

ATTACHMENT II

Palm Beach County Scope of EAR Work

(Based on topics required in Section 163.3191 (2) Florida Statutes)

Requirements	Scope of Work
(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.	Palm Beach County is currently in the process of developing its own population projections. This activity included an assessment of changes in land area, extent of vacant and developable land and ability to accommodate projected growth. Although this analysis has already been done, it will be included as part of the EAR product. Palm Beach County will provide a summary of data and analysis comparing current conditions of the Land Use Element with conditions at the time of the EAR adoption in May 1996. To the extent possible, tables, maps and illustrations will be used. s. 163.3191 (2)(a) F.S.
(b) The extent of vacant and developable land.	Included in part (a) above. Although this analysis has already been done, it will be included as part of the EAR product. s. 163.3191 (2)(b) F.S.
(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.	Palm Beach County will identify the extent to which the services with level of service standards outlined in the PBC Comprehensive Plan have met the standards. Palm Beach County will analyze and evaluate the ability to fund new or expanded infrastructure necessary to correct any deficiencies, and to provide for future growth at acceptable levels of service. This work will be done in conjunction with the updating of the Capital Improvements Element. S. 163.3191 (2)(c) F.S.
(d) The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.	Included in part (a) above. Although this analysis has already been done, it will be included as part of the EAR product. S. 163.3191 (2)(d) F.S.
(e) An identification of the major issues for the jurisdiction and, where pertinent social, economic, and environmental impacts.	This information is included in Attachment I: "Palm Beach County 2003-2006 MAJOR EAR ISSUES- Issue Statement." Palm Beach County will analyze these issues for their potential social, economic, and environmental impacts. S. 163.3191 (2)(e) F.S.
(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.	Palm Beach County will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part II, the minimum criteria contained in Chapter 9J-5, Florida Administrative Code, and the Strategic Regional Policy Plan for South Florida) since the 1996 EAR to ensure consistency of the Palm Beach County Comprehensive Plan. Based on this assessment plan, revisions will be recommended, if necessary. S. 163.3191 (2)(f) F.S. These revisions will also evaluate relevant changes to Chapter 260.018, Chapter 189.415 (2)(a), Chapter 189.415 (6), Chapter 189.415 (10), Chapter 403.0891 (3)(a), Chapter 373.4595 (3), Chapter 373.4595 (3)(a), and Chapter 373.4595 (3)(c)9, which may affect policies in the Comprehensive Plan.

<p>(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.</p>	<p>Palm Beach County will evaluate the plan objectives within each element, as they relate to the major issues identified in Attachment I. Palm Beach County will identify, where appropriate and feasible, unforeseen or unanticipated changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element and the social, economic, and environmental impacts of the issue, s. 163.3191 (2)(g) F.S.</p>
<p>(h) A brief assessment of successes and shortcomings related to each element of the plan.</p>	<p>Palm Beach County will assess the successes and shortcomings of each Comprehensive Plan Element using the monitoring measures contained in each element. Successes and shortcomings will be briefly summarized in narrative format on an element-by-element basis using tables, illustrations and maps to the extent possible. S. 163.3191 (2)(h) F.S.</p>
<p>(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriated, new population projections, new revised planning timeframes, a revised future conditions map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.</p>	<p>Palm Beach County will identify and summarize actions or corrective measures, including plan amendments, necessary to address the major issues contained in Attachment I. Such identification may include, as appropriate, new population projections, revised planning timeframes, revised future plan map of map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. S. 163.3191 (2)(i) F.S.</p> <p>Palm Beach County has already taken steps to address some of these issues or aspects of them, such as the decision to prepare its own population projections, which is related to the first issue; the recent creation and funding of a new Office of Community Revitalization, which is related to issues two and three; the preparation of a Carrying Capacity Analysis to identify the capacity of the County's natural and man-made resources to withstand the impacts of future growth and the joint effort with the South Florida Water Management District (SFWMD) is to develop procedures to assess the impacts of proposed developments on the Comprehensive Everglades Restoration Plan (CERP), both related to issue number four; and the ongoing activity of the Traffic Performance Standards Steering Committee (TPS Committee), which is related to issue number five.</p> <p>The results or status of all these initiatives and other ongoing related projects will be incorporated into the EAR product.</p>
<p>(j) A summary of the public participation program and activities undertaken by the local government in preparing the report.</p>	<p>The County will summarize the public participation process designed for this EAR from the activities to identify the EAR issues, through the preparation of the EAR to the adoption of the EAR. The summary will also address all other activities undertaken in the preparation of the EAR. S. 163.3191 (j)</p>

<p>(k) The coordination of the comprehensive plan with existing public schools and those identified in the applicable facilities plan adopted pursuant to s. <u>1013.35</u>. The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities. If the issues are not relevant, the local government shall demonstrate that they are not relevant.</p>	<p>Palm Beach County was the first county in the state to successfully implement school concurrency. Interlocal agreements among municipalities, the school board and the County are in place. All items in this subsection are in effect and working well at this time. A status report of the school concurrency program and related school planning and coordination activities will be prepared for the EAR. S. 163.3191 (k)</p>
<p>(l) The evaluation must consider the appropriate water management district's regional water supply plan approved pursuant to s. <u>373.0361</u>. The potable water element must be revised to include a work plan, covering at least a 10-year planning period, for building any water supply facilities that are identified in the element as necessary to serve existing and new development and for which the local government is responsible.</p>	<p>Palm Beach County recently completed a Pilot Project under contract with the DCA, to prepare a work plan covering at least a 10-year planning period for building water supply facilities to serve existing and new development; a facility capacity analysis and consistent Plan amendments. This project links land use and water supply planning for a 20-year period. The County's Workplan is being used as a model by other communities required to address this new requirement. The results of the pilot project will be adopted with the EAR as required by statutes. S. 163.3191 (l)</p>
<p>(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. The property rights of current residents shall be balanced with public safety considerations. The local government must identify strategies to address redevelopment feasibility and the property rights of affected residents. These strategies may include the authorization of redevelopment up to the actual built density in existence on the property prior to the natural disaster or redevelopment.</p>	<p>Almost all coastal high-hazard properties that are under the responsibility of the County are public lands and do not involve property rights of residents. However, the County will address this requirement if any private property owners are residing in unincorporated coastal areas. S. 163.3191 (m)</p>

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September 22, 2003- 10:00 A.M.