

**CITY OF GREENACRES COMPREHENSIVE PLAN**

**INTERGOVERNMENTAL COORDINATION  
ELEMENT**

September 2008  
Amendments resulting from the 2006 EAR

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# **I. INTRODUCTION**

## **A. PURPOSE OF ELEMENT**

The Local Government Comprehensive Planning Act of 1985 and 9J5.015 require 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 listings 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 Sheriffs 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 Community Affairs (DCA)

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 DCA in developing an updated Comprehensive Plan for the City. The City coordinates with DCA 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 DCA.

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

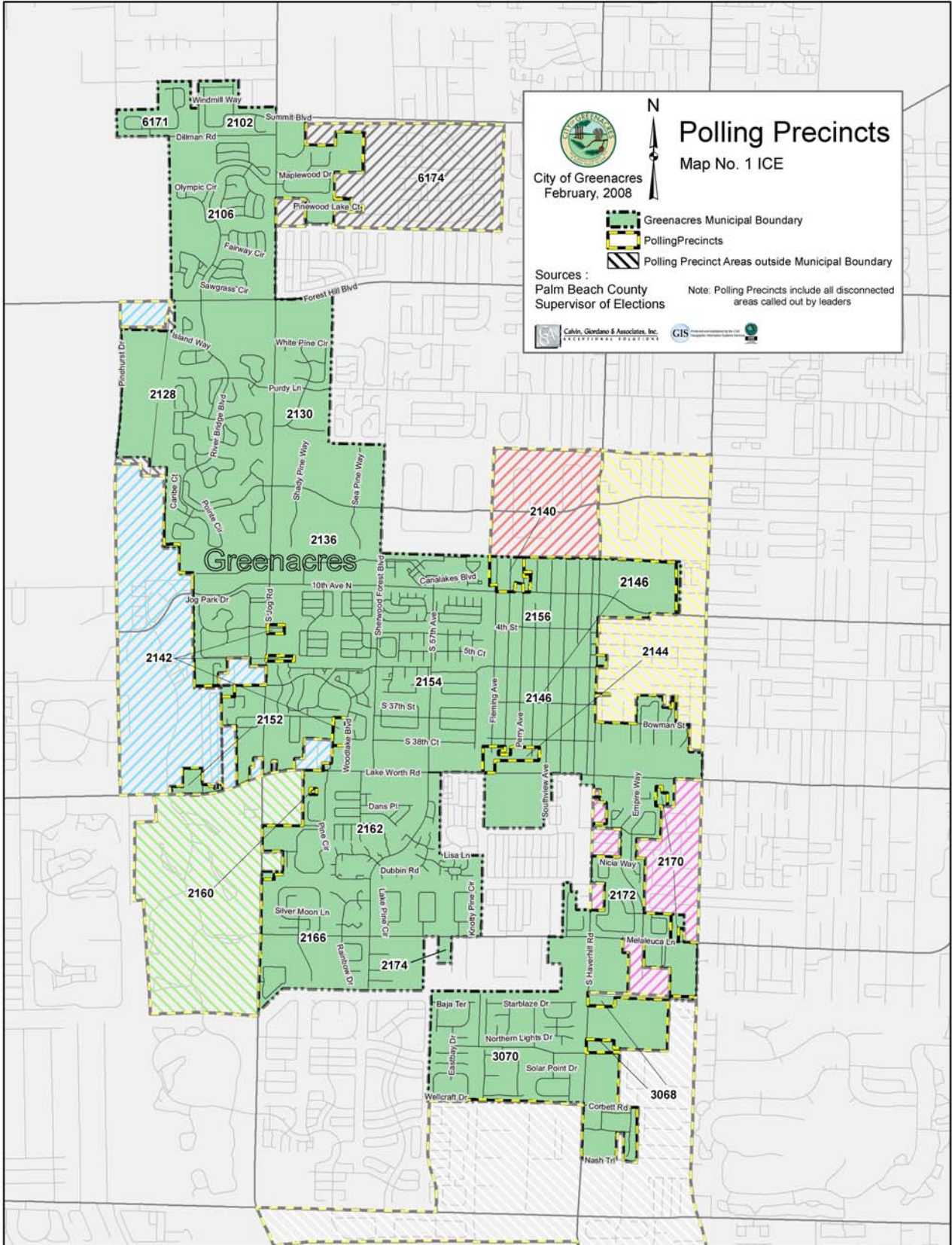
Florida Public Utilities continues to comply with the regulations established for the franchise.

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** 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 voluntary dispute resolution process for facilitating intergovernmental coordination. 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 TCPRC 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 Community Affairs (DCA).

- (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 Rule 9J-5 FAC and Chapter 167 F.S.
- (3) The City shall ensure that all comprehensive plan amendments are processed in accordance with Rule 9J-11 FAC and 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 of Greenacres shall adopt the Public Schools level of service of 110% of Florida Inventory of School House (FISH) capacity level of service standards established by the Interlocal Agreement on School Concurrency with the School District of Palm Beach County.

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 adopt, 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 by August 15, 2008 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.

**VII. NOTES**

1. Florida Dept. of Community Affairs, "Chapter 9J5, FAC "Section 9J-5.021, pg.66.
2. Florida Dept. of Community Affairs, "Chapter 9J5, FAC," Sec. 9J-5.015 INTERGOVERNMENTAL COORDINATION ELEMENT, pg.53.
3. Florida Department of Natural Resources, FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM, Grant Application Packet, pg.1.
4. Florida Statues, Chapter 163, section 163.3177 (G)(H).
5. Florida Statutes, Section 380.06.
6. PALM BEACH COUNTY CODE, ARTICLE VIII, countywide planning council, Sec.7.2, Purpose, pg. C-10.
7. Palm Beach County Countywide Planning Council By-Laws Committee Annexation Policy, 1.003 IMPLEMENTATION BY THE PLANNING COUNCIL Pg.4.
8. Palm Beach County Interior Annexation Review Policy, Florida Statutes, Section 163.01 (2).
9. 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