

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4C

From: Staff

Date: April 20, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Golf Comprehensive Plan
DCA Reference No. 07-1ER

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If the local government requests DCA to prepare an ORC Report, then Council must provide DCA with its own objections, recommendations for modification, and comments on the proposed amendments within 30 days of its receipt.

Background

The Village of Golf is a small municipality (542 acres) located in the southern portion of Palm Beach County adjacent to the western boundaries of the City of Boynton Beach (see attached maps). Incorporated in 1957, the Village's 2000 population was 230. Nearly all the residential units (156) and vacant residential lots (11) lie south of Golf Road as part of a gated, country club development. There is also a 78 acre agricultural (horse ranch) property on the north side of Golf Road and approximately 10.4 acres of land designated for commercial use at the intersection of Woolbright Road and Military Trail (see attached map).

The Village adopted an Evaluation and Appraisal Report (EAR) on May 24, 2006. The EAR was found sufficient by the DCA on July 31, 2006. The Village is now proposing text amendments pursuant to the EAR. The Village did not request that a formal review of the amendments be carried out by the DCA.

Evaluation

The proposed amendments are to the text of the following elements: Future Land Use, Transportation (formerly Traffic Circulation), Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements. The data and analysis has been updated for each of the amendments. Significant revisions to Goals, Objectives and Policies are primarily in the Housing Element and the Capital Improvements Element. A brief summary of the most significant proposed revisions follows:

1. Future Land Use Element – Policy 1.5.1 has been revised to indicate that the maximum residential density in the Village is one dwelling unit per acre (currently 2 dwelling units per acre).
2. Housing Element – New Policies 1.4.3, 1.4.4, and 1.5.4 all address affordable housing. Public/private participation in the production of affordable housing is encouraged; an educational program regarding the positive benefits of good urban and building design on affordable housing is to be developed; and the Village indicates support for the promotion of a region-wide program to provide reduced interest rates for mortgages for very low income households.
3. Capital Improvements Element – a number of the goals, objectives and policies in the element are to be revised to clarify the procedures to be used for identifying and carrying out capital improvements; and to be consistent with recent changes to the state statutes.

Extrajurisdictional Impacts

These amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee. The amendments are not likely to create significant intergovernmental impacts.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

Council has the following comments/recommendations that should be considered by the Village prior to adoption of the amendments.

1. The legend on the Future Land Use Map (FLUM) includes two listings (Vacant Land, Road Right-Of-Way) that characterize existing use of land rather than FLUM designations. They should be removed from the legend, although they are appropriate on the existing land use map.

2. Unlike the FLUM categories that allow residential use, there is no policy guidance regarding the expectations of the Village for the areas designated for Commercial Use. It is recommended that the Village address this issue, to include whether this area could or should allow a mix of uses. There could be an opportunity to allow a mix of commercial uses and residential uses with dwelling types that cannot be provided elsewhere in the Village.
3. The Village has only one residential FLUM designation, Single Family. Presently, the Village allows a maximum of two dwelling units per acre in areas designated Single Family. This designation is appropriate for the gated portion of the Village, but it may not be the appropriate designation for the land to the north of Golf Road (with a current designation of Agriculture) if development is proposed for this property. During the review of the Village's EAR, Council recommended that when amendments are proposed for this area the Village consider sustainable development, with a well-planned, compatible mix of land uses consistent with the Strategic Regional Policy Plan (SRPP).

The Village now proposes to amend (in Policy 1.5.1) the Single Family FLUM designation to limit all development to a maximum of one dwelling unit per acre. The background data and analysis, as revised, clearly indicates that the Village intends to allow no more than one dwelling unit per acre on the property north of Golf Road, if and when development occurs.

The intent to designate all land in the Village that is now or could be used in the future for residential development for a single housing type (single family detached) and on such large lots as to render the housing extremely expensive could be considered exclusionary in nature and is not considered to be consistent with the SRPP which indicates that all areas should have a reasonable mix of housing types and affordabilities.

Policy 1.2.2 in the Village Housing Element is to provide a broad choice of housing types in residential environments consistent with the Future Land Use Element. Under the current Village Future Land Use Element policies, it is questionable if this policy can be successfully implemented.

4. One of the most critical growth management problems in Palm Beach County is the extremely high cost of housing when compared to worker incomes. A recent report indicates that 90% of the workforce cannot afford a medium priced housing unit in the County. All local governments can be expected to carefully review their land use and housing policies during the EAR process to ensure there is support for programs and strategies that will facilitate the development of housing units that are affordable to the workforce.

The SRPP (Regional Goal 2.2) indicates that all areas should have a reasonable mix of housing types and affordabilities, for both owner and renter households. It is recognized that not all communities will be able to implement a full range of initiatives and programs that will result in the development of housing affordable to the workforce. Small municipalities with limited land area, such as the Village of Golf, may find it especially difficult. At the very least, however, such municipalities can offer policy support for the development of a range of housing types and affordabilities in the greater community, and ensure that policies that pertain only to the municipality do not make the development of workforce housing more difficult.

The Village has added new policies to the Housing Element to address affordable housing. However, it is not clear how those policies that address the provision of affordable housing and the benefit of increased density when done with good urban and building design can be implemented within the Village given the density provisions contained in the Future Land Use Element. It is recommended that the Village adopt one or more additional policies that support the provision of a variety of housing types and affordabilities in the greater community, consistent with the SRPP.

5. It is not clear that new Policy 2.1.3 in the Transportation Element applies to Golf Road. The policy should be clarified.
6. There are minor scrivener errors in proposed Objectives 1.3.0 and 1.4.0 in the Capital Improvements Element.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP. However, Council recommends that the Village reconsider the revisions to Policy 1.5.1 of the Future Land Use Element and consider additional policy support for affordable housing in the Housing Element.

Recommendation

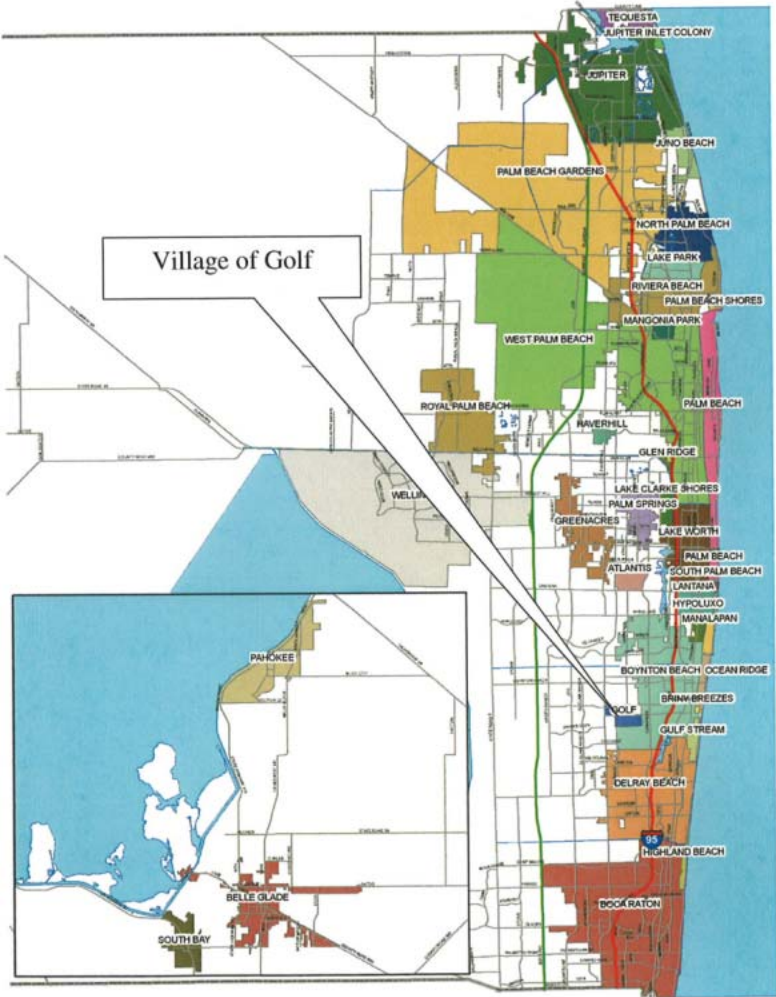
Council should adopt the above comments and approve their transmittal to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit	Amendment
1	General Location Map
2	Future Land Use Map

General Location Map
Village of Golf



Future Land Use Map

