

1. INTRODUCTION AND ADMINISTRATION ELEMENT:

This Introduction and Administration (IA) Element provides the general framework for the Comprehensive Plan (Plan) and identifies the process needed to amend it

Chapter 163, Florida Statutes (F.S.), The Community Planning Act, requires the City to establish general goals for the Comprehensive Plan. The Act further requires a listing of specific measurable objectives to assist and ensure that the City will make positive efforts towards the adopted goals. Policies provide the basis for acting on the Plan's objectives and goals. Many of these objectives and policies go beyond the legislative requirements and are indicative of the City's evolution and needs since the comprehensive plan was first adopted in 1989 by the City of Greenacres. This chapter requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process.

Each Element contains a series of Goals, Objectives, and Policies (GOPs) which serve as a framework for development and growth in the City. In addition, data and analysis for each Element is housed in a separate support document for ease of maintenance and updating and provides some of the background data for the elements. The Plan is intended to serve as a fluid document with changes made as necessary to reflect desired outcomes throughout ensuing years.

The GOPs reflect the City's directive of utilizing the following smart growth principles to guide future growth in the City:

2. FUTURE LAND USE ELEMENT

The purpose of the Future Land Use (FLU) Element includes the City's goals and objectives pertaining to infill development and future development in the City's future annexation area. As part of the update to the data and analysis (D&A), the Population Projections and Land Use Analysis, Short-Term (Five-year) and Long-Term (Ten-Year) Planning Horizons, Future Desired Outcomes, Densities, Heights were updated along with associated policies.

- There were updates on objectives regarding future development and revitalization and policies added to improve substandard housing.
- Policies were added to promote transit-oriented mixed-use redevelopment along Lake Worth Road.
- Policies added to address the Annexation Element as a guide to determine target areas for redevelopment and reconstruction/renewal of existing land uses categorized as blighted or nonconforming with the budget and grant allocations as noted in the new Economic Development Element.
- New development and redevelopment shall be encouraged to implement innovative technology and sustainability techniques into site and building design.
- Naming Updates were made to the City's Development and Neighborhood Services and other government entities.
- **Page FLU-6** – A change to density was made from **net to gross for acres** of land to allow for flexibility in development.
- **Page FLU-11** – added new policies to promote economic development to aid in the diversification and growth of the economy.

- **Page FLU-12** – Added policies to promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns.

1.15.1: The City will encourage U.S. Green Building Council’s LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.

3. TRANSPORTATION ELEMENT

As part of the update to the Transportation element, it has a much larger focus on overall mobility including safety and accessibility. This mirrors the emphasis on mobility we heard from the public during the February Workshop. This includes a robust discussion on alternative modes of transportation and non-motorized considerations considering safe pedestrian movement. This discussion is coupled with the discussion of Complete Streets as a future trend and how this can be done in Greenacres, including street lighting and other features.

The update included objectives regarding:

- Address mobility through a multi-modal transportation system that includes pedestrian, bicycling, transit, recreational, and roadway facilities.
- Support the complete street and design principles outlined in the TPA’s Lake Worth Road Corridor Study. Support the additional pedestrian crossings, pedestrian facilities, and transit facilities.
- Develop a Mobility Plan to determine the overall mobility needs of all users, including motorists, pedestrians, and bicyclists, and will outline a range of mobility improvements needed to foster mobility.
- **Page TRN-4** - Develop an efficient and effective roadway network which meets existing and future needs.
- **Page TRN-5** - Coordinate with and support efforts by FDOT, Palm Beach County and other strategic partners to implement intelligent Transportation System Management principles on roadways within the City, including optimization of traffic signal systems, transit prioritization, and technologies benefiting pedestrian and bicyclist movement at signalized intersections.
- **Page TRN-7** - Develop future plans for traffic circulation consistent with the future land use plan to provide an adequate level of service.

4. HOUSING ELEMENT:

This **update** focuses on the current trends on a Local, County and Regional level regarding attainable and affordable housing and increased demand for housing units.

- The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing for all income levels. This will be achieved by creating a diversity of housing types through enhancement of cost-effective development techniques, streamlining the review process, revising appropriate Land Development

Regulations (LDR) to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.

- To maintain a diverse housing stock available to all income ranges, the City shall continue to ensure a mix of housing development types, including market-rate and single-family housing units, are not excluded by the Comprehensive Plan and Land Development Regulations.
- Through the Future Land Use Element and Map, the City shall project needed lands specifically for affordable, attainable, and workforce housing development in an effort to supply units that will meet residential land projections and affordable housing needs.
- Any density bonuses for affordable workforce and attainable housing projects through local, county, or state incentives shall consider projects that meet a set of criteria, including favoring locations near transit, employment centers, schools, and day-to-day services and amenities.
- **Page HSG-7** - Added policies for Collaboration with other agencies and jurisdictions to coordinate efforts and focus resources to supply affordable, attainable, and workforce housing in the community.
- **Page HSG-7** - Integrate Crime Prevention through Environmental Design (CPTED), to ensure that issues of community safety and crime prevention are adequately considered in land use, development and redevelopment activities, to assist in the integration of safety and security concerns throughout the development review process for all residential projects.
- **Page HSG-8** - Collaborate with residential neighbors through the Code Enforcement Division, to foster the preservation and revitalization of our neighborhoods, prevent blight, and educate our neighbors on property maintenance standards.
- **Page HSG-8** - Added definition for “Attainable” housing:
“Attainable” housing is considered units that are affordable to households earning around the Area Median Income (AMI), calculated on an annual basis by the Department of Housing and Urban Development (HUD) (Palm Beach County: \$98,300 in 2023). The City’s focal point is on fostering attainable housing for all households, thereby mitigating the cost burden for those below the 140% AMI threshold, including affordable (0-60% AMI), and workforce (60-140% AMI) housing options. Households are deemed “cost-burdened” when their gross housing cost exceeds 30% of gross household income.

5. UTILITIES ELEMENT:

(SANITARY SEWER, SOLID WASTE, STORMWATER, POTABLE WATER, and NATURAL GROUNDWATER AQUIFER RECHARGE)

This element largely focused on updating the context around the regulatory framework and legislation that impact these utilities. The DIA was also written to ensure alignment with Palm Beach County Water Utilities Department and their planning efforts, like the 20-Year Water Supply Plan. Updates to the levels of service were also included, as was a discussion on the human impact on natural resources in the future.

The updates include policies ensuring the services of level of service are available for development. Education efforts for user of the importance of water conservation and coordination with SFWM in implementation of water conservation.

New policies for solid waste management for a wide variety of organizations including school education programs, clean-ups and collection events. City's partnerships, work to expand post-collection recycling and diversion effort to reduce municipal solid water disposal.

UT Objective 12.1:

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.

The Septic to Sewer project was a main conversation at the February Workshop. Based on the Public Works Department, the project is projected to be completed in 3 years with the following Phasing Plan:

6. CONSERVATION ELEMENT:

The purpose of the conservation 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 DIA highlighted several areas, such as surface/ground water, air quality, land that may impact similar-sized communities as the region's population expands. One example is the City of Greenacres wildlife and vegetative communities face threats stemming directly from human development, with habitat fragmentation. Recommendation for the City to consult with Florida Natural Areas Inventory (FNAI) to conduct site-specific inventory report will aid the City in identifying the flora and fauna communities within the City to create or plan to create a Wildlife Connectivity Plan that focuses on reconnecting fragmented habitats with the City through greenways and design techniques.

- The City shall continue to coordinate with the County, adjacent municipalities and relevant state agencies in the monitoring of air quality impacts and the identification of emission violators within the City.
- The City of Greenacres shall support Palm Beach County Water Utilities Department's efforts to use innovative alternative technologies to augment water resources including but not limited to, conventional reclaimed water irrigation piping systems, constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge, and indirect reuse systems.\
- CON -7 -The City Shall encourage innovative and sustainable drainage techniques, such as the incorporation of bio-swales, Low Impact Development, and green roofs for development projects within the City.

The City has established programs, plans and ordinances that engage specific priority areas for conservation and general preservation of natural resources .For instance, on August 2, 2016, the City adopted Floodplain Management Regulations to address special flood hazard area within the City boundaries identified by the Federal Emergency Management Agency (FEMA) to reduce the risk of flooding and impacts from flood damage and has initiated participation in the National Flood Insurance Program’s Community Rating System (NFIP CRS), Adoption of Florida Friendly Landscape, Textile Recycling Program, Stormwater Management amendments to keep up with the trends and improvements and in 2022, adopted an ordinance to expand PBC’s wastewater system into the City of Greenacres.

7. RECREATION & OPEN SPACE ELEMENT

This element focuses on updates for:

- 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.
- The City will develop a parks and open space master plan no later than 2025 to assess desired and needed parks and facilities, parklands, open space, and amenities and continue to plan to improve identified current and projected shortfalls based on populations or other goals.
- The City shall utilize the parks system as a means to promote sustainability and protect the natural resources of the City.
- 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.

1.2.2: Development of the park sites shall be consistent with specific plans designed to:

- a) Achieve cost efficiency;
- b) Fulfill the spatial and functional needs of the intended uses;
- c) Enhance the appearance of the City; and,
- d) Establish highly visible City focal points, which reinforce a sense of community.

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

The DIA for Recreation and Open Space highlighted several trends that are impacting similar sized communities across the region and nation – the impacts of reduced funding and the need for more coordination operation and maintenance of these facilities. The discussion of National Recreation and Park Association (NRPA) and State's Comprehensive Outdoor Recreation Plan (SCORP) best practices and standards was also included to develop the updated level of service for Greenacres.

8. CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element (CIE) is 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 and to maintain adopted Levels of Service.

The City of Greenacres has formulated a strong and continuous six (6) year Capital Improvements Program (CIP), which includes the existing capital budget for the current fiscal year and a five (5) year program of improvements. The budget documents regarding the CIP and Schedule serve as a supplement to this Element D&A.

The City 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. The City will 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 may be researched in an effort to accomplish future capital improvement objectives.

9. INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element focuses on the City's coordination and cooperative efforts with governmental entities and private utilities to enhance quality of life, coordinate development activities, and provide for the efficient use of resources.

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.

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 City of Greenacres Development and Neighborhood Services Department has been entrusted with the responsibility of overseeing development regulations and developing and maintaining the City's Comprehensive Plan.

The City's Public Works Department monitors the maintenance process of State and County roadways within the City and 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.

10. ANNEXATION ELEMENT

Continue to pursue, square off boundaries

Communicate of planning strategies and establishing a report with land owners.

The Future Annexation Area is bordered on four sides by major thoroughfares. The FAA includes the area: South of Southern Blvd., west of Military Trail, north of Lantana Road and east of Florida's Turnpike. Intersecting with these major roadways are Urban Arterials, County Collectors and City Collectors.

11. PROPERTY RIGHTS ELEMENT

No changes for its recent adoption.

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

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

PR Policies:

1.1.1 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:

12. HEALTHY COMMUNITIES ELEMENT

The Florida Statute does not currently require a health-related element in the Comprehensive plan. However, to accurately provide for the health and welfare of the community, Greenacres has created a Healthy Communities Element. According to the D&A data, a variety of health-related concerns are present in the Greenacres Community, such as professional health care shortages, lack of connectivity, and prevalence of health concerns such as obesity and poor mental health. The City's population is diverse, as approximately 64% of the City's population is non-white. The City's population also has a lower than median household income and lower higher-education attainment when compared to Florida demographics as a whole.

The D&A showcases and discusses the health data available from national, state, and local sources to support recommendations and the City's associated Goals, Objectives, and Policies.

The new Healthy Communities Element (HC) includes goals and policies geared to improve the quality of life for all residents by providing an environment for active living, recreational opportunities, and improved resident health. It includes policies that regarding Vision Zero , which is a traffic policy and system providing framework for reducing traffic death and serious injuries, active Transportation & Connectivity policies referring to walking, biking and infrastructure such as sidewalks and bicycle lanes, which increase an individual's decision to take an active transportation mode. Also, includes policies for the creation of a Parks Master Plan 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 no later than 2025. Community health is a multidisciplinary topic and will integrate data and analysis from other elements such as Transportation, Land Use, Parks and Recreation, and Conservation, which are all topics that correlate to a community's activity levels, eating habits, and routine health examinations.

Please note that there are many components outside of the variables discussed herein that influence overall community health, but these variables were chosen due to their importance and relevance to the City. The City fully recognizes and supports efforts recognizing the characteristics of healthy communities including access to quality education, safe and healthy homes, adequate employment, transportation, physical activity, nutrition, and quality health care.

13. ECONOMIC DEVELOPMENT ELEMENT

The new Economic Development Element is an optional element for the Florida Statute. However, it is an essential component of the City of Greenacres Comprehensive Plan and maintains identical levels of importance as the mandatory elements. It was created to establish the City's goal to achieve a balanced, diversified, and sustainable economic structure through development strategies and action plans that drive economic prosperity. The goals, objectives and policies of the element address the deficit of opportunities in the economy and provide solutions to maximize productivity and benefit communities. The D&A identifies issues and trends such as Greenacres benefits from its welcoming neighborhood character and relatively affordable housing for Palm Beach County workers, however, these employees will continue to drive elsewhere for jobs and use amenities and services outside of town. The City will carry out its Vision and Strategic Action Plan to enhance the reputation and position of the City in the regional market, encouraging growth and diversity.