



MEMORANDUM

AGENDA ITEM #6c

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF HILLSBORO BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 23, 2009, Council staff received proposed amendment #09-1ER to the Town of Hillsboro Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The Town of Hillsboro Beach is a residential community on the barrier island in northeastern Broward County, approximately 3.2 miles in length and 900 feet wide at its widest point. The Town is bordered on the east by the Atlantic Ocean, west by the Intracoastal Waterway, north by the City of Deerfield Beach, and south by the City of Pompano Beach. The Town was originally incorporated in 1939, but became active on March 4, 1947 with the election of its first Mayor (Ernest Wooler). The population of Town in 2008 was estimated to be 2,163 residents, a 2.8 percent increase in population since 2000. The Town's predominant land use is residential (68 percent). Other land uses include community facilities (2%), water (23%), and vacant (7%). Some redevelopment at slightly higher densities is expected to occur. The general location of the Town is shown in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Hillsboro Beach Comprehensive Plan. The Town's EAR was found sufficient on October 11, 2005, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further community goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so. The Town of Hillsboro Beach 2005 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Hillsboro Beach Wellfield and Water Treatment Plant
2. Beach Re-nourishment

The Goals, Objectives, and Policies, and Support Documents of nine (9) Elements of the Hillsboro Beach Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendments would also include requirements for water supply planning and the adoption of a Water Supply Facilities Work Plan, and revisions associated with a 2008 Visioning program.

The Town of Hillsboro Beach Commission approved the proposed amendments at its February 3, 2009 meeting.

Staff analysis has resulted in one comment to the Transportation Element, and confirms the proposed EAR-based amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

All nine (9) Elements would be amended to now include titles for each existing or proposed objective. In addition, minor changes to policies are proposed to ensure the Comprehensive Plan maintains consistency throughout and with other agency planning documents, and to reflect current planning conditions. The key proposed changes are summarized below.

Land Use Element

Revised Policies would require the Town to evaluate current procedures and regulations to determine the impact recent development proposals have on the Town's residential character; and assess the impact that any future land use map amendment may have on the Broward County Hurricane Evacuation Plan by 2010. In addition, the Town would be directed to perform a biannual review of historic properties to assure continued preservation. Two (2) new Objectives, and Policies within, would be incorporated to ensure wellfield protection and properly handle dredge spoil sites.

Housing Element

Revised Policies would require the Town to adopt regulations for the continued sound structural integrity of existing residential structures; adopt a housing code; and support regional efforts to provide affordable housing through an interlocal agreement with the County and/or Pompano Beach in order to use developer fees to assist funding affordable housing programs by 2010. In addition, the Town would allow employee dormitories in the RPC Multiple Family Zoning District and modular housing.

Recreation and Open Space

New Policy 4.2.2 would direct the Town to provide funding to maintain bocce courts. Other revisions include utilization of the Land Development Regulations (LDRs) to preserve and enhance open space, and to create a program with local residents to establish a shoreline benchmark for future beach re-nourishment needs by 2010.

Transportation Element

Two (2) new Objectives, Mass Transit and Bicycle and Pedestrian Circulation, and Policies within, would maintain the current community bus schedule and assure a system of adequate bike lanes and sidewalks along State Road (SR) A1A is maintained and constructed. The Town would adopt, by reference, the Broward County Transit Concurrency Management System for transportation LOS Standards. Other revisions would direct the Town to maintain a 60 foot right-of-way along SR A1A; require development

applications of projects generating more than 500 vehicle trips per day, submit a traffic study; consider the cumulative impacts of major development projects; and participate in the SR A1A Scenic Highway Program with Broward County.

Comment

The Town is advised to review the ongoing changes being made to the Broward County Transportation Element regarding concurrency management. For consistency, the Town may need to revise language within this Element prior to adoption, or at a later date.

Coastal Management Element

One (1) new Objective, Shoreline Uses, and Policies within, would preserve and enhance the current pattern of shoreline uses by working with the Hillsboro Club and U.S. Coast Guard, and controlling the installation of docks and related facilities through the LDRs.

Conservation Element

Revised Policies would protect the Town's wellfield through the utilization of the Broward County Wellfield Protection Ordinance and the site plan review process to access and ensure water quality, implementing tree protection, and protect endangered and threatened wildlife; and enforcement of beach front lighting standards to protect sea turtles. New Policies 7.4.4 to 7.4.7 would direct the Town to conserve potable water resources through implementation strategies such as water conserving fixtures and native landscaping requirements for new developments, and to adopt a water conservation ordinance and modify the LDRs, appropriately.

Infrastructure Element

This Element would include several new Policies to fulfill the requirements of water supply planning legislation, including the incorporation of a Water Supply Facilities Work Plan.

Town of Hillsboro Beach Water Supply Facilities Work Plan (Work Plan)

The Town owns and operates the water supply and distribution system within its boundary. A twenty-three acre wellfield (3 active wells) is located two (2) miles east on the Town, in the City of Pompano Beach. A 10-inch transmission main connects the wellfield and water treatment plant to the Town system. The sole source of potable water for the Town is the Biscayne Aquifer. The Town's 1993 Water Use Permit (CUP) limits withdrawal up to .99 million gallons per day (MGD). Based on a forecasted population of 2,755 residents, the Town's water demand is expected to be .79 MGD by 2018. The Town is currently seeking a 20-year renewal of its CUP. If granted, the Town would have adequate capacity to serve its projected population and demand.

Capital Improvements Element

Two (2) new Objectives, and Policies within, would direct the Town to conduct property acquisition for municipal uses and benefits, and to encourage burying overhead utilities. New Policies would limit using financial reserves for balancing the Town's budget; maintain six months of financial reserves for operating costs after hurricane events; and require new development approvals contingent upon burying overhead utilities along SR A1A. In addition, revised LOS Standards for sanitary sewer, potable water, solid waste, building drainage, and transportation would be adopted.

Intergovernmental Coordination Element

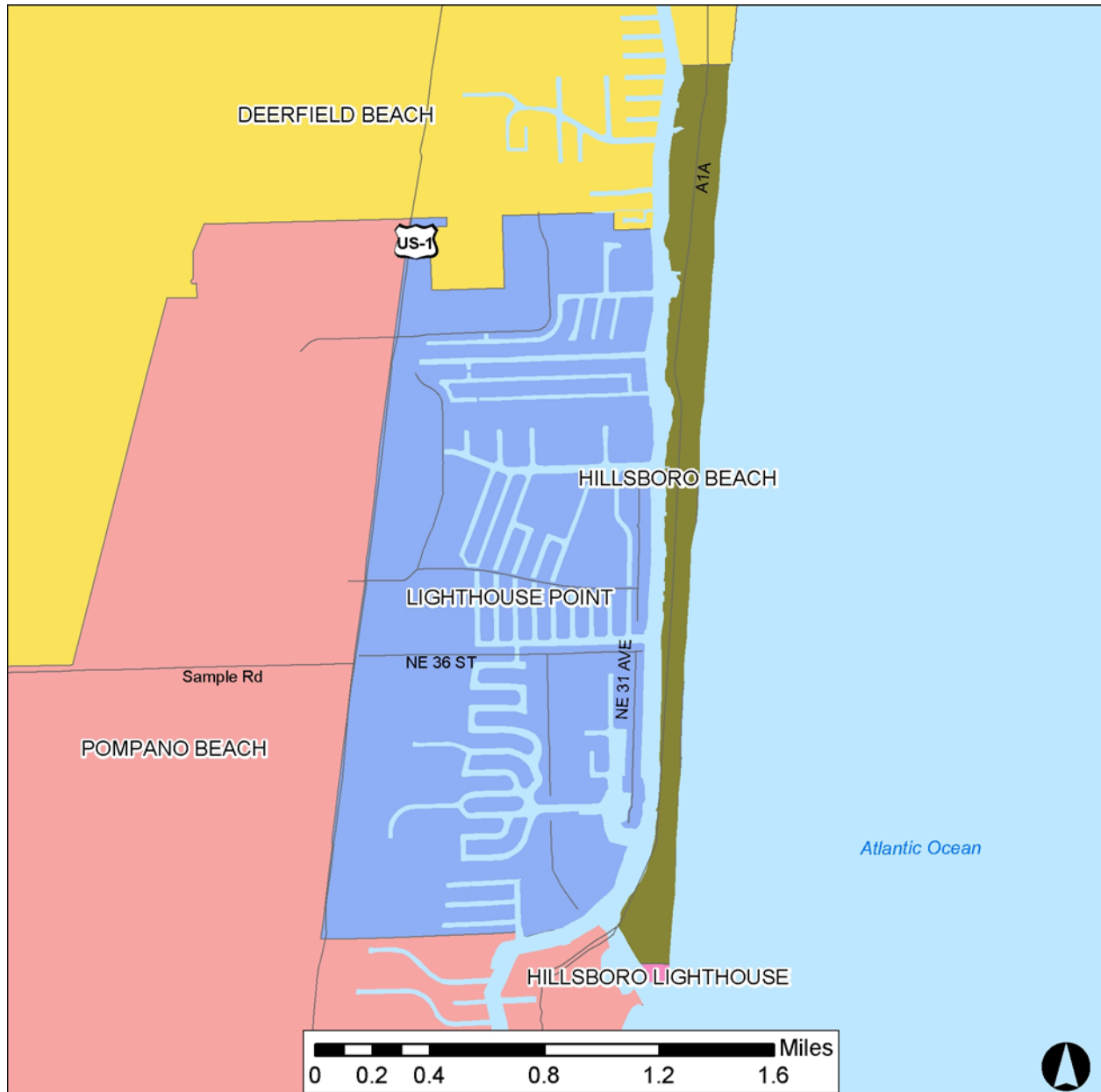
New Policy 10.1.6 would require coordination between the Town's Work Plan with the plan of the South Florida Water Management District. Two (2) new Objectives, and Policies within, would direct the Town to enter into interlocal agreements with appropriate municipalities to provide coordination and proper implementation of the Town Comprehensive Plan, and to handle dredge spoil sites properly.

Staff analysis confirms that the proposed amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Town of Hillsboro Beach proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Town of Hillsboro Beach
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.