide Wellfield Rehabilitation and Replacement	7,250,000	8,750,000	8,500,000	0	0
<b>TOTAL:</b>	<b>22,600,000</b>	<b>22,265,000</b>	<b>13,500,000</b>	<b>20,675,000</b>	<b>88,700,000</b>

Table 8, below in the Goals, Objectives and Policies Section, depicts the School District of Palm Beach County's Capital Improvement program to maintain the adopted level of service.

## D. FINANCIAL CAPABILITY AND FISCAL PRACTICES

### 1. FINANCIAL RESOURCES

The plan for capital improvements must be affordable and within the realm of the City's ability to finance. Therefore, this portion of the inventory will concentrate on recognizing the various forms of revenue presently available to the City as well as possible future sources of revenue during the five year period.

### 2. LOCAL SOURCES

#### a) PROPERTY TAXES (AD VALOREM)

Property taxes are based on a millage rate (one mill is the equivalent of \$1 per \$1000 of assessed value or .1%), which is applied to the total taxable value of all real property and other tangible personal property. The property tax has historically accounted for approximately 32% on average of the City's annual budgeted revenue (40% in FY 2008).

#### b) FRANCHISE FEES AND PUBLIC UTILITIES TAXES

These charges are derived from franchise fees and utilities taxes such as electricity, telephone and gas. The franchise fee and public utility tax revenue accounts for approximately 26% on average (25% in FY 2008) of the City's total revenue.

#### c) OTHER TAXES, FEES AND CHARGES

This category includes license and permit fees, various administration fees and charges, fines and forfeitures and other user charges for services and facilities operated by the City. Approximately 20 percent on average (16.8% in FY 2008) of Greenacres City's annual revenues are produced from this revenue category.

#### d) SPECIAL SOURCES OF REVENUE

Depending upon priorities assigned by the Greenacres City Council and the availability of other revenue sources, it may be necessary to seek additional funding mechanisms. The following sources of revenue are potential options available to the City in financing future capital improvements.

(1) IMPACT FEES

This source represents fees that are charged in advance for new development and are utilized to pay for infrastructure and capital needs (but not operating costs) that are the direct result of new development.

The City currently levies a commercial new growth impact fee, a parks and recreation land dedication impact fee in lieu of recreation land dedication and a general government services impact fee in lieu of general government service land dedication. The City also collects Palm Beach County's Countywide Impact fees and receives a 2% Commission. The remaining 98% is used solely by the County.

(2) SPECIAL ASSESSMENT

Special assessments may be levied against residents, agencies or districts who directly benefit from the new service or facility. Such assessments are more equitable than requiring all citizens of the City to pay for an improvement that directly benefits only one neighborhood or district.

(3) BORROWING

The large costs of financing capital improvements will require the City to occasionally consider borrowing as an option. Such financing may be short, medium, or long term in nature.

Short and medium term borrowing (one to ten years) is a possibility through local financial institutions and lease/purchase acquisition of assets. Lease purchase is more often used for items of equipment, such as computers or fire trucks, but can be used to obtain facilities such as buildings. Loans from banks and other financial institutions can be obtained for short to medium term borrowing of one to ten years.

For periods over ten and up to thirty years, a customary method is to authorize bond issues. Greenacres has utilized bond issues for capital improvements such as the development of the old (1986) City Hall and of Community Park, the Public Safety Complex and the water district improvements in the original section of the City.

a) GENERAL OBLIGATION BONDS

Bonds of this type when issued by the City are payable by all taxpayers of Greenacres and are backed by the full faith and credit of the City. This type of bond requires voter approval by referendum.

b) REVENUE BONDS

Revenue bonds are financed by those users directly benefiting from the capital improvement. This type of bond can be issued more easily since it avoids the pledge of the ad valorem taxing authority of the City. Such bonds do not require voter approval prior to issue. They are financed by the pledge of other revenue sources of the City, such as Public Service Taxes, special assessment district proceeds, user charges and intergovernmental transfers.

The City issued a \$1,762,000 2001 Fire Safety Revenue Bond to fund the Construction of Public Safety Station #2, acquire one aerial truck and one new and three refurbished ambulances. This bond is outstanding for a period of ten years (matures July 1, 2011).

c) OTHER BONDS

Other types of bonds are utilized for specific purposes. The most common is an Industrial Revenue Bond which would be issued by the City to finance plants and equipment for private industry. The City has not issued any bonds in this category.

d) BANK LOAN

The City borrowed \$5,500,000 for building the Municipal Complex. This loan is outstanding for a period of 20 years (until September 29, 2024) at an interest rate of 4.0325%.

3. OTHER GOVERNMENTAL SOURCES

The City of Greenacres, like all other local governments, is dependent upon transfers from the State of Florida and Palm Beach County to supplement its operating and capital budget revenues.

a) STATE SOURCES

Such sources from the State include Municipal Revenue Sharing one-half cent from state sales tax, mobile home licenses, alcoholic beverage licenses and cigarette taxes. These sources represent approximately 15 percent of the City revenues.

b) COUNTY SOURCES (SHARED)

These revenue sources include a portion of the County Local Option Gas tax and Occupational Licenses. Historically, these sources represent 2.4 percent of City revenues.

4. FEDERAL AND STATE GRANTS AND LOANS

Federal and State grants - in aid are generally provided in the form of a block or categorical grant (which can take many forms, matching, direct, project etc.) to finance a number of programs.

More specifically, federal funds are currently either: allocated to state agencies which administer block grants in accordance with the programs they monitor; or are reserved at the federal agency level and are disbursed as block grants directly to state and local agencies or other eligible organizations and individuals.

The City of Greenacres has secured Federal Community Development Block Grants to construct sidewalks in the original section, renovate the Old (1962) City Hall building, renovate Ira Van Bullock Park, and improve streets north of 10<sup>th</sup> Avenue North in the original section. The City will be continuing to apply for those grants. Additionally, the City has also applied for and secured grants from the State through the Florida Recreation Development Assistance Program to construct parks such as Borrowing Owl, Rambo, Greenacres Freedom Park, and Community Park. The City will continue to apply for those matching grants to fund recreational improvements.

The City of Greenacres has applied for state and county grants to landscape medians and road right-of-ways for all county and state roads within the City. These include: Sherwood Forest Boulevard, Lake Worth Road, Forest Hill Boulevard, Jog Road and 10th Avenue North. Funds from grants will be utilized to accomplish one of the projects contained in the 2008-2013 capital improvements identified in this plan.

Numerous state and county grants have also been obtained to pay for enhancements to the City's emergency medical services including the addition of a third ambulance.

## E. AN ASSESSMENT OF REVENUES AND EXPENDITURES

### 1. Fiscal Assessment

This section provides an analysis of the City's ability to fund the capital improvements listed in Table 1A. The purpose of this assessment is to examine whether revenues will be appropriate to meet the costs of needed improvements and expenditures. It is paramount that the funds be available when such improvements are scheduled. Timing is essential. Revenues and expenditures are also assessed in terms of the elements and items within the Plan. Fiscal items and issues not pertinent to the plan are not addressed.

### 2. Accounting System

The accounting system utilized by the City enters financial transactions into separate accounts called "funds". Records for each fund provide a complete accounting of fund assets, liabilities, reserves, equities, revenues and expenditures. The following is a brief description of the funds.

- a) General Fund - This fund is the basic operating fund of the City. All ad valorem tax revenues not required to be accounted for in debt service funds are accounted for in the General Fund.
- b) Capital Improvements Fund - The City finances all major capital improvements through several separate funds including New Growth, Reconstruction and Maintenance, and Parks and Recreation. In previous years, the City's CIP was funded entirely from these growth funds and funds that accounted for the proceeds of General Obligation and Revenue Bond Issues. Impact fees have provided a relatively small portion of City capital project fund revenue.

### 3. Projected Revenues

Between 2001 and 2006 the City's tax base has increased by an annual average of 22% percent. This is significantly higher than the average growth of 5.8 percent in the preceding five years. The tax base is projected to decrease by 10% in 2009 and decrease 3% per year for 2010 through 2013 for the adjusted taxable value of property (including new construction) as indicated below. The City's taxable value to just value ratio is projected to remain between 75 to 80 percent according to the Palm Beach County Property Appraisers Office.

Table No. 2 depicts the projected gross taxable property value in the City.

<b>Table No. 2: Projected Gross Taxable Valuation</b>	
<b>Yearly Tax Base</b>	<b>Projected Gross Taxable Value</b>
2008	2,152,750,751
2009	1,937,475,676
2010	1,879,351,406
2011	1,822,970,864
2012	1,768,281,738
2013	1,715,233,286
<i>SOURCE: The City of Greenacres Department of Finance (January 2008)</i>	

Table No. 3 indicates the required Ad Valorem Tax Yields to fully fund all city requirements including the Capital Improvements Programs included herein, as well as those programs not included herein.

<b>Table No. 3: Ad Valorem Tax Revenues</b>	
<b>Year</b>	<b>Ad Valorem Tax Yields</b>
2008	9,616,422*
2009	8,654,780
2010	8,395,137
2011	8,143,283
2012	7,899,090
2013	7,662,118
<i>SOURCE: The City of Greenacres Finance Department (January 2008)</i>	
<i>*State mandated rollback adopted during 2007 legislative session.</i>	

Table No. 4 indicates all revenues from sources other than ad valorem revenues.

<b>Table No. 4: Other Tax Revenues</b>	
<b>Year</b>	<b>Non-Ad Valorem Tax Yields</b>
2008	14,156,044
2009	14,863,846
2010	15,607,039
2011	16,387,390
2012	17,206,759
2013	18,067,096
<i>SOURCE: The City of Greenacres Finance Department (January 2008)</i>	

The revenue increase necessary to meet expenditures during the five year period will be representative of the traditional sources listed earlier. The City does not operate other services that bring in any additional revenue.

#### 4. PROJECTED EXPENDITURES

For the purpose of this fiscal assessment, expenditures are presented based upon total capital expenditures for the five year period, expenditures via other elements of the plan and debt service expenditures. Table No. 5 includes aggregate projected expenditures for capital improvements.

#### 5. DEBT CAPACITY

As indicated earlier in Table 3 and 4, the City's total projected revenue for 2008 is 23,772,466. Based on established rules for sound credit ratings, debt service as a percentage of total revenue should be limited to a maximum ratio of fifteen percent (15%). Greenacres debt level is far below this at 2.4% in FY 2008. Table No. 2 depicts a projected gross taxable valuation of \$2,152,750,751 for 2008. Again, using sound rules for credit ratings, the City will utilize a ratio of five percent (5%) for outstanding capital indebtedness to property tax base. These ratios applied to 2008 projected figures would limit debt service to \$3,565,870 and outstanding capital indebtedness to \$107,637,538. In 2008, Greenacres debt service is \$616,368 and outstanding capital indebtedness is \$5,721,169.

<b>Table No. 5: Expenditure Projections - Scheduled Capital Improvements</b>						
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Total Improvements	283,000	0	0	0	0	0
<i>SOURCE: The City Of Greenacres Finance Department (January 2008 and August 2008)</i>						

Table No. 6 depicts the Debt Service Expenditure Projection

<b>Table No. 6: Debt Service Expenditure Projections</b>						
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Debt Service Obligation	616,368	616,368	616,368	616,368	403,260	403,260
<i>SOURCE: The City Of Greenacres Finance Department (January 2008)</i>						

Table No. 7 depicts the required Debt Service and General Operations millage rates to generate the projected revenue shown in Table No. 3.

<b>Table No. 7: Millage Requirements</b>						
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
General Operations	4.70221*	4.70221	4.70221	4.70221	4.70221	4.70221
Debt Service	0	0	0	0	0	0
Total Millage	4.70221	4.70221	4.70221	4.70221	4.70221	4.70221
<i>SOURCE: The City of Greenacres Finance Department (January 2008)</i> <i>*State mandated rollback adopted during 2007 legislative session.</i>						

## 6. OPERATING COSTS

Although the City does not operate the majority of utility capital facilities and services, there are recurring expenses associated with supplies, utilities, and personnel costs pertaining to maintenance of parks and grounds, and maintenance of roads, medians and right-of-ways, and stormwater systems. Almost all roadway projects involving resurfacing and other improvements are bid and undertaken by the private sector. Projections are that these operating costs will increase yearly during the five (5) year period by six and one-half percent (6 1/2%) for personnel costs and three percent (3%) per year for other operating costs. These costs were calculated in aggregate expenditures to project the necessary mileage requirements found in Table No. 7.

## 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 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, as outlined in the various elements of the plan.

## 2. Capital Improvements Program (CIP)

A capital improvements program (not to be confused with the Capital Improvements Element of this comprehensive plan) is a planned program which includes the current budget year and the five year schedule of capital needs. More specifically, the program sets forth each capital project, equipment or other contemplated expenditures which the City plans to undertake with an estimate of the funds needed to complete said improvements.

The CIP will be consistent with the CIE of the Plan as it will reflect the goals, objectives and policies of the element and its implementation strategies, including the 5-Year Schedule of Improvements. In some ways, the CIP is more inclusive than the CIE as it contains many projects consisting of equipment and software acquisition. The projects are generally recurring (e.g., purchase of public safety vehicles, etc). More importantly, the CIP is not limited to the elements found in this plan as this element is constrained in that regard.

The City of Greenacres utilizes a six-year CIP program with the first year adopted as the Capital Budget each year. The CIP is reviewed on an annual basis.

## 3. Impact Fees

The City of Greenacres has imposed several impact fees to help lessen the costs of growth which resulted from development.

Prior to 1990 impact fees financed the majority of past capital improvements. Since that time impact fees have declined due to slower development trends. It is anticipated that impact fees will increase slightly throughout the planning period. The City presently imposes the following impact fees:

- a) New Growth Fee - This impact fee is charged to commercial developments at a rate of \$2.25 per square foot of gross buildable area.
- b) Parks and Recreation Dedication - This impact fee is charged in lieu of land dedication when it is determined that constraints on the site or suitability of the location do not allow for land dedication. The amount of land to be dedicated is based upon a formula which takes into account the projected population, the number of housing units and the type of units. When the fee in lieu of land dedication is

imposed, such fee is prorated based upon the determined acreage to be dedicated and appraisals conducted to determine the value of the land in question.

- c) General Government Service Land Dedication - This impact requirement is also a dedication of land or a contribution of capital for services including but not limited to public safety structures, public work facilities, administrative structures, etc. This requirement is also formula based in a manner similar to the Land Dedication Fee. This is another impact fee in lieu of land dedication when it is determined that constraints on the site or suitability of the location do not provide for land dedication. The land dedication is also formula based in a manner similar to the Park and Recreation land dedication. Impact fees in lieu of land dedication are based upon the determined acreage to be dedicated and appraisals conducted to ascertain the value of such land.
- d) Palm Beach County Impact Fees - The County has adopted impact fees for parks, fire-rescue, library, law enforcement, public buildings, schools and roads that are applicable in the unincorporated areas as well as the municipalities in the County. The City collects applicable impact fees for the County minus administrative fees of two percent (2%). The County utilizes the fees to improve county facilities within zones which encompass the City of Greenacres.

#### 4. User Charges and Fees

User charges are designed to reimburse in part the overall costs of public facilities or services by charging the user who benefits from them. The City has charged user fees and charges in the provision of solid waste collection services, ambulance transport, leisure services and in the rental use of public buildings.

#### 5. Moratoria

A moratorium may temporarily halt or freeze development for a specified period of time on an emergency basis. Such action may be imposed on building permits, development approvals or governmental services. The City has enacted prior moratoria in 1983 and 1986 on development requests in order to update antiquated land development regulations that were no longer adequate due to rapid growth.

### III. PLAN FOR CAPITAL IMPROVEMENTS

#### A. CAPITAL IMPROVEMENT APPROACH

The City of Greenacres has been and will continue to be a progressive municipality in terms of providing capital improvements. The City has accomplished much with an aggressive impact fee program, and other financing methods. During the preceding five year (2003-2007) planning period, the City financed \$14,690,693 in capital improvements derived from other elements in the plan. The City cannot realistically rely on impact fees to the extent of prior years. Therefore a conservative and prudent approach is necessary in financing capital improvements.

##### 1. IMPACT FEES

Impact fees during the five (5) year period are "eroding" as a source to finance capital improvements. The growth of the City can now be described as growth at a slower rate. Absent annexation growth, impact fees will only cover a small percentage of the CIP. Additionally, in November 1988, Charter amendments were passed in Palm Beach County dealing with countywide impact fees for recreation and other governmental services. As a consequence of the County's programs, the amount of impact fees available for the City to assess to future development will be limited.

The City must continue to review its impact fees and make necessary adoptions that reflect and ensure the following:

- a) The expansion of the facility must be necessary and must be caused by the development;
- b) The fees charged must be based on the costs of the new facility and must not exceed the new developments proportional share of the cost of new facilities needed to serve that development; and
- c) The fees must be earmarked and expended so as to ensure a benefit to those who pay.

Since impact fees are an important source of revenue for the City (despite the short term reduction projections) such fees must be legally defensible.

- 2. **ALTERNATIVE MEANS OF FINANCING** - The City must continue to explore all avenues of alternative financing in the future. The efforts must be continued in the pursuit of federal, state and private funding to finance capital improvements. Other alternatives including user fees, special assessments, districts, Community Redevelopment Districts and other financing possibilities must be researched in an effort to accomplish future capital improvement objectives. Additionally revenue and general obligation bonds should be utilized to finance needed capital improvements.

3. **RESTRUCTURING OF OTHER CITY PERMITS AND FEES** - The City must undertake a posture whereby permit and fee systems including building permits, license fees and user fees are evaluated and reviewed for positive amendments. User fees need additional review for greater applicability. The reexamination of these revenue sources is important to the City's future financial capability.
4. **URBAN SERVICE AREAS/LONGER TERM LIMIT LINE** - Annexation policies by Palm Beach County and Greenacres provide the City with the potential of increasing the City's boundaries by over 500 percent (5.78 square miles to 31.63 square miles). Since Greenacres lies west of the coast, urban limit lines or a boundary beyond which urbanization will be restricted is necessary. This growth management technique will allow for better timing of public facilities, encourage proper growth patterns and ensure environmentally sensitive and agricultural areas. Within the City's ultimate annexation boundaries, (see Map No. 4 Annexation Element) the urban service area/longer term limit line is construed to be State Road 7.
5. **POINT SYSTEMS** - Point systems are a growth management tool in determining the timing and adequacy of a particular site for development. Point systems generally provide an indication of development potential based upon factors which may include available utilities, provision of parks and open space, fire protection, access to schools and mass transit routes, etc. A point system can generally provide a measure of existing services available and timing of development based upon such facilities.

Explorations of a point system for the City have indicated that such a system cannot be used effectively as the City does not control water, sewer, and major roadway improvements. As such the timing of development becomes based largely on the County's concurrency management system.

6. **FISCAL IMPACT ANALYSIS** - Fiscal Impact Analysis is an evaluation of the net public costs or revenues resulting from actual or planned growth. Fiscal impact analysis examines current costs and revenues. It tallies the financial effect of a PUD, shopping centers, etc., by considering current costs and revenues such facilities would generate if they were completed and operating today. This approach recognizes that development or redevelopment often requires several years and that inflation will increase costs and revenues over time. It also assumes, however, that the rising costs of providing public services will be matched by an essentially comparable increase in revenues that the relative relationships of costs and revenues will change little over time. The City of Greenacres must continue to undertake Fiscal Impact Analyses in conjunction with all development and redevelopment activities.

7. **IMPLEMENTATION SCHEDULE** - The 5-Year Schedule of Improvements (See Table No. 1A, Table No. 1B, and Table No. 1C) is a mechanism by which the City can effectively stage the timing, location, projected cost and revenue source for the capital improvements derived from the other comprehensive plan elements in support of the Future Land Use Element. The 5-Year Schedule of Improvements has been used to document the economic feasibility of the City's Comprehensive Plan based upon the preceding sections of the element.

#### **IV. GOALS, OBJECTIVES AND POLICIES**

##### **A. Goal:**

The City of City shall undertake actions necessary to adequately provide needed public facilities for all residents within the City in a manner which protects investments in existing facilities, maximizes the use of existing facilities and promotes orderly compact urban growth.

##### **Objective 1**

Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities as indicated in the 5-Year Schedule of Improvements of this Element.

##### **Policy a)**

The City shall include all projects identified in Table 1A in this plan element within the Capital Budget 5-Year Schedule of Improvements as part of the annual budgeting process.

##### **Policy b)**

The City shall fund all capital improvements projects in the 5-Year Schedule (Table 1A) of Improvements; especially those projects which are necessary in correcting an existing or future deficiency within the five year period.

##### **Policy c)**

The City's Planning and Engineering Department shall serve as the coordinating body of the City in ensuring that projects listed in the 5-Year Schedule of Improvements are completed.

##### **Policy d)**

Proposed capital improvements shall be evaluated and ranked according to the following criteria:

- (1) If the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- (2) If the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development;
- (3) If the project represents a logical extension of facilities and services within the City;
- (4) If the project causes an adverse impact to the City's budget; and
- (5) If the project is financially feasible and is consistent with the plans of applicable state agencies and the South Florida Water Management District and the Lake Worth Drainage District.

Policy e)

Capital Improvement Projects will be implemented in order to maintain the City's adopted level of service standards as established in this plan. The projects shall be identified as either funded or unfunded and given a level of priority for funding.

Policy f)

The City will coordinate with Palm Beach County to ensure that the County projects necessary to maintain the adopted level of service for public facilities/services provided by the County (Table 1B) are constructed to maintain the adopted level of service to serve developments in the City of Greenacres.

## Objective 2

Future development will bear a proportionate cost of facility improvements necessitated by such development in order to maintain adopted LOS standards.

Policy a)

The City shall continue to support and aid in the implementation and enforcement of Palm Beach County's Countywide impact fees.

Policy b)

The City shall continue to participate in and support Palm Beach County's Countywide Traffic Standards Ordinance and Program.

Policy c)

The City shall continue to re-examine its own impact fees to ensure the following:

- (1) that development bear its proportionate costs of improvements;
- (2) that such fees are applied in the proper manner;
- (3) that such impact fees are designed to withstand any legal challenge; and

- (4) that such fees are designed whenever possible to account for the effect of inflation and subsequent reduced buying power and increased costs over time.

Policy d)

The City shall continue to ensure that all mandatory dedications or fees in lieu of shall be a condition of final plat approval for the provision of recreation and open space and general government services.

**Objective 3**

The City will administer its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy a)

Prior to the issuance of a certificate of occupancy, the City shall coordinate with other applicable agencies or government units to ensure the provision of all public facilities needed to serve development for which development orders were previously issued.

Policy b)

The City shall continue to adopt a 6-year capital improvement program and annual capital budget as a part of its budgeting process.

Policy c)

The City shall continue to make aggressive efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy d)

The City shall continue to utilize a fiscal impact analysis review system for all development and redevelopment activities.

**Objective 4**

Decisions regarding land use, the issuance of development orders, and permits will be coordinated in concert with the City's projected fiscal capability and Capital improvements identified in Table No. 1A, Table No. 1B, and Table No. 1C of this element to ensure:

- 1) that adopted levels of service are maintained; and
- 2) that existing and future facilities needs are met.

Policy a)

The City shall use the established LOS standards in Objective 1, Policy a) of the Infrastructure Element of this Plan in reviewing the impacts of new development and redevelopment upon public facility provision.

Policy b)

The City shall require developments to provide public facilities that are lacking in order to issue development orders and permits.

Policy c)

The City shall limit its maximum ratio of total debt service to total revenue of fifteen percent (15%) and its maximum ratio of outstanding capital indebtedness to property tax base of five percent (5%).

Policy d)

Consistent with the current Comprehensive Plan and Code of Ordinances, the City shall continue to require that the necessary public facilities are available to developments prior to the issuance of a development permit.

Policy e)

Development orders shall not be issued unless there is sufficient capacity to permit the development; or capital projects (necessary to maintain the adopted level of service) will be constructed concurrently with the development.

Policy f)

The City shall continue to apply concurrency to transportation facilities based on the approved level of service standards as set forth in the plan in Objective 1, Policy a) of the Infrastructure element, or as set forth in Objective 8 of the Infrastructure Element of this plan.

Policy g)

The City's schedule of transportation improvements shall include transportation improvements included in the Palm Beach County Metropolitan Planning Organization's transportation improvement program adopted pursuant to Section 339.175(8), F.S. to the extent that such improvements are relied upon to ensure concurrency and financial feasibility in the City.

**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.

**Table No. 8**  
**Palm Beach County School District's 5-Year Capital Improvements Program – 9 Pages**

**FY 2018 - 2027 Capital Plan**  
**Wednesday, September 6, 2017**

<b>Revenues</b>		<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2018-2022</b>	<b>FY 2023-2027</b>	<b>FY 2018-2027</b>
<b>State Sources</b>									
Charter School Capital Outlay	\$	3,500,000	\$	-	-	-	\$	-	\$
CO & DS		4,754,008	4,754,008	4,754,008	4,754,008	4,754,008	23,770,040	23,770,040	47,540,080
Fuel Tax Proceeds		150,000	150,000	150,000	150,000	150,000	750,000	750,000	1,500,000
PECO - West Tech		-	-	-	-	-	-	-	-
PECO Bonds - Const.		-	-	1,095,490	3,878,932	4,862,378	9,836,800	5,477,450	15,314,250
PECO Bonds - Maintenance		2,706,935	2,706,935	2,706,935	2,706,935	2,706,935	13,534,675	13,534,675	27,069,350
<b>Subtotal State Sources</b>		<b>11,110,943</b>	<b>7,610,943</b>	<b>8,706,433</b>	<b>11,489,875</b>	<b>12,473,321</b>	<b>51,391,515</b>	<b>43,532,165</b>	<b>94,923,680</b>
<b>Local Sources</b>									
<i>Property Values</i>		<i>190,165,751,792</i>	<i>202,382,241,337</i>	<i>213,171,734,906</i>	<i>224,379,438,228</i>	<i>235,699,778,274</i>			
Local Capital Improvement (1.5 mil)		273,838,683	291,430,428	306,967,298	323,106,391	339,407,681	1,534,750,481	1,959,551,069	3,494,301,550
Fund Balance Carried Forward		151,029,101	-	-	-	-	151,029,101	-	151,029,101
Reserve for Future Years		29,162,988	3,626,574	810,681	-	-	33,600,243	96,287,946	129,888,189
Sales Tax Reserves		-	-	-	-	-	-	-	-
Impact Fees		5,390,000	5,643,000	5,643,000	5,643,000	5,643,000	27,962,000	36,752,650	64,714,650
Interest Income		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	5,000,000	10,000,000
Miscellaneous Revenue		11,250	-	-	-	-	10,011,250	-	10,011,250
Transfers from General Fund		162,895	-	-	-	-	162,895	-	162,895
<b>Subtotal Local Sources</b>		<b>480,594,917</b>	<b>301,700,002</b>	<b>314,420,979</b>	<b>329,749,391</b>	<b>356,050,681</b>	<b>1,762,515,970</b>	<b>2,097,591,665</b>	<b>3,800,107,635</b>
<b>Other Revenue Sources</b>									
Certificates of Participation		188,443,432	33,340,896	148,828,647	-	83,039,917	463,652,832	58,910,040	522,562,932
Equipment Lease		19,118,440	-	-	-	-	19,118,440	-	19,118,440
Sales Tax Revenue		119,249,758	122,827,251	126,512,069	130,307,431	134,216,654	633,113,163	650,633,058	1,283,746,221
Short Term Financing		19,599,418	21,821,239	117,124	(1,438,728)	49,772,710	89,871,763	(89,871,763)	-
<b>Subtotal Other Revenue Sources</b>		<b>346,411,048</b>	<b>177,989,386</b>	<b>275,457,840</b>	<b>128,868,703</b>	<b>277,029,281</b>	<b>1,205,756,258</b>	<b>619,671,335</b>	<b>1,825,427,593</b>
<b>Total Revenues</b>	<b>\$</b>	<b>818,116,908</b>	<b>\$ 487,300,331</b>	<b>\$ 598,585,252</b>	<b>\$ 470,107,969</b>	<b>\$ 645,553,283</b>	<b>\$ 3,019,683,743</b>	<b>\$ 2,760,795,165</b>	<b>\$ 5,780,458,908</b>

**FY 2018 - 2027 Capital Plan**  
**Wednesday, September 6, 2017**

**Budget Summary**

Category	Ongoing Projects from		FY 2018		FY 2020	FY 2021	FY 2022	FY 2018 - 2022	FY 2023 - 2027	FY 2018 - 2027
	FY 2017	FY 2018 New Appropriation	Total							
<b>Construction Projects</b>										
Addition and Renodeling Projects	\$ 3,333,571	\$ 20,825,345	\$ 24,158,916	\$ 43,845,046	\$ 30,167,660	\$ -	\$ -	\$ 98,171,612	\$ -	\$ 98,171,612
Modernization and Replacement Projects	14,461,025	58,426,452	72,887,477	17,427,066	118,140,937	-	-	208,455,540	141,193,080	349,648,620
New Schools	-	139,133,120	139,133,120	-	-	-	91,879,917	231,013,037	-	231,013,037
Subtotal Construction Projects	17,794,596	218,384,917	236,179,513	61,272,112	148,308,647	-	91,879,917	537,640,189	141,193,080	678,833,270
<b>Other Items</b>										
Debt Service	10,008,000	161,129,515	171,137,515	163,270,065	167,890,065	164,450,000	169,334,000	836,081,645	864,000,000	1,690,081,645
Site Acquisition	2,054,563	7,313,360	9,367,923	500,000	12,020,000	500,000	11,660,000	34,047,923	2,500,000	36,547,923
Capital Contingency	54,914,904	-	54,914,904	-	-	6,420,719	5,244,165	66,579,788	61,371,062	127,950,850
Sales Tax Reserve	17,767,828	-	17,767,828	-	-	-	-	17,767,828	37,283,835	55,051,663
Reserve for Future Years	3,626,574	-	3,626,574	810,681	-	-	-	4,437,255	96,287,946	100,725,201
Subtotal Other Items	88,371,869	168,442,875	256,814,744	164,580,746	179,910,065	171,370,719	186,238,165	958,914,439	1,051,442,843	2,010,357,283
<b>Non-Construction</b>										
Equipment	1,511,882	1,015,000	2,526,882	1,015,000	1,015,000	1,015,000	1,015,000	6,586,882	5,075,000	11,661,882
Facility Renewal	9,824,195	93,107,263	102,931,458	86,781,440	99,566,843	115,506,353	159,153,314	563,929,408	402,598,850	966,488,258
Facilities	11,897,230	8,155,244	20,052,474	9,170,000	8,170,000	11,170,000	10,170,000	58,732,474	50,850,000	109,582,474
Security	5,621,409	3,436,050	9,057,459	3,434,550	3,434,550	3,434,550	3,434,550	22,795,659	17,172,750	39,968,409
Education Technology	172,695	25,788,440	25,961,135	22,108,000	2,420,000	20,000	20,000	50,529,135	49,933,560	100,462,695
Technology	8,029,481	27,514,122	35,543,602	15,139,169	17,201,489	17,554,082	33,721,665	119,165,977	131,152,927	250,318,904
Transportation	7,805,744	10,297,600	18,103,344	10,297,600	10,297,600	10,297,600	10,297,600	59,293,744	51,488,000	110,781,744
Subtotal Non-Construction Projects	44,862,636	169,313,718	214,176,354	147,945,759	142,095,482	158,997,555	217,818,129	881,033,279	706,221,087	1,589,254,366
<b>Transfers to General Fund</b>										
Charter School Capital Outlay - State	-	3,500,000	3,500,000	-	-	-	-	3,500,000	-	3,500,000
Charter School Capital Outlay - Local	-	10,627,573	10,627,573	16,168,472	18,301,393	20,683,164	22,740,707	88,521,309	143,241,025	231,762,334
Property and Flood Insurance	-	8,350,000	8,350,000	8,350,000	8,350,000	8,350,000	8,350,000	41,750,000	41,750,000	83,500,000
Equipment Maintenance	-	5,679,733	5,679,733	5,248,000	5,248,000	5,248,000	5,248,000	26,671,733	26,175,000	52,846,733
Facilities Maintenance	-	46,289,204	46,289,204	47,773,940	60,395,940	62,346,929	68,664,386	285,470,399	405,702,938	691,173,337
Security Maintenance	-	2,300,277	2,300,277	2,300,277	2,300,277	2,300,277	2,300,277	11,501,385	11,420,036	22,921,421
Education Technology Maintenance	-	2,979,392	2,979,392	2,294,041	2,294,041	2,294,041	2,294,041	12,155,586	11,720,205	23,875,761
Technology Maintenance	-	23,308,557	23,308,557	23,465,389	23,479,812	30,615,689	32,118,066	132,987,513	180,420,976	313,408,489
Transportation Maintenance	-	7,911,560	7,911,560	7,901,595	7,901,595	7,901,595	7,901,595	39,517,940	39,507,975	79,025,915
Subtotal Transfers to General Fund	-	110,946,296	110,946,296	113,501,714	128,271,058	139,739,695	149,617,072	642,075,835	859,938,155	1,502,013,990
<b>Total Capital Budget</b>	\$ 151,029,101	\$ 667,087,807	\$ 818,116,908	\$ 487,300,331	\$ 598,585,252	\$ 470,107,969	\$ 645,553,283	\$ 3,019,663,743	\$ 2,760,795,165	\$ 5,780,458,908

**FY 2018 - 2027 Capital Plan**  
**Wednesday, September 6, 2017**

**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Construction Projects</b>										
<b>Addition and Remodeling Projects</b>										
Delray Full Service Center Remodel & Fields for Village Academy (ST)	\$	1,000,000	\$	1,000,000	\$	-	\$	10,000,000	\$	10,000,000
Forest Hill HS Parking Lot (ST)	548,015	-	650,000	-	-	-	-	650,000	-	650,000
Forest Hill HS Addition	-	1,840,000	1,840,000	-	-	-	-	26,180,896	-	26,180,896
Riviera Beach Prep Remodel (ST)	1,021,856	-	1,021,856	-	-	-	-	1,021,856	-	1,021,856
Old DD Eisenhower ES - Demo / restore (ST)	170,775	-	1,995,775	-	-	-	-	1,995,775	-	1,995,775
Old Grove ES - Demo / landbank (ST)	141,640	-	2,000,000	-	-	-	-	2,000,000	-	2,000,000
Old Plumosa ES - Demo / landbank (ST)	-	2,000,000	2,000,000	-	-	-	-	2,000,000	-	2,000,000
Plumosa School of Arts Expansion to K-8 (ST)	-	-	-	904,150	19,254,610	-	-	20,158,760	-	20,158,760
Roosevelt Full Service Center Remodel (ST)	-	1,000,000	1,000,000	-	-	-	-	10,000,000	-	10,000,000
Spanish River HS Addition	-	-	-	600,000	10,913,040	-	-	11,513,040	-	11,513,040
Transportation - South Drainage	20,700	-	20,700	-	-	-	-	20,700	-	20,700
Village Academy Kitchen Expansion (ST)	-	1,200,000	1,200,000	-	-	-	-	1,200,000	-	1,200,000
West Tech Campus HVAC Modifications (ST)	1,430,585	-	1,430,585	-	-	-	-	1,430,585	-	1,430,585
West Tech Campus Modifications (ST)	-	10,000,000	10,000,000	-	-	-	-	10,000,000	-	10,000,000
<b>Total Addition and Remodeling</b>	<b>3,333,571</b>	<b>20,825,345</b>	<b>24,158,916</b>	<b>43,845,046</b>	<b>30,167,650</b>	<b>-</b>	<b>-</b>	<b>98,171,612</b>	<b>-</b>	<b>98,171,612</b>
<b>Modernization and Replacement Projects</b>										
Addison Mizner ES Modernization (ST)	-	180,000	180,000	2,700,000	29,951,232	-	-	32,831,232	-	32,831,232
Adult Education Center Replacement (ST)	14,444,710	-	14,444,710	-	-	-	-	14,444,710	-	14,444,710
Grove Park ES Modernization (ST)	-	90,000	90,000	1,350,000	16,343,584	-	-	17,783,584	-	17,783,584
Melaleuca ES Modernization (ST)	-	120,000	120,000	-	-	-	-	23,255,456	-	23,255,456
Pine Grove ES Modernization (ST)	-	65,000	65,000	-	12,246,712	-	-	12,311,712	-	12,311,712
Transportation - North Modernization (ST)	-	62,500	62,500	1,437,500	11,000,000	-	-	12,500,000	-	12,500,000
Transportation - South Modernization (ST)	-	1,500,000	1,500,000	11,000,000	-	-	-	12,500,000	-	12,500,000
Transportation - West Central (ST)	16,315	14,975,000	14,991,315	-	-	-	-	14,991,315	-	14,991,315
Verde ES Modernization (ST)	-	31,966,608	31,966,608	-	-	-	-	31,966,608	-	31,966,608
Washington ES Modernization (ST)	-	9,332,344	9,332,344	-	-	-	-	9,332,344	-	9,332,344
Wynnebrook ES Modernization (ST)	-	135,000	135,000	939,566	25,464,013	-	-	26,538,579	-	26,538,579
<b>Total Modernizations and Replacements</b>	<b>14,461,025</b>	<b>58,426,452</b>	<b>72,887,477</b>	<b>17,427,066</b>	<b>118,140,997</b>	<b>-</b>	<b>-</b>	<b>208,455,540</b>	<b>-</b>	<b>208,455,540</b>
<b>New Schools</b>										
Greater WPBA Lake Worth Area High (03-000) (ST)	-	95,942,000	95,942,000	-	-	-	-	95,942,000	-	95,942,000
Scripps/Gardens Area ES (04-A) (ST)	-	-	-	-	-	-	-	28,711,379	-	28,711,379
South West Area ES (05-C) (ST)	-	-	-	-	-	-	27,987,837	27,987,837	-	27,987,837
West Acreage Area ES (15-A) (ST)	-	-	-	-	-	-	63,892,080	63,892,080	-	63,892,080
West Boynton Area HS (17-BBB)	-	-	-	-	-	-	-	-	-	-
Western Communities HS (16-AAA) (ST)	-	-	-	-	-	-	-	82,283,040	-	82,283,040
Sunset Palms Middle (17-PP)	-	43,191,120	43,191,120	-	-	-	-	43,191,120	-	43,191,120
<b>Total New Schools</b>	<b>-</b>	<b>139,133,120</b>	<b>139,133,120</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91,879,917</b>	<b>231,013,037</b>	<b>141,193,080</b>	<b>372,206,117</b>
<b>Total Construction Projects</b>	<b>\$ 17,794,596</b>	<b>\$ 218,384,917</b>	<b>\$ 236,179,513</b>	<b>\$ 61,272,112</b>	<b>\$ 148,308,647</b>	<b>\$ -</b>	<b>\$ 91,879,917</b>	<b>\$ 537,640,189</b>	<b>\$ 141,193,080</b>	<b>\$ 876,833,270</b>

**FY 2018 - 2027 Capital Plan**  
**Wednesday, September 6, 2017**

**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Other Items</b>										
<b>Debt Service</b>										
Lease Payments for Bus Lease 2014	\$ -	\$ 2,880,000	\$ 2,880,000	\$ 2,880,000	\$ -	\$ -	\$ -	\$ 5,760,000	\$ -	\$ 5,760,000
Lease Payments for Bus Lease 2015	-	-	2,923,962	2,950,000	2,950,000	-	-	8,823,962	-	8,823,962
Lease Payments for Bus Lease 2016	-	-	1,436,127	1,450,000	1,450,000	-	-	5,786,127	-	5,786,127
Lease Payments for Certificates of Participation	-	-	145,000,000	141,000,000	141,000,000	141,000,000	141,000,000	707,000,000	707,000,000	1,416,000,000
Lease Payments for Certificates of Participation new	-	-	-	13,500,000	21,000,000	22,000,000	25,500,000	82,000,000	147,000,000	229,000,000
Lease Payments for Equipment Lease 2015	-	-	1,475,427	1,490,065	1,490,065	-	-	4,455,557	-	4,455,557
Lease Payments for Technology Lease 2017	10,008,000	7,408,000	17,416,000	-	-	-	2,834,000	20,250,000	-	20,250,000
<b>Total Required Debt Service</b>	<b>10,008,000</b>	<b>161,129,515</b>	<b>171,137,515</b>	<b>163,270,065</b>	<b>167,890,065</b>	<b>164,450,000</b>	<b>169,334,000</b>	<b>836,081,645</b>	<b>854,000,000</b>	<b>1,690,081,645</b>
<b>Site Acquisition</b>										
Site Acquisition	965,923	5,713,360	6,679,283	-	-	-	-	6,679,283	-	6,679,283
Site Acquisition - ST	1,086,640	1,100,000	2,186,640	-	-	-	11,150,000	24,868,640	-	24,868,640
Facility Leases - ST	-	500,000	500,000	500,000	500,000	500,000	500,000	2,500,000	2,500,000	5,000,000
<b>Total Site Acquisition</b>	<b>2,054,563</b>	<b>7,313,360</b>	<b>9,367,923</b>	<b>500,000</b>	<b>12,020,000</b>	<b>500,000</b>	<b>11,660,000</b>	<b>34,047,923</b>	<b>2,500,000</b>	<b>36,547,923</b>
<b>Contingency</b>										
Capital Contingency	54,828,823	-	54,828,823	-	-	6,420,719	5,244,165	66,433,707	61,371,062	127,864,769
Reserve for Future Years	3,626,574	-	3,626,574	810,681	-	-	-	4,437,255	96,287,946	100,725,201
Restricted Reserve	86,081	-	86,081	-	-	-	-	86,081	-	86,081
Sales Tax Reserves (ST)	17,767,828	-	17,767,828	-	-	-	-	17,767,828	37,283,835	55,051,663
<b>Total Contingency</b>	<b>76,309,306</b>	<b>-</b>	<b>76,309,306</b>	<b>810,681</b>	<b>-</b>	<b>6,420,719</b>	<b>5,244,165</b>	<b>88,784,871</b>	<b>194,942,843</b>	<b>283,727,714</b>
<b>Total Other Items</b>	<b>\$ 88,371,869</b>	<b>\$ 168,442,875</b>	<b>\$ 256,814,744</b>	<b>\$ 164,580,748</b>	<b>\$ 179,910,065</b>	<b>\$ 171,370,719</b>	<b>\$ 188,238,165</b>	<b>\$ 956,914,439</b>	<b>\$ 1,051,442,843</b>	<b>\$ 2,010,357,282</b>

**FY 2018 - 2027 Capital Plan**  
**Wednesday, September 6, 2017**

**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Non-Construction Projects and Transfers</b>										
<b>Required Non-Construction Payments</b>										
Charter School Capital Outlay - State	-	3,500,000	3,500,000	16,168,472	18,301,393	20,683,164	22,740,707	88,521,309	143,241,025	3,500,000
Charter School Capital Outlay - Local	-	10,627,573	10,627,573	8,000,000	8,000,000	8,000,000	8,000,000	40,000,000	40,000,000	231,782,334
Property Insurance	-	8,000,000	8,000,000	350,000	350,000	350,000	350,000	1,750,000	1,750,000	800,000,000
Flood Insurance	-	350,000	350,000	24,518,472	26,651,393	29,033,164	31,090,707	133,771,309	184,991,025	3,500,000
<b>Total Required Non-Construction Payments</b>	-	22,477,573	22,477,573	24,518,472	26,651,393	29,033,164	31,090,707	133,771,309	184,991,025	318,782,334
<b>Equipment</b>										
<b>Capital Projects:</b>										
AV Equipment Replacement Fund	16,956	200,000	216,956	200,000	200,000	200,000	200,000	1,016,956	1,000,000	2,016,956
Choice Furnishings	117,984	125,000	242,984	125,000	125,000	125,000	125,000	742,984	625,000	1,367,984
County-Wide Furniture & Equipment	1,351,758	550,000	1,901,758	550,000	550,000	550,000	550,000	4,101,758	2,750,000	6,851,758
Musical Instruments	25,184	140,000	165,184	140,000	140,000	140,000	140,000	725,184	700,000	1,425,184
<b>Subtotal Equipment Capital Projects</b>	<b>1,511,882</b>	<b>1,015,000</b>	<b>2,526,882</b>	<b>1,015,000</b>	<b>1,015,000</b>	<b>1,015,000</b>	<b>1,015,000</b>	<b>6,586,882</b>	<b>5,075,000</b>	<b>11,661,882</b>
<b>Transfers to General Fund:</b>										
Transfer for Copier Maintenance	-	5,234,733	5,234,733	5,013,000	5,013,000	5,013,000	5,013,000	25,286,733	25,000,000	50,286,733
Transfer for Equipment Maintenance	-	335,000	335,000	125,000	125,000	125,000	125,000	835,000	625,000	1,460,000
Transfer for Library Software Support	-	110,000	110,000	110,000	110,000	110,000	110,000	550,000	550,000	1,100,000
<b>Subtotal Equipment Transfers</b>	-	<b>5,679,733</b>	<b>5,679,733</b>	<b>5,248,000</b>	<b>5,248,000</b>	<b>5,248,000</b>	<b>5,248,000</b>	<b>26,671,733</b>	<b>26,175,000</b>	<b>52,846,733</b>
<b>Total Equipment</b>	<b>1,511,882</b>	<b>6,694,733</b>	<b>8,206,615</b>	<b>6,263,000</b>	<b>6,263,000</b>	<b>6,263,000</b>	<b>6,263,000</b>	<b>33,258,615</b>	<b>31,250,000</b>	<b>64,508,615</b>
<b>Facility Renewal Projects</b>										
<b>Capital Projects:</b>										
Bleachers - ST	-	263,500	263,500	440,200	1,528,100	2,704,900	1,686,400	6,623,100	917,500	7,540,600
Building Envelope - ST	1,156,290	7,110,510	8,266,800	5,182,340	7,910,462	7,680,224	9,809,930	38,849,756	56,839,621	95,689,377
Compliance - ST	145,405	4,874,426	5,019,831	6,024,411	9,035,866	6,160,869	10,113,402	36,354,379	33,664,814	70,019,193
Custodial Equipment - ST	-	171,704	171,704	227,287	290,857	245,180	332,571	1,267,599	2,401,867	3,669,466
Fencing - ST	146,947	591,343	738,290	803,688	1,026,046	854,170	970,882	4,393,076	3,883,905	8,276,981
Fire/Life/Safety - ST	177,260	4,866,018	5,043,278	3,091,913	3,882,288	5,335,456	8,967,041	26,319,376	23,617,906	49,937,882
Furniture Replacement - ST	-	2,349,989	2,349,989	1,992,600	2,409,388	3,358,344	3,796,150	13,906,471	22,710,277	36,616,748
HVAC - ST	500,000	26,136,658	26,636,658	21,940,555	26,270,568	28,961,622	43,866,940	147,676,343	67,397,080	215,073,423
Interior/Repair/Improvement - ST	-	2,632,120	2,632,120	2,676,008	2,187,822	4,092,028	5,677,576	17,265,554	6,815,853	24,081,407
Lighting - ST	-	14,665,283	14,665,283	13,827,806	15,043,496	18,637,562	21,843,471	84,017,618	67,824,288	151,841,906
Parking Lots/Roads - ST	548,386	2,695,643	3,244,029	4,152,419	6,320,789	9,966,509	9,966,509	30,600,023	15,252,079	45,852,102
Playfields and Exterior Repairs/Improvements - ST	870,812	1,341,213	2,212,025	1,766,431	3,491,089	3,523,258	3,958,181	14,950,984	16,305,861	31,256,845
Plumbing - ST	617,200	2,090,080	2,707,280	2,343,360	2,792,020	3,875,120	4,016,588	15,740,368	14,131,640	29,872,008
Roofs - ST	-	12,786,180	12,786,180	9,762,985	11,462,836	12,737,243	16,845,228	63,594,472	36,855,543	100,450,015
<b>Total Facility Renewal Projects</b>	<b>5,661,896</b>	<b>10,532,595</b>	<b>16,194,492</b>	<b>12,543,437</b>	<b>9,505,216</b>	<b>10,424,100</b>	<b>17,302,445</b>	<b>62,369,690</b>	<b>33,940,616</b>	<b>96,310,306</b>
<b>Total</b>	<b>9,824,195</b>	<b>93,107,263</b>	<b>102,931,458</b>	<b>86,781,440</b>	<b>99,556,843</b>	<b>111,506,353</b>	<b>155,153,314</b>	<b>563,929,408</b>	<b>402,558,850</b>	<b>966,488,258</b>

**FY 2018 - 2027 Capital Plan**  
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**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Non-Construction Projects and Transfers</b>										
<b>Capital Projects:</b>										
Building Envelope	\$ 1,442,921	-	\$ 1,442,921	-	-	-	-	\$ 1,442,921	-	\$ 1,442,921
Compliance	623,568	-	623,568	-	-	-	-	623,568	-	623,568
Custodial Equipment	320,353	-	320,353	-	-	-	-	320,353	-	320,353
Environmental Services	108,368	2,000,000	2,108,368	2,000,000	2,000,000	2,000,000	2,000,000	10,108,368	10,000,000	20,108,368
Fire Life Safety	2,256,606	-	2,256,606	1,200,000	1,200,000	1,200,000	1,200,000	7,056,606	6,000,000	13,056,606
Flood / Fire / Tornado	866,434	-	866,434	-	-	-	-	866,434	-	866,434
Forest High School Bleachers	-	-	-	1,000,000	-	-	-	1,000,000	-	1,000,000
HVAC	10,354	-	10,354	-	-	-	-	10,354	-	10,354
HVAC - WT Dwyer HS	1,943,287	-	1,943,287	-	-	2,000,000	-	3,943,287	-	3,943,287
Interior Agreements	146,622	-	146,622	-	-	-	-	146,622	-	146,622
Interior Agreements-JFES sewer	-	350,000	350,000	-	-	-	-	350,000	-	350,000
Media Centers	2,570,000	-	2,570,000	2,970,000	2,970,000	2,970,000	2,970,000	14,450,000	14,850,000	29,300,000
Minor Projects	2,000,000	2,000,000	4,000,000	1,000,000	1,000,000	1,500,000	2,000,000	10,010,000	10,000,000	20,010,000
Portable Leasing	85,721	15,000	100,721	-	-	-	-	100,721	-	100,721
Relocatables - Relocation	876,967	-	1,876,967	1,000,000	1,000,000	1,500,000	2,000,000	7,376,967	10,000,000	17,376,967
Relocatables - Walkway Canopies	421,341	-	421,341	-	-	-	-	421,341	-	421,341
Roofs	1,164	-	1,164	-	-	-	-	1,164	-	1,164
School Center Funds	150,700	172,145	322,845	-	-	-	-	322,845	-	322,845
Storm Recovery (FEMA)	116,522	-	116,522	-	-	-	-	116,522	-	116,522
Traffic Improvements	15,391	-	15,391	-	-	-	-	15,391	-	15,391
<b>Subtotal Other Facility Capital Projects</b>	<b>11,897,230</b>	<b>8,155,244</b>	<b>20,052,474</b>	<b>9,170,000</b>	<b>8,170,000</b>	<b>11,170,000</b>	<b>10,170,000</b>	<b>58,732,474</b>	<b>50,850,000</b>	<b>109,582,474</b>
<b>Transfers to General Fund:</b>										
Transfer for Building Envelope Maintenance	-	1,219,520	1,219,520	2,219,520	2,219,520	2,219,520	2,219,520	10,097,600	11,097,600	21,195,200
Transfer for Capital Project Support	-	462,514	462,514	286,268	286,268	286,268	286,268	1,603,566	1,426,340	3,029,926
Transfer for Environmental Control	-	1,019,781	1,019,781	1,009,899	1,009,899	1,009,899	1,009,899	5,059,377	5,049,495	10,108,872
Transfer for Fire/Life/Safety	-	1,350,280	1,350,280	2,064,280	1,564,280	1,564,280	1,564,280	8,107,400	7,821,400	15,928,800
Transfer for Hurricane Prep	-	18,900	18,900	50,000	50,000	50,000	50,000	218,900	250,000	468,900
Transfer for HVAC Maintenance	-	3,886,560	3,886,560	3,686,560	3,686,560	3,686,560	3,686,560	18,632,800	12,180,300	30,813,100
Transfer for ITV Towers	-	96,000	96,000	106,000	106,000	106,000	106,000	520,000	530,000	1,050,000
Transfer for Maintenance of Fulton Holland	-	458,162	458,162	48,250,169	56,518,615	50,201,158	56,518,615	458,162	351,226,583	575,325,709
Transfer for Maintenance of Facilities	-	34,001,015	34,001,015	3,224,244	3,224,244	3,224,244	3,224,244	1,006,970	16,121,220	1,006,970
Transfer for Preventative Maintenance	-	2,769,502	2,769,502	41,773,940	60,395,940	62,346,929	68,664,386	285,470,399	405,702,938	691,173,337
<b>Subtotal Facilities Transfers</b>	<b>-</b>	<b>46,289,204</b>	<b>46,289,204</b>	<b>56,943,940</b>	<b>68,565,940</b>	<b>73,516,929</b>	<b>78,834,386</b>	<b>344,202,873</b>	<b>456,552,938</b>	<b>800,755,811</b>
<b>Total Facilities</b>	<b>\$ 11,897,230</b>	<b>\$ 54,444,448</b>	<b>\$ 66,341,678</b>	<b>\$ 56,943,940</b>	<b>\$ 68,565,940</b>	<b>\$ 73,516,929</b>	<b>\$ 78,834,386</b>	<b>\$ 344,202,873</b>	<b>\$ 456,552,938</b>	<b>\$ 800,755,811</b>

**FY 2018 - 2027 Capital Plan**  
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**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Non-Construction Projects and Transfers</b>										
<b>Security</b>										
<b>Capital Projects:</b>										
Security Projects - ST	\$ -	\$ 3,124,750	\$ 3,124,750	\$ 3,094,750	\$ 3,074,750	\$ 3,064,750	\$ 3,064,750	\$ 15,423,750	\$ 15,303,750	\$ 30,727,500
School Facility Security Projects	4,864,106	-	4,864,106	-	-	-	-	4,864,106	-	4,864,106
School Security Projects	757,304	311,300	1,068,604	339,800	359,800	369,800	369,800	2,507,804	1,869,000	4,376,804
<b>Subtotal Security Projects</b>	<b>5,621,409</b>	<b>3,436,050</b>	<b>9,057,459</b>	<b>3,434,550</b>	<b>3,434,550</b>	<b>3,434,550</b>	<b>3,434,550</b>	<b>22,795,659</b>	<b>17,172,750</b>	<b>39,968,409</b>
<b>Transfers to General Fund:</b>										
Transfer for Security	-	2,300,277	2,300,277	2,300,277	2,300,277	2,300,277	2,300,277	11,501,385	11,420,036	22,921,421
<b>Subtotal Security Transfers</b>	<b>-</b>	<b>2,300,277</b>	<b>2,300,277</b>	<b>2,300,277</b>	<b>2,300,277</b>	<b>2,300,277</b>	<b>2,300,277</b>	<b>11,501,385</b>	<b>11,420,036</b>	<b>22,921,421</b>
<b>Total Security</b>	<b>5,621,409</b>	<b>5,736,327</b>	<b>11,357,736</b>	<b>5,734,827</b>	<b>5,734,827</b>	<b>5,734,827</b>	<b>5,734,827</b>	<b>34,297,044</b>	<b>28,592,786</b>	<b>62,889,830</b>
<b>Educational Technology</b>										
<b>Capital Projects:</b>										
Classroom Technology - ST	-	6,650,000	6,650,000	22,088,000	2,400,000	-	-	31,138,000	49,823,560	80,961,560
Classroom Technology - ST	-	19,118,440	19,118,440	-	-	-	-	19,118,440	-	19,118,440
Classroom Technology	97,946	-	97,946	-	-	-	-	97,946	-	97,946
Digital Divide	73,067	20,000	93,067	20,000	20,000	20,000	20,000	173,067	100,000	273,067
Technology Tools	1,682	-	1,682	-	-	-	-	1,682	-	1,682
<b>Subtotal Educational Technology Projects</b>	<b>172,695</b>	<b>25,768,440</b>	<b>25,961,135</b>	<b>22,108,000</b>	<b>2,420,000</b>	<b>20,000</b>	<b>20,000</b>	<b>50,529,135</b>	<b>49,923,560</b>	<b>100,452,695</b>
<b>Transfers to General Fund:</b>										
Transfer for Blackboard Engage (Edline/Gradequick)	-	895,054	895,054	-	-	-	-	895,054	-	895,054
Transfer for Equipment Maintenance	-	300,000	300,000	200,000	200,000	200,000	200,000	1,100,000	1,250,000	2,350,000
Transfers for Data Warehouse (9054)	-	1,595,706	1,595,706	1,905,409	1,905,409	1,905,409	1,905,409	9,217,342	9,527,045	16,744,387
Transfers for Data Warehouse (9049, 9229)	-	188,632	188,632	188,632	188,632	188,632	188,632	943,160	943,160	1,886,320
<b>Subtotal Educational Technology Transfers</b>	<b>-</b>	<b>2,979,392</b>	<b>2,979,392</b>	<b>2,294,041</b>	<b>2,294,041</b>	<b>2,294,041</b>	<b>2,294,041</b>	<b>12,155,556</b>	<b>11,720,205</b>	<b>23,875,761</b>
<b>Total Educational Technology</b>	<b>\$ 172,695</b>	<b>\$ 28,767,832</b>	<b>\$ 28,940,527</b>	<b>\$ 24,402,041</b>	<b>\$ 4,714,041</b>	<b>\$ 2,314,041</b>	<b>\$ 2,314,041</b>	<b>\$ 62,684,691</b>	<b>\$ 61,643,765</b>	<b>\$ 124,328,456</b>

**FY 2018 - 2027 Capital Plan**  
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**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Non-Construction Projects and Transfers</b>										
<b>Technology</b>										
<b>Capital Projects:</b>										
Computer Refresh	\$ 44,443	\$ 7,535,479	\$ 7,579,921	\$ 6,842,760	\$ 6,842,760	\$ 9,228,746	\$ 9,358,858	\$ 39,853,045	\$ 74,150,570	\$ 114,013,615
Cyber & Network Security	893,182	1,725,000	2,618,182	1,700,000	5,700,000	3,700,000	700,000	14,418,182	15,375,000	29,793,182
Data Center Optimization	659,773	157,500	817,273	165,375	173,644	685,966	675,000	2,517,258	2,003,799	4,521,057
Back-End Infrastructure - ST	938,909	260,200	1,199,109	550,000	-	-	1,300,000	3,043,109	7,489,800	10,538,909
Disk Storage - Infrastructure	-	8,789,800	8,789,800	250,000	1,050,000	800,000	-	10,889,800	5,510,200	16,400,000
Enterprise Software	200,000	-	400,000	200,000	250,000	200,000	200,000	1,250,000	1,250,000	2,500,000
Hardware/Software	73,500	77,175	150,675	81,034	85,085	89,340	93,807	499,941	538,558	1,038,499
Wireless Infrastructure - ST	75,331	1,643,968	1,719,299	-	-	-	-	1,719,299	-	1,719,299
School Network Routers & Switches - ST	535,104	-	535,104	-	-	-	5,439,700	5,974,804	5,760,300	11,735,104
Networks	1,939,513	1,025,000	2,964,513	2,200,000	1,150,000	1,150,000	9,450,300	16,924,813	8,864,700	25,789,513
School Phone Systems & PBX - ST	-	4,500,000	4,500,000	-	-	-	1,400,000	5,900,000	100,000	6,000,000
Phone System Upgrade	-	-	-	100,000	100,000	100,000	3,100,000	3,400,000	400,000	3,800,000
School & District Servers - ST	172,056	100,000	272,056	399,200	300,000	-	500,000	1,471,256	1,250,800	2,722,056
Servers	50,824	-	50,824	1,150,800	50,000	100,000	-	1,351,624	949,200	2,300,824
Student System Replacement	2,446,846	1,500,000	3,946,846	1,500,000	1,500,000	1,500,000	1,500,000	3,946,846	7,500,000	17,446,846
<b>Subtotal Technology Projects</b>	<b>8,029,481</b>	<b>27,514,122</b>	<b>35,543,602</b>	<b>15,139,169</b>	<b>17,201,489</b>	<b>17,534,052</b>	<b>33,727,655</b>	<b>119,165,977</b>	<b>131,152,927</b>	<b>230,315,904</b>
<b>Transfers to General Fund:</b>										
Transfer for Application Systems	-	2,244,988	2,244,988	2,186,823	2,201,246	2,781,442	2,929,241	12,343,740	16,687,360	29,031,100
Transfer for Business Operating Systems	-	1,763,984	1,763,984	1,852,842	1,852,842	2,364,748	2,482,986	10,317,402	13,967,725	24,285,127
Transfer for CAFM	-	984,549	984,549	746,719	746,719	1,075,156	1,151,017	4,704,160	6,751,356	11,455,516
Mass Notification System	-	-	-	163,875	163,875	163,875	163,875	655,500	819,375	1,474,875
WICMS Web Content Mgmt Sys	-	193,156	193,156	129,156	129,156	129,156	129,156	709,780	645,780	1,355,560
Mobile App	-	68,300	68,300	49,300	49,300	49,300	49,300	265,500	246,500	512,000
Transfer for ERP	-	3,549,335	3,549,335	3,506,451	3,506,451	4,475,219	4,698,980	19,735,436	26,433,522	46,169,958
Transfer for IT Security	-	811,275	811,275	1,081,628	1,081,628	1,402,142	1,476,173	3,652,846	8,353,101	14,205,947
Transfer for Portal Project	-	51,558	51,558	56,330	56,330	71,893	75,488	311,599	424,645	736,244
Transfer for Project Management Initiative	-	38,102	38,102	436,421	436,421	436,421	436,421	1,783,786	2,182,105	3,965,891
Transfer for School Center Admin Technology	-	348,812	348,812	618,323	618,323	789,154	828,612	3,203,224	4,661,254	7,864,478
Transfer for Secondary Tech Maintenance	-	3,199,014	3,199,014	3,097,655	3,097,655	3,953,480	4,151,154	17,498,958	23,351,799	40,850,757
Transfer for Strategic Initiatives	-	317,789	317,789	317,789	317,789	317,789	317,789	1,588,945	1,588,945	3,177,890
Transfer for System Lifecycle Management	-	-	-	975,000	975,000	1,244,375	1,306,593	5,137,378	7,350,077	12,487,455
Endpoint Security	-	636,410	636,410	824,077	824,077	11,361,539	11,921,281	48,878,259	66,957,432	115,835,691
Transfer for Technology Infrastructure	-	23,308,557	23,308,557	23,465,389	23,479,812	30,615,689	32,118,065	132,987,513	180,420,975	313,408,489
<b>Subtotal Technology Transfers</b>	<b>-</b>	<b>50,822,679</b>	<b>55,852,159</b>	<b>38,604,558</b>	<b>40,681,301</b>	<b>48,169,741</b>	<b>65,845,731</b>	<b>252,153,490</b>	<b>311,573,903</b>	<b>563,727,393</b>
<b>Total Technology</b>	<b>\$ 8,029,481</b>	<b>\$ 77,336,801</b>	<b>\$ 91,395,761</b>	<b>\$ 53,743,727</b>	<b>\$ 57,882,790</b>	<b>\$ 65,703,793</b>	<b>\$ 99,573,386</b>	<b>\$ 464,319,467</b>	<b>\$ 542,736,827</b>	<b>\$ 794,039,297</b>

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**Detailed Budget**

Project Name	Ongoing Projects from FY 2017	FY 2018 New Appropriation	Total FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-2022	FY 2023-2027	FY 2018-2027
<b>Non-Construction Projects and Transfers</b>										
<b>Transportation</b>										
<b>Capital Projects:</b>										
School Buses - ST	\$ 4,460,773	\$ 9,097,600	\$ 13,558,373	\$ 9,097,600	\$ 9,097,600	\$ 9,097,600	\$ 9,097,600	\$ 49,948,773	\$ 36,390,400	\$ 86,339,173
School Buses										9,097,600
Support Vehicles - ST	1,200,000	1,200,000	2,400,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000	4,800,000	12,000,000
Support Vehicles										1,200,000
Support Vehicles (Reserve)	1,404,637	-	1,404,637	-	-	-	-	1,404,637	-	1,404,637
Transportation Equipment and Furnishings	740,333	-	740,333	-	-	-	-	740,333	-	740,333
<b>Subtotal Transportation Projects</b>	<b>7,805,744</b>	<b>10,297,600</b>	<b>18,103,344</b>	<b>10,297,600</b>	<b>10,297,600</b>	<b>10,297,600</b>	<b>10,297,600</b>	<b>59,293,744</b>	<b>51,488,000</b>	<b>110,781,744</b>
<b>Transfers to General Fund:</b>										
Transfer for Contracted Transportation	-	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000	7,500,000	15,000,000
Transfer for Transportation Maintenance	-	6,411,560	6,411,560	6,401,595	6,401,595	6,401,595	6,401,595	32,017,940	32,007,975	64,025,915
<b>Subtotal Transportation Transfers</b>	<b>-</b>	<b>7,911,560</b>	<b>7,911,560</b>	<b>7,901,595</b>	<b>7,901,595</b>	<b>7,901,595</b>	<b>7,901,595</b>	<b>39,517,940</b>	<b>39,507,975</b>	<b>79,025,915</b>
<b>Total Transportation</b>	<b>7,805,744</b>	<b>18,209,160</b>	<b>26,014,904</b>	<b>18,199,195</b>	<b>18,199,195</b>	<b>18,199,195</b>	<b>18,199,195</b>	<b>98,811,684</b>	<b>90,995,975</b>	<b>189,807,659</b>
Sub-total Non-Construction Projects	44,862,636	169,313,718	214,176,354	147,945,759	142,095,482	158,997,555	217,818,129	881,033,279	708,221,087	1,589,254,366
Sub-total Non-Construction Transfers	-	110,946,296	110,946,296	113,501,714	128,271,058	139,739,695	149,617,072	642,075,835	859,938,155	1,502,013,990
<b>Total Non-Construction Projects &amp; Transfers</b>	<b>\$ 44,862,636</b>	<b>\$ 280,260,014</b>	<b>\$ 325,122,650</b>	<b>\$ 261,447,473</b>	<b>\$ 270,366,540</b>	<b>\$ 298,737,250</b>	<b>\$ 367,435,201</b>	<b>\$ 1,523,109,114</b>	<b>\$ 1,568,159,242</b>	<b>\$ 3,091,268,356</b>
<b>Total Capital Budget</b>	<b>\$ 151,029,101</b>	<b>\$ 667,067,807</b>	<b>\$ 818,116,908</b>	<b>\$ 487,300,331</b>	<b>\$ 598,585,252</b>	<b>\$ 470,107,969</b>	<b>\$ 645,553,283</b>	<b>\$ 3,019,663,743</b>	<b>\$ 2,760,795,165</b>	<b>\$ 5,780,458,908</b>

## **V. SUPPORTING STUDIES:**

### **A. Monitoring and Evaluation**

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element.

Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide public facilities needed to support adopted LOS standards.

The Planning and Engineering Department will have the responsibility of reviewing the Capital Improvements Element and providing an annual report on behalf of the Local Planning Agency (LPA). The Planning and Zoning Commission is designated the LPA for the City of Greenacres.

## **VI. NOTES:**

1. James E. Frank and Robert M. Rhodes, "INTRODUCTION" Development Exactions, (Washington, D.C.: American Planning Association, 1987);
2. Michael J. Meshenberg, The Language of Zoning Report No. 322 Planning Advisory Service, (Chicago: American Society of Planning Officials, 1976),
3. Robert W. Burchell and David Listokin, The Fiscal Impact Guidebook: Estimating The Local Costs And Revenues Of Land Development. New Brunswick: Center for Urban Policy Research, 1978),
4. State of Florida, A Review of the Use and Administration of Impact Fees in Florida, Senate Economic, Community and Consumers Affairs Committee, January, 1987.
5. Florida Statutes Chapter 163.3177, Required and optional elements of the comprehensive plan; studies and surveys.
6. State of Florida, Department of Community Affairs, Model Element Capital Improvements Element, May 1987

***REVISION HISTORY***

March 16, 1998	Ord. 97-09
November 5, 2001	Ord. 2001-03
May 6, 2002	Ord. 2001-20
January 6, 2003	Ord. 2002-25
November 17, 2003	Ord. 2003-04
February 7, 2005	Ord. 2004-36
November 21, 2005	Ord. 2005-32
November 20, 2006	Ord. 2006-22
September 15, 2008	Ord. 2008-03
December 1, 2008	Ord. 2008-19
December 21, 2009	Ord. 2009-14
November 1, 2010	Ord. 2010-15
February 6, 2012	Ord. 2012-01
January 7, 2013	Ord. 2012-15
March 17, 2014	Ord. 2014-01
March 2, 2015	Ord. 2015-01
April 4, 2016	Ord. 2016-10
January 23, 2017	Ord. 2016-27
March 20, 2017	Ord. 2017-04
June 5, 2017	Ord. 2017-05
September 6, 2018	Ord. 2018-12

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**ANNEXATION ELEMENT**

September 2008  
Amendments resulting from the 2006 EAR

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

The City of Greenacres, as well as other municipalities in Palm Beach County, has recognized the undesirable impact that haphazard annexation growth has had on Florida's resources. Therefore, as one of many municipalities, the City of Greenacres has chosen to address its annexation plans in a more detailed outline within this Annexation Element. With the continuing evolution of the City, it is necessary to implement a defined annexation approach with the tools to enforce a blueprint for future annexation. As one of the underlying strategies in guiding the future growth of the City, the Palm Beach Countywide Planning Council adopted an annexation policy in 1989 in an effort to alleviate interjurisdictional incompatibilities between municipalities. The policy links future proposed annexation areas to several elements of the Comprehensive Plan, which were targeted by the Council in an effort to review the plans of the local governments. The Palm Beach Countywide Planning Council's policy purposes were as follows: "To encourage interjurisdictional planning for annexation, to reduce annexation conflicts, to encourage coordinated planning for the provision of capital facilities and services for proposed annexation areas, to facilitate orderly transition of service provision and to discourage the creation of hard to serve enclaves."

### B. ISSUES

1. Three aspects of future growth, (timing, direction, and intensity), are tied closely to the Growth Management Act and the application of the concurrency requirement. The key to a successful approach to the concurrency requirement is having a sound plan for effectively eliminating existing deficits and providing infrastructure for new development within a reasonable period of time. The concurrency issue will aid in determining the aggressive or passive character of the City of Greenacres annexation policy.
2. The success of any annexation policy is achieved only through interjurisdictional planning efforts. The City of Greenacres policy is based upon the productive coordination of intergovernmental activities
  - a) Through coordination with Palm Beach County, the county encourages the annexation of unincorporated enclaves within municipalities, consistent with planning principles and requirements of Chapter 171, F.S.
  - b) To prevent other municipalities from annexing land within designated areas and to prevent the formation of new municipalities within these areas. Coordination with Palm Beach County planning efforts is of great importance to Greenacres, and is a requirement of the Florida State Local Government Comprehensive Planning Act.

To achieve these goals, the City coordinated its future annexation boundaries with the

Countywide Planning Council in 1989 at the time of plan adoption.

## II. DEFINITION OF RELEVANT TERMS

- A. ANNEXATION - is defined as the adding of real property to the boundaries of the City. The addition of the real property in every way becomes a part of the City.
- B. COMPACTNESS - is defined as concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns.
- C. CONTIGUOUS - is defined in Florida Statutes Chapter 171.
- D. ENCLAVE - is defined as any unincorporated Palm Beach County area which is totally enclosed within and bounded by a City. Also, any unincorporated Palm Beach County area which is totally enclosed within and bounded by a City and a natural or man-made obstacle which prohibits the passage of vehicle traffic to that unincorporated area unless the traffic passes through that City.
- E. FINGER PATTERN - is defined as an annexation area whereby major features such as a body of water or man-made obstacles (etc.) limit future annexations so that the land use pattern approximates a human hand. The fingers are generally the extension by annexation and the palm represents the main city core.
- F. INTERJURISDICTIONAL INCOMPATIBILITY - is defined as potential implementation of a local plan which could adversely impact another local government.
- G. MUNICIPALITY - is defined as a municipality created pursuant to general or special law authorized or recognized pursuant to S.2 or S.6, Art. VIII of the State Constitution.
- H. POCKET AREA - is defined as any unincorporated area which is bounded on at least three (3) sides by a single municipality.

## III. INVENTORY

### A. PAST ANNEXATIONS

In the past, the City of Greenacres annexation policy has been to leave the initiation of annexations up to the property owners. The City of Greenacres views annexation as an action which is positive and beneficial to the City, and as a result, is receptive to proposals for annexation provided such proposals do not create undue hardship for service delivery.

The first annexation recorded in the City was Ord. No. 61, annexing 320 acres into the City on December 13, 1960; which more than doubled the size of the City. Since that time, the City has grown through additional annexations.

Table No. 1 reflects a breakdown of this growth by size and zoning classification of the acquired land. Of all the land annexed into the City between 1960 and FY 2007, seventy-

nine (79%) is classified “Residential”.

Map No. 1 shows the extent, pattern, and year this growth occurred in the City. Presently, the City is 5.78 square miles (3,703.15 acres), inclusive of roadways.

**TABLE I  
ANNEXATION HISTORY**

	<b>TOTAL AC.</b>	<b>Commercial</b>		<b>Public Buildings</b>		<b>Residential</b>		<b>Rec./Open</b>	
		No.	%	No.	%	No.	%	No.	%
1960-1969	320.00	35.00	10.9%	2.00	0.6%	281.00	87.8%	2.00	0.6%
1970-1974	1,533.23	145.60	9.5%	16.82	1.1%	1343.62	87.6%	27.19	1.8%
1975-1979	30.55	20.90	68.4%	0.00	0.0%	9.65	31.6%	0.00	0.0%
1980-1984	345.65	49.93	14.4%	0.00	0.0%	295.72	85.6%	0.00	0.0%
1985-1988	23.08	3.31	14.3%	0.00	0.0%	19.77	85.7%	0.00	0.0%
1989-1993*	114.30	16.93	14.8%	49.64	43.4%	47.52	41.6%	0.21	0.2%
1994-June 1997	63.87	0.94	1.5%	9.17	14.4%	53.76	84.2%	0.00	0.0%
June 1997-2007	770.48	53.04	6.9%	230.62	29.9%	480.02	62.3%	6.8	0.9%
<i>Subtotal</i>	<i>3,201.16</i>	<i>325.65</i>	<i>10.2%</i>	<i>308.25</i>	<i>9.6%</i>	<i>2,531.06</i>	<i>79.1%</i>	<i>36.20</i>	<i>1.1%</i>
Original Town	263.00	13.08	5%	8.04	3.1%	234.92	89.3%	6.96	2.6%
<b>TOTAL</b>	<b>3,464.16**</b>	<b>338.73</b>	<b>9.8%</b>	<b>316.29</b>	<b>9.1%</b>	<b>2,765.98</b>	<b>79.8%</b>	<b>43.16</b>	<b>1.2%</b>

Source: City of Greenacres and Planning and Engineering Department, February 2008.

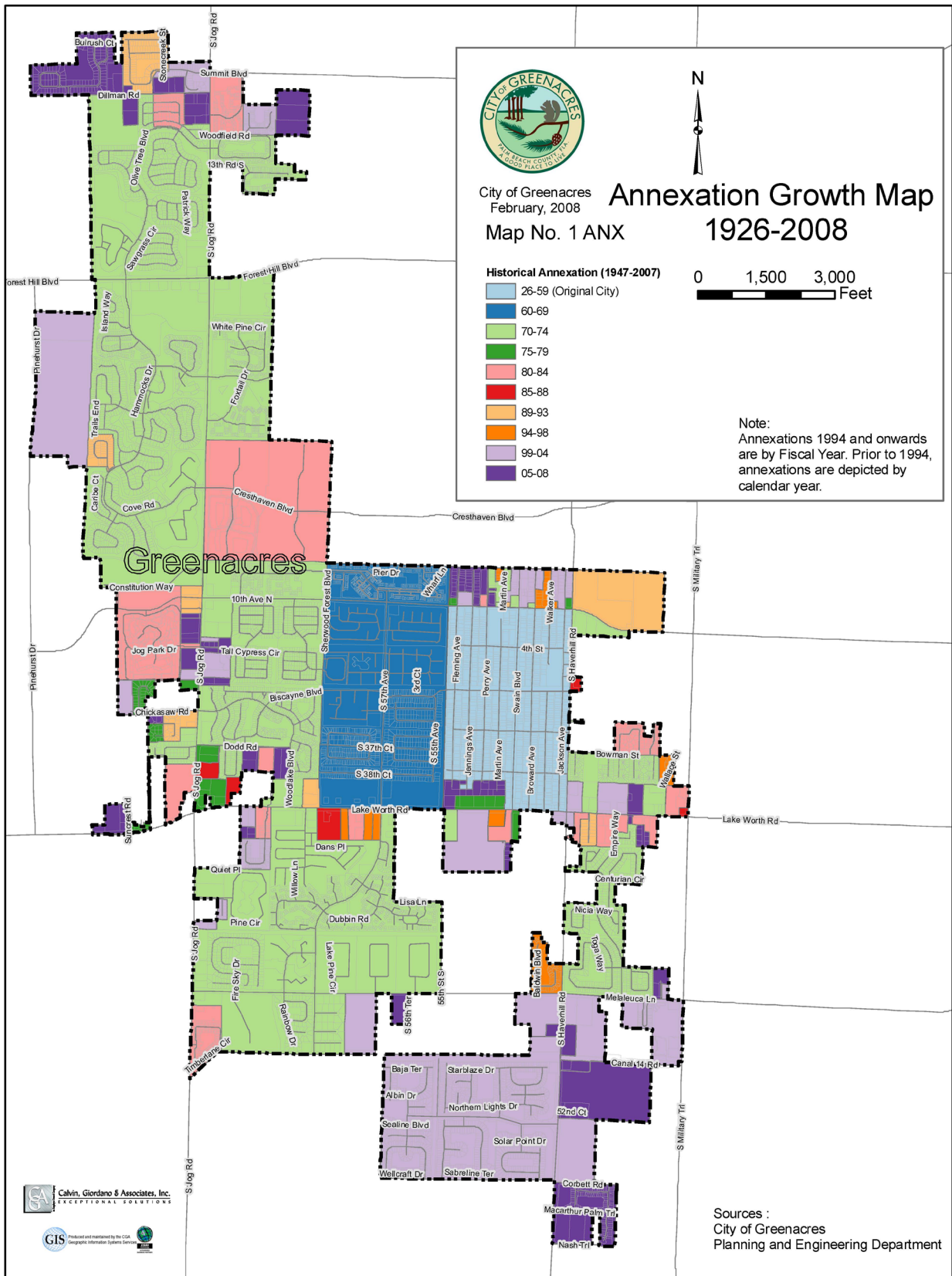
Note: 1. All "Total Acreage" figures are based on an inventory of annexation cases and do not include all R.O.W

2. Acreage for land use types, were taken from PBC Property Appraiser figures and current zoning.

3. City parks are interspersed between “Public Buildings” and “Rec./Open” categories.

\* Anx 93-2 (J.I. Leonard H.S. 49.64 ac.) listed under "Public Buildings," includes former WIRK radio station consisting of 11.43 ac.

\*\* Total Acreage does not include all the public right-of-ways within City Limits.



## B. ENCLAVE AREAS

### 1. Attempts To Annex

"The elimination of enclaves in any municipality is one of the tools that would effectively control urban sprawl and the undesirable impact that uncontrolled growth has had on Florida's resources."

Enclaves create confusion each time someone is in need of emergency services, such as medical/rescue, police or fire suppression. The confusion is apparent when deciding which government agency should respond to a request for emergency services, i.e. Palm Beach County or the City of Greenacres.

While most annexations have been voluntary, the City did utilize the provisions of the involuntary enclave annexation provisions in Chapter 171, Florida Statutes to annex many enclaves in 1994, 1997, 2000, 2005 and 2007.

### 2. Land Use

Within the City of Greenacres, there are two (2) enclaves of unincorporated land which comprise approximately 37.98 acres. The number of enclaves has decreased from nineteen (19) in 2006. The exact location of these enclaves is shown on Map No. 2. Of these 37.98 acres of land, 37.98 acres or 100% would be classified as "Residential" land use and 0 acres or 0% would be classified "Commercial" land use. Each individual enclave is exhibited in more detail in Table No. 2 and is based on the City's "Advisory Future Land Use" Map.

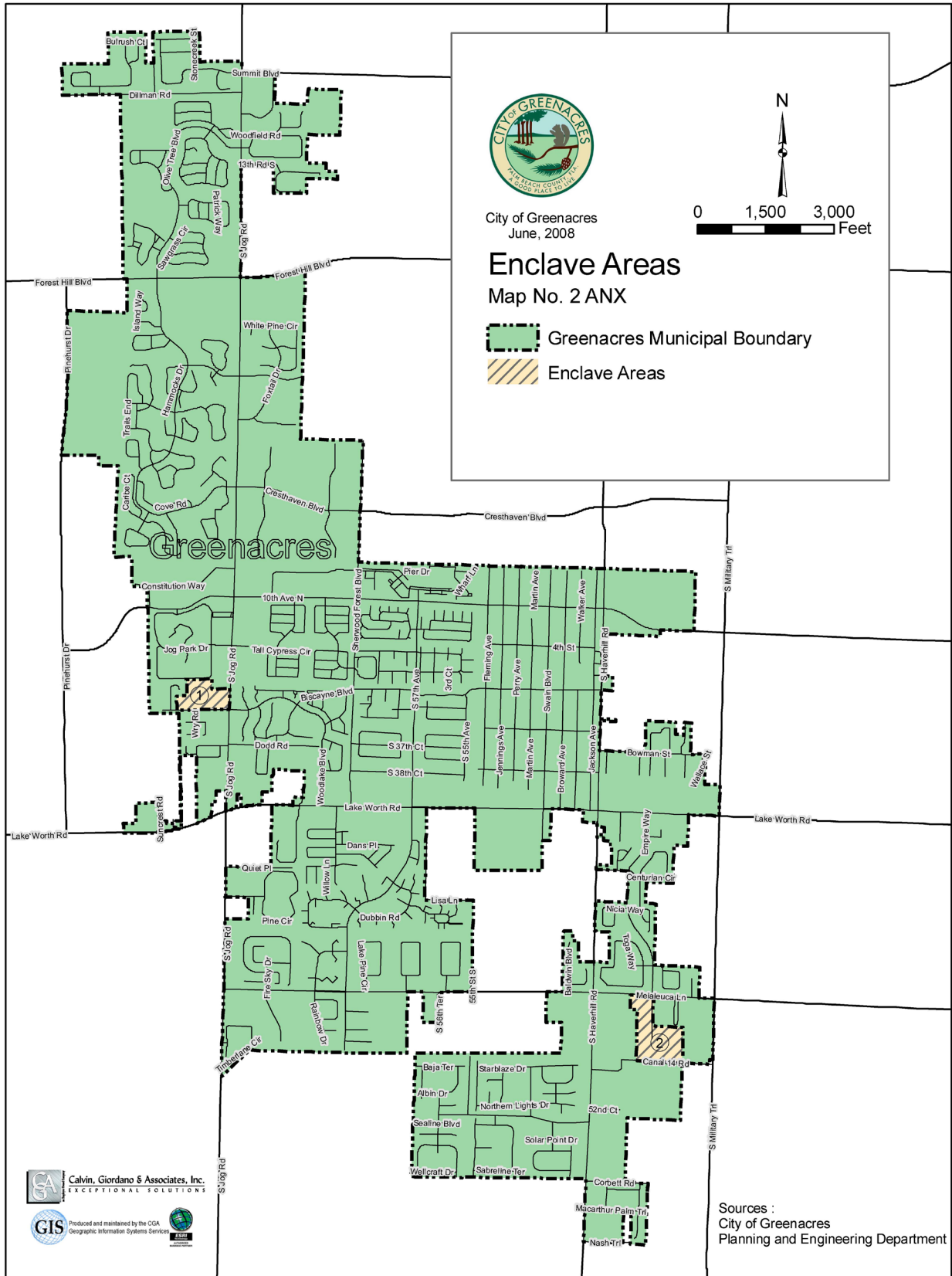
**TABLE 2  
ENCLAVE AREAS**

MAP I.D. #	# of Acres		
	Commercial	Residential	Total
1	0.00	13.64	13.64
2	0.00	24.34	24.34
<b>TOTAL</b>	<b>0</b>	<b>37.98</b>	<b>37.98</b>
<b>PERCENT</b>	<b>0.0%</b>	<b>100%</b>	<b>100.0%</b>

Source: City of Greenacres Planning and Engineering Department, February 2008

Note: 1. All "Acreage" figures are based on GIS data.

2. Land use was determined using the Advisory Future Land Use Map of the City of Greenacres revised in February 2008, with Jog Road Mixed Use allocated as residential.



### 3. Trends

Definite trends have been recognized in the City's annexation history.

- a) **Arterial Networks** - The first and most noticeable trend in the City and many other municipalities is the way growth follows the arterial roadways, north to south and east to west. State Road 802 (Lake Worth Road), is an east to west urban principal arterial and Jog Road is a north to south urban principal arterial. As would be expected, many of the current and former enclave areas in the City are adjacent to, or follow, these two (2) arterial roadways.
- b) **Land Use Ratios** - Another significant trend which has remained relatively constant throughout the City's annexation history has been the ratio of residential vs. commercial land acquired through new growth.

The percentage of commercial property annexed into the City is significantly lower than residential. The trend in the City has been approximately eighty percent (80%) residential to ten percent (10%) commercial, with the balance ten percent (10%) being primarily public buildings such as schools, with some park space also.

## C. POCKET AREAS

### 1. Defined

Pocket areas are generally located along the jagged edges of a city's outer perimeter. The annexation of these unincorporated "pockets" would add an additional 1,066.01 acres or 1.67 square miles of land to the inventory. The annexation of pocket areas is simply a squaring off of existing boundaries by filling in those irregular growth patterns, making the city limits more easily definable.

### 2. Land Use

The exact location of all pocket areas are shown on Map No. 3. The acreage of these parcels was determined using figures from the Palm Beach County Property Appraiser GIS Maps. Each pocket identified on Map No. 3 is listed by number on Table No. 3 and is defined by land use and size.

Based on the current Future Land Use Maps of Palm Beach County, 111.78 acres or 10.49 percent of the total pocket area has a "Commercial" land use designation. In the case of pocket areas, the majority of commercial areas are located along the City's arterial roadways (Lake Worth Road, Jog Road and Military Trail). The remaining 954.23 acres have a "Residential" land use designation which includes single-family, duplex (two family), multi-family (three plus units), and mobile homes.

**TABLE 3  
POCKET AREAS**

MAP I.D. #	# of Acres			County
	Commercial	Residential	Total	Land Use
1	0.00	2.55	2.55	LR1
2	0.00	76.58	76.58	MR5
3	0.00	20.94	20.94	PARK
4	0.00	116.08	116.08	MR5/HR12
5	0.00	121.84	121.84	MR5/HR8/HR12
6	26.62	121.45	148.70	CH/CH8/MR5
7	3.90	42.01	45.91	CH8/LR3/HR8
8	3.25	0.09	3.34	CH8/HR12
9	2.93	0.00	2.93	CH8
10	40.89	2.12	43.01	CH1/CH5/MR5
11	0.00	5.39	5.39	LR1
12	0.00	343.33	343.33	LR1/LR2/LR3/HR8
13	34.19	57.70	91.89	CH8/LR3/MR5/HR8
14	0.00	41.63	41.63	LR2/MR5
15	0.00	2.52	2.52	MR5
<b>TOTAL</b>	111.78	954.23	1,066.01	
<b>PERCENT</b>	<b>10.49%</b>	<b>89.51%</b>	<b>100.00%</b>	

Source: City of Greenacres Planning and Engineering Department, February 2008

- Note:
1. All "Acreage" figures are based on GIS Data
  2. Land use was determined using the Current Future Land Use Map of Palm Beach County as of February 2008
  3. Park land use categorized as Residential (ID#3).

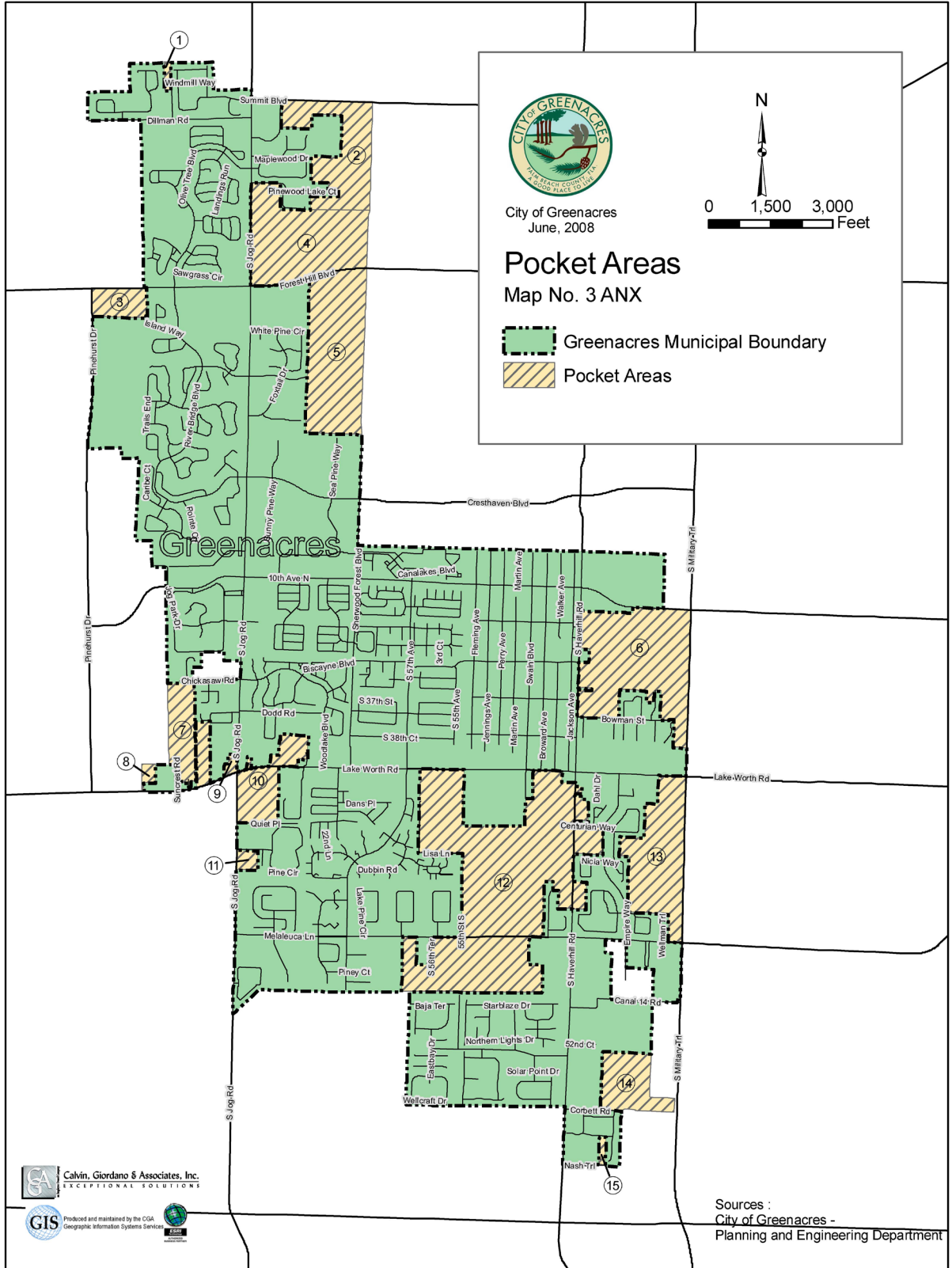
#### D. ANNEXATION PLAN

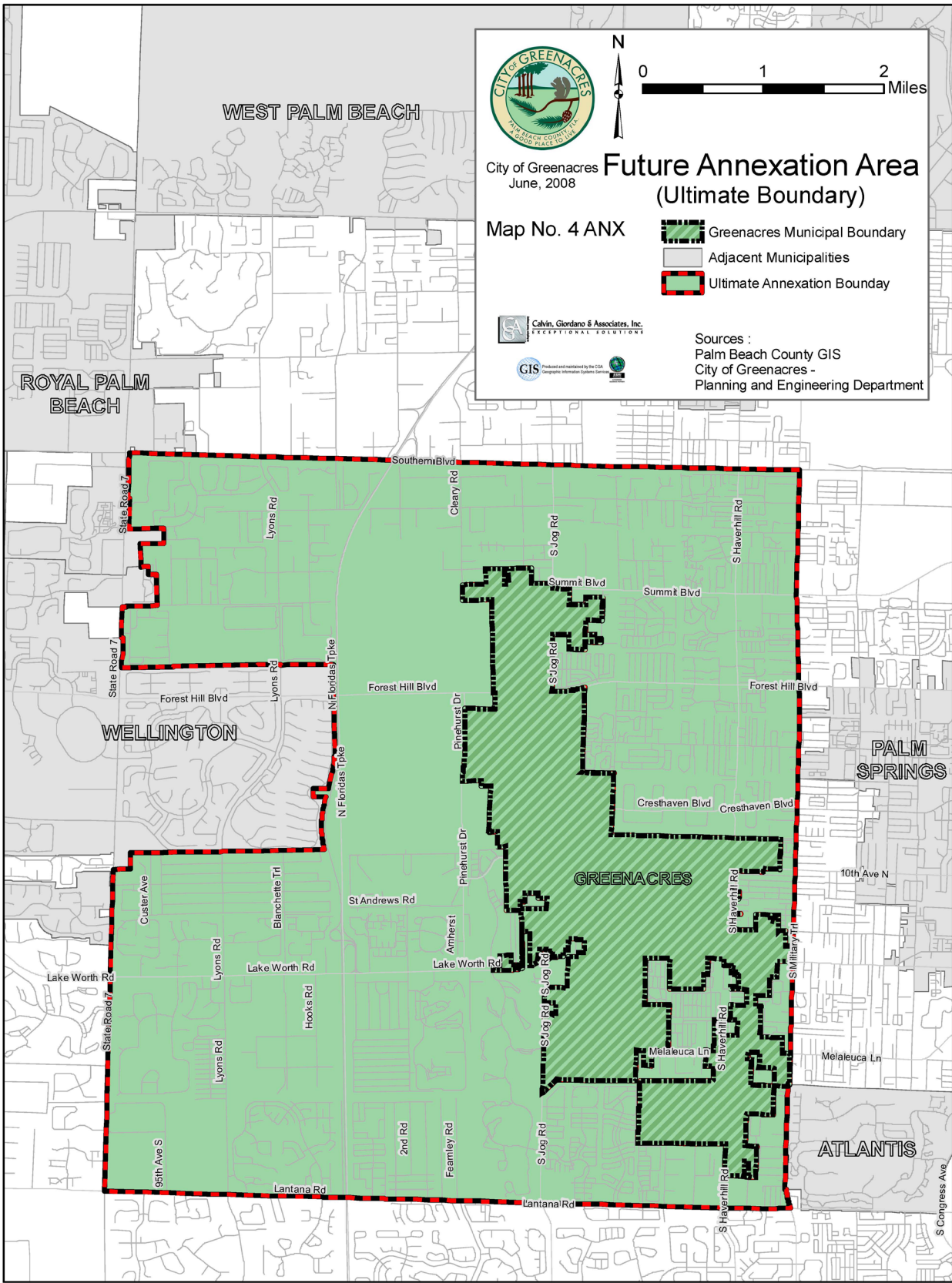
##### 1. Defined

The City of Greenacres annexation plan encompasses all unincorporated areas south of Southern Blvd., north of Lantana Road, east of State Road 7 and west of Military Trail, excluding those areas east of State Road 7 which have been annexed by Wellington and Royal Palm Beach. This area (which includes the enclaves and pockets discussed above) would add approximately 16,540.79 acres or 25.85 square miles of land to the existing inventory, for a total area of 20,240.38 acres or 31.63 square miles.

##### 2. Land Use

The limits of the Future Annexation Areas are illustrated on Map. The land uses within the ultimate annexation boundary are primarily residential, with commercial along the major road corridors. This area also contains Okeehetee Park, a 1,702 acre regional park.





## IV. ANALYSIS

### A. INTERGOVERNMENTAL COORDINATION

#### 1. Concurrency Management System

In future annexations, the City examines infrastructure in unincorporated lands which lie within the City of Greenacres future annexation boundaries, as it relates to the concurrency provisions of Chapter 163, and rule 9J-5 Minimum Criteria Rule F.A.C. Florida Statutes. In order to effectively manage new growth and development in the future, the timely provision of adequate facilities to accommodate growth must be required at the time of annexation.

The annexation of lands serviced by septic tanks and wellwater would have a negative impact on level of service standards for the City, which would hinder the issuance of development permits. Therefore, it would be counterproductive to annex unincorporated land without assurance that necessary facilities will be available within a reasonable period of time, if development is to occur.

#### 2. Chapter 171, Florida Statutes

The City of Greenacres Zoning Code Article 16, supports all "Prerequisites to Annexation" outlined in Chapter 171, Florida Statutes.

- a) Infrastructure - If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, the City requires a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.
- b) Character of Site - The character of an area to be annexed is defined in Chapter 171, Florida Statutes and is fully enforced by the City of Greenacres.

#### 3. Palm Beach County Interim Annexation Review Policy

The City of Greenacres recognizes Palm Beach County's Interim Annexation Review Policy, adopted on August 2, 1988, as a future annexation policy tool for both Palm Beach County and the City. This policy provides guidance for the adjustments to municipal boundaries that would best service all jurisdictions. In those instances, Palm Beach County will actively encourage orderly annexation by supporting "Joint Planning Areas," pursuant to Chapter 163.3171 F.S. This City and County joint effort would address issues of location and timing of annexation efforts, as well as, the extent to which annexation may potentially hinder Palm Beach County's ability to effectively and efficiently provide services and facilities to all citizenry in the unincorporated areas.

#### 4. Palm Beach Countywide Planning Council

Another important element of "intergovernmental coordination" was the Countywide Planning Council's Annexation Policy. This was a joint effort between Palm Beach County and municipalities "to reduce annexation conflicts, to encourage coordinated planning for the provision of capital facilities and services for proposed annexation areas, and to facilitate orderly transition of service."

#### 5. Interlocal Service Boundary Agreement

In 2007, Chapter 171 of the Florida Statutes was changed to add Part II which provides for a process to coordinate annexation and service delivery between municipalities, a county, and service providers. The agreement reached can also provide additional flexibility in annexation.

#### B. THE CITY OF GREENACRES ZONING CODE

Once an unincorporated parcel of land is formally annexed into the City, the parcel is given a Future Land Use Designation and a consistent Zoning District.

If development of the parcel has not been determined, the parcel is assigned the zoning District of Study Area Zone (SAZ). This district is designed as a holding zone which applies to lands on a temporary basis awaiting a rezoning or a zoning classification. Under the SAZ designation, no development can occur until the rezoning to another zoning district is adopted. SAZ designation has a time period not to exceed two (2) years.

#### C. ANNEXATION ANALYSIS

The analysis of "pocket", "enclave" and other areas is depicted in Table No. 5.

**TABLE 4**  
**ANNEXATION ANALYSIS**

PARCEL TYPE	ACRES	
	ANNEXATION SIZE	SQUARE MILES
City of Greenacres	3,703.15	5.78
Enclaves	37.98	0.06
Pockets	1,066.01	1.67
Other Areas	15,433.24	24.12
<b>TOTAL</b>	<b>20,240.38</b>	<b>31.63</b>

Source: City of Greenacres Planning and Engineering Department,  
February 2008

Note: All acreage figures include roadways.

## V. PLAN FOR ANNEXATION

### A. ANNEXATION APPROACH

Annexation is an important issue to the City. A proper planning approach will enable the City to: resolve a multitude of problems associated with the existing situation of enclaves and pocket areas; avoid future interjurisdictional incompatibilities; and grow in a manner that eliminates finger patterns and "leap frog" linear extensions. Therefore, the City's approach will be to plan for future annexation in a cautious, yet efficiently timed manner. Additionally, studies will be utilized to ascertain the viability, appropriateness and timing of future annexations.

#### 1. Phasing of Annexation - Planning Time Frame

To the extent permitted by law, the City will continue its efforts to annex all lands within the ultimate annexation boundaries as adopted on Map 4.

#### 2. Feasibility of Future Annexation

In all future annexation requests, the City shall be guided by the following factors:

- a) The area in question must meet statutory requirements pertaining to contiguity, compactness and regular shape.
- b) The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
- c) The area shall have a growth potential sufficient to warrant the extension of services.
- d) The deficit of income against expense to the City shall not be unreasonable.
- e) The advantages both to the City and the petitioned area must outweigh the disadvantages.
- f) The City must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.

#### 3. Annexation Feasibility Study (AFS)

In order to meet the guidelines under "2" above, the City shall undertake an annexation feasibility study (AFS) for every annexation request that is ten (10) acres or greater in size. The study shall determine the feasibility of annexation based upon a detailed report that addresses seven (7) broad areas outlined below:

- a) An inventory of the extent and quality of Palm Beach County and other government services and facilities already existing in the petitioned area.
  - (1) Such services and facilities would include, but not be limited to fire protection, police protection, sewage disposal, water supply, storm drainage, refuse and garbage collection and disposal, street paving and maintenance, street lights, schools, libraries, parks and recreation, etc.
- b) The services and facilities to be supplied upon and during the first five (5) years following annexation.
  - (1) This component would address the specific responsibilities for public improvements by the City, Palm Beach County, other governmental jurisdictions and the annexing property owners.
  - (2) A schedule of public improvements that would amend the Capital Improvements Element of the Comprehensive Plan and the City's Capital Improvements Program would also be formulated.
- c) The costs of furnishing needed services and facilities would be analyzed.
  - (1) City costs to be analyzed, but not be limited to include the provision of public safety services; infrastructure improvements and maintenance; leisure services (parks and recreation); and other general government services.
- d) The amount of potential revenue from the annexed area.
  - (1) Potential City revenues may include, but not be limited to ad valorem taxes, utility taxes, license and permit fees, charges and fines, user charges and impact fees.
- e) The costs and benefits of annexation to the annexing property owners.
  - (1) Such analysis would detail the potential additional costs to property owners and the potential benefits of being annexed into the City.
- f) The cost balance (excess of costs or excess of revenue) to the City.
- g) Other Special Factors
  - (1) This component would address special factors that may include, for example, new industry or development uses anticipated in the area(s) or the long term implications that such annexations may have on City affairs or future annexation efforts.

#### 4. Ultimate Annexation Boundaries

The City's ultimate annexation boundaries as depicted in Map No. 4, would add an aggregate 16,537.23 acres to the current City boundaries. Therefore, the City, which is currently 5.78 square miles, would increase to 31.63 square miles upon ultimate annexation.

## 5. Coordination and Planning

Palm Beach County is the service provider for many basic services within and adjacent to the City of Greenacres. Because of this fact, the gravity of coordination and planning efforts between the City, Palm Beach County and other affected agencies is of paramount importance in achieving a successful annexation posture for the future.

## VI. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: It shall be the goal of the City of Greenacres to control its growth and enhance the quality of life for present and future residents by developing an annexation program that emphasizes intergovernmental coordination, consistency, and provides for the balance of environmental, economic, and social needs of the City.

### Objective 1

Annexation shall be carried forth in a manner that prevents decreases in service delivery efficiency and protects the levels of services provided to the residents of the City of Greenacres.

#### Policy a)

Where possible, the City shall assume responsibility for the provision of all City services upon the effective date of annexation.

#### Policy b)

The City shall ensure that future annexations will be in conformance with Chapter 171 F.S.

#### Policy c)

The City shall prohibit any annexation which creates an enclave, or pocket area that is not reasonably compact, as provided in Chapter 171, Florida Statutes.

#### Policy d)

The City shall delay the timing of any annexation petition that will lower service level until such service level adjustment measures are taken.

### Objective 2

The City of Greenacres will actively pursue orderly annexation in the future annexation boundaries through coordination with adjacent municipalities and Palm Beach County.

Policy a)

Requests for annexations shall be coordinated with Palm Beach County and neighboring communities.

Policy b)

The City shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S.

Policy c)

The City shall determine the land use of all land parcels by the Advisory Future Land Use map adopted as part of the Future Land Use Element, and an analysis of the concurrency implications, compatibility, and consistency with the Comprehensive Plan of the proposed future land use designation.

Policy d)

By the end of 2008, the City shall initiate negotiations with Palm Beach County to create an Interlocal Service Boundary Agreement in accordance with Chapter 171, Part II, Florida Statutes to facilitate and coordinate annexation within a portion of the Future Annexation Area.

### Objective 3

The City shall undertake a rational and controlled expansion of municipal boundaries.

Policy a)

Annexation of unincorporated land outside of the boundaries depicted on the Future Annexation Area Map (Map 4), adopted as part of the Annexation Element, is prohibited.

### Objective 4

The City shall support annexations which are deemed necessary to promote the orderly growth of the City and will not adversely impact the City's ability to fulfill other established plans.

Policy a)

In all future annexation requests, the City shall be guided by the following:

- (1) The area in question must meet statutory requirements pertaining to contiguity, compactness and irregular shape.

- (2) The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
- (3) The area shall have a growth potential sufficient to warrant the extension of services.
- (4) The deficit of income against expense to the City shall not be unreasonable.
- (5) The advantages both to the City of Greenacres and the petitioned area must outweigh the disadvantages.
- (6) The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.

Policy b)

The City shall undertake an Annexation Feasibility Study (AFS) for every annexation request that is ten (10) acres or greater in size which documents that the guidelines in Section V A.3 a through g above are achieved.

## VII. NOTES

1. Countywide Planning Council By-Laws Committee, "Annexation Policy." (1.001) (1) Pg. 1.
2. Palm Beach County Comprehensive Plan 1980, (Goals, Objectives, Policies), Goal 1, Objective 1d.
3. Florida Statutes Chapter 171.022, Definitions (1) "Annexation".
3. HB539 - "An Act Relating To Municipal Annexation or Contraction"; Amending S171.031,
4. F.S.; Defining enclave; creating S.171.095, F.S.; providing for annexation of enclaves; providing an effective date. Florida House of Representatives - 1987.
5. Encyclopedia of Community Planning and Environmental Management.
6. Greenacres City Ord. No. 61, adopted 12-13-60.
7. Florida League of Cities, "1987 Policy Statement"; Annexation - 300.
8. Palm Beach County Interim Annexation Review Policy.
9. Palm Beach Countywide Planning Council, "Annexation Policy", 1.001 (2), PURPOSE AND INTENT.

## REVISION HISTORY

September 15, 2008      Ord. 2008-03

**Exhibit A**

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**PROPERTY RIGHTS ELEMENT**

January 3, 2022

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## I. INTRODUCTION

### A. PURPOSE OF ELEMENT

Under current law, local governments create and adopt local comprehensive plans to control and direct land use and development within a county or municipality. First adopted in 1975 and extensively expanded in 1985, Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (CPA). The CPA directs how local governments create and adopt their local comprehensive plans. The CPA requires that all governmental entities in the state recognize and respect judicially acknowledged or constitutionally protected private property rights and exercise their authority without unduly restricting private property rights, leaving property owners free from actions by others that would harm their property or constitute an inordinate burden on property rights under the Harris Act. However, there was no requirement to specifically include language in a local government's comprehensive plan to address private property rights.

On April 1, 2021, the Florida House passed CS/CS/CS/HB 59 (Harris Act) with the bill subsequently passing the Florida Senate on April 8, 2021. Governor DeSantis signed the legislation into law on June 29, 2021 (Chapter 2021-195, Laws of Florida). Statutory provisions in Chapter 163, Florida Statutes, related to comprehensive plans, were amended to require each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making. The new law adds Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is required to adopt a Property Rights Element by the earlier of: (1) the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or (2) the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.

## II. GOALS, OBJECTIVES AND POLICIES

- A. GOAL: Acknowledge the Florida Constitution and its protection of private property rights and ensure that private property rights are considered in local decision-making.

### Objective 1:

The City shall ensure that private property rights are considered in local decision-making.

### Policy a)

Subject to applicable federal, state and local laws including without limitation Florida Statutes and the City's Code of Ordinances, the following rights shall be considered in local decision making:

- (1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person.
- (3) The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.
- (4) The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift

Policy b)

All development applications, including comprehensive plan amendments, shall be made available for public review and an aggrieved or adversely affected person shall be provided equal opportunity for participation in all associated hearings consistent with the requirements of the City's Code of Ordinances and applicable law.

## Comprehensive Plan Amendment Community Input Meetings held on October 26, 2022 and October 29, 2022 at the Community Center

### **Housing**

- More walkability
- More affordable housing – higher density okay, tiny houses
- Supportive of Mixed-Use developments

### **Transportation**

- More walkability
- More shade and covers for Bus Shelters
- Better traffic signal coordination, circulation, and safe crossing
- Add a City trolley
- Traffic Concerns
- Would like pedestrian bridge over dangerous streets
- More traffic calming in original section

### **Conservation**

- More greening of City – landscaping, solar power, electric vehicles
- Underground all utilities
- Increase trees that line the streets
- More greening in the City
- Aesthetics of City very important
- More promotion of maintenance of private residential property – cars parking all over the place
- More promotion on picking up litter- maybe a campaign or promote Earth Day

### **Rec & Open Space**

- Gear recreational opportunities towards City demographics – more monthly cultural events
- Would like a “farm” professional team to practice in City with need for hotel
- More food truck opportunities
- More accessibility in parks – handicapped, mature adults
- Would like Community Center to become a haunted house at Halloween
- Need a Parks Master Plan – engage community where parks are
- Would like to have return of City parade

- Promote green market
- Likes youth programs
- Add dog park

### **Eco Development**

- More support for small and local businesses – local preference
- More mom-and-pop stores
- Add a City trolley
- More retail – vacant stores
- Supportive of Mixed-Use developments
- Add Book store
- Redevelopment of areas with something unique that draws people - placemaking
- Would like a downtown – original section or newly annexed shopping center
- Would like a hotel
- More advertisement of existing businesses

### **Image**

- Concern with population displacement – gentrification
- Improve safety – concerned with house break-ins
- Appreciate the connection to the community with City outreach programs – brochures, hurricane information
- Would like more neighborhood notifications
- Like the utility box wraps
- City to be known for schools – scores, grades, and ratings
- Maintain and improve diversity
- Loves the location of Greenacres – should tout – close to airport, I95 and Turnpike

### **Infrastructure**

- Add dog park