

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4E

From: Staff

Date: April 20, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County Comprehensive Plan
DCA Reference No. 07-EDP1

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 amendment within 30 days of its receipt.

Background

Palm Beach County is proposing one amendment to the Future Land Use Map (FLUM) of the County Comprehensive Plan. The County has requested a formal review of the proposed amendment by the DCA.

Evaluation

The FLUM amendment is summarized in Table 1. The location of the subject property is shown on the attached map.

Table 1
Proposed Amendment to the Future Land Use Map
Palm Beach County Comprehensive Plan
DCA Reference No. 07-1

Amendment Number/Name	Approx. Acreage	Current FLUM Designation	Proposed FLUM Designation	Approximate Location
Glades Replacement Hospital (LGA 2007-00015)	51.0	AP (46.6 acres) C/2 (4.4 acres)	INST	SW corner of US 441 and Hooker Highway, north of Belle Glade.
Total:	51.0			

Key to FLUM Designations

- AP Agricultural Production
- C/2 Commercial with an underlying density of 2 du/ac
- INST Institutional

Future Land Use Map Amendment

LGA 2007-00015 (Glades Replacement Hospital)

The subject property is 50.96 acres of a 139.50-acre parcel owned by the State of Florida. The property is located approximately a mile and a half north of the City of Belle Glade at the intersection of Hooker Highway and Main Street (SR 15). The Health Care District of Palm Beach County is proposing to develop a new hospital and accessory medical offices to replace the existing Glades General Hospital in Belle Glade as the new regional provider of medical services to west county residents.

The property is currently vacant. The existing land use to the north is farmland and its FLUM designation is Agricultural Production. The property to the east is occupied by a state correctional facility and work camp and its FLUM designation is Institutional. The properties to the west and south are used for farming and have a FLUM designation of Agricultural Production. Another correctional institution is located 600 feet to the south of the site within a property with an Institutional future land use designation.

Extrajurisdictional Impacts

The proposed amendments were submitted to the Palm Beach County Intergovernmental Plan Amendment Review Committee and were processed on January 26, 2007. According to the Clearinghouse Coordinator, no objections have been received.

Effects on Significant Regional Resources or Facilities

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

Analysis of Consistency with Strategic Regional Policy Plan

The amendment is not in conflict with the Strategic Regional Policy Plan (SRPP).

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 amendment to be CONSISTENT with the SRPP.

Recommendation

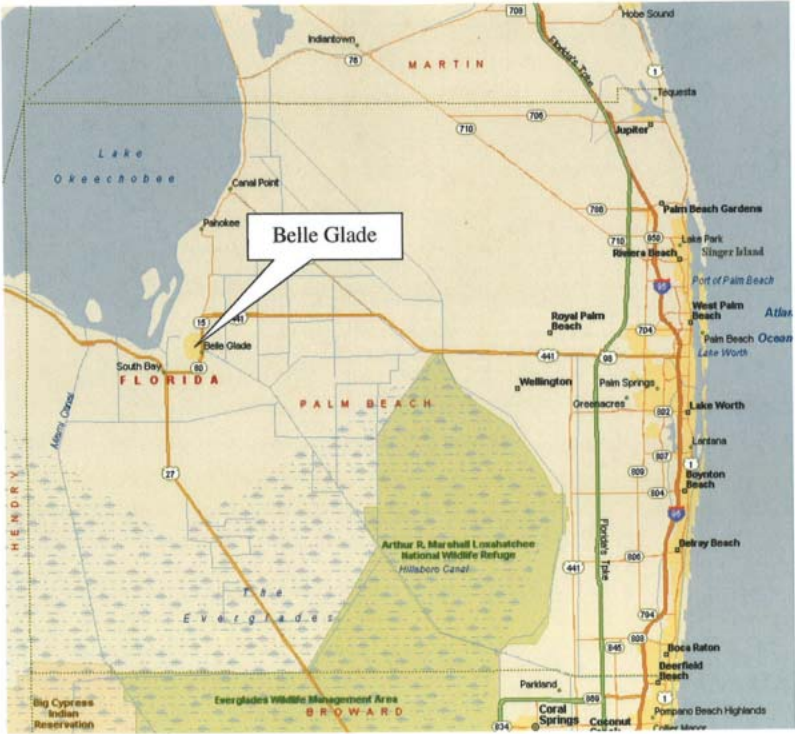
Council should adopt the above comments and approve their transmittal to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit	Amendment
1	General Location Map
2	Amendment Location map
3	Aerial Photograph
4	Hospital Location Map
5	Future Land Use Map

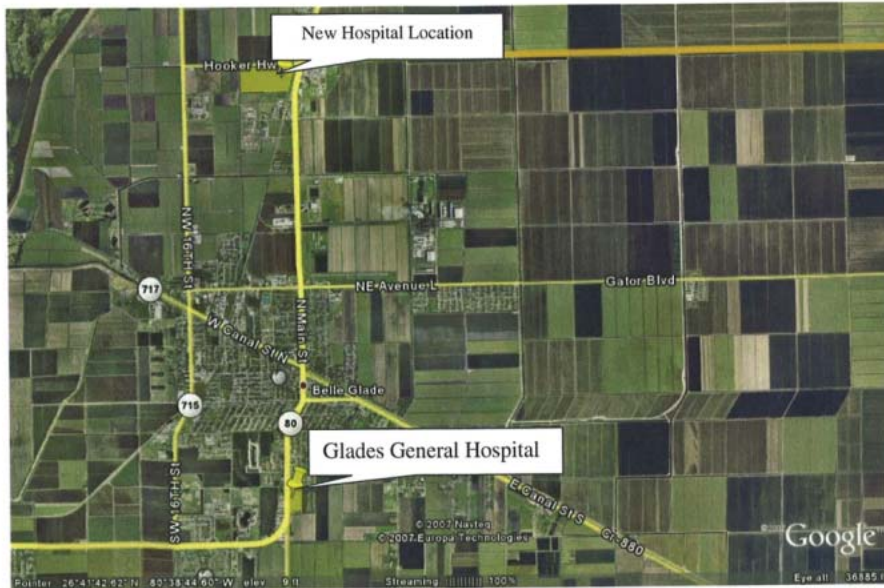
General Location Map
Belle Glade



Aerial Photograph



Hospital Location Map



Future Land Use Map

