

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4D

From: Staff

Date: December 14, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Cloud Lake Comprehensive Plan
DCA Reference No. 08-1ER

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 an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Town of Cloud Lake is proposing text amendments to the Town Comprehensive Plan pursuant to an Evaluation and Appraisal Report (EAR). The EAR was adopted by the Town on January 12, 2006 and found sufficient by the DCA on March 31, 2006.

Evaluation

The Town is a very small municipality (36 acres) located in the central portion of eastern Palm Beach County, just south of SR 80 (Southern Boulevard) and west of I-95 (see Exhibit 1). The Town, which is essentially an incorporated residential subdivision, is virtually land locked. Access to the Town is only via SR 80 (see Exhibit 2). The population of the Town was estimated at 149 in 2006.

The Town is proposing to replace the Traffic Circulation Element with a Transportation Element and to replace the Drainage Element with a Stormwater Management Element. Some of the most noteworthy revisions that are proposed to the existing plan include:

1. Future Land Use Element

- The adoption of a Floor Area Ratio standard for the Commercial and the Public Buildings and Grounds future land use designations.

2. Transportation Element

- Additional policy language regarding coordination with the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), Florida Department of Transportation, Palm Beach County Metropolitan Planning Organization, and the Treasure Coast Regional Planning Council.
- New policy language regarding a Proportionate Fair Share Program.
- A new objective and policies to support multi-modal transportation.
- A new objective and policies to encourage use and provision of mass transit facilities.

3. Infrastructure Element

- The establishment of or revisions to level of service standards for potable water, sanitary sewer, solid waste, and stormwater.

4. Conservation Element

- A new policy to minimize stormwater runoff to surface water bodies.

5. Intergovernmental Coordination Element

- New policies to address procedures to be used for extrajurisdictional impacts, including the utilization of interlocal agreements and the IPARC process.

Extrajurisdictional Impacts

The proposed amendments were not submitted to the IPARC in advance, prior to submittal. However, no significant extrajurisdictional impacts are expected as a result of these amendments.

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

Comments/Recommendations

1. In the future, the Town should consider assessing the potential of redevelopment to capitalize on its strategic location adjacent to Palm Beach International Airport, Interstate 95, the Tri-Rail commuter line, and Southern Boulevard.
2. The affordability of housing for the workforce is one of the most serious growth management issues in Palm Beach County. While the Town has very little potential to address this issue within the Town boundaries, the Housing Element should include policy support for the provision of affordable housing for the workforce. The Town should adopt a policy that indicates support for programs and strategies in surrounding communities that will facilitate the development of housing units that are affordable to the workforce.

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.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Future Land Use Map

