MEMORANDUM

To: Council Members
From: Staff
Date: January 18, 2008 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Manalapan 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 Manalapan has proposed amendments to the text of all of the elements of its comprehensive plan. Also, a new Public Safety Element is proposed. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) that was adopted by the Town on September 26, 2006 and found sufficient by the DCA on December 11, 2006. The Town has requested a formal review of the amendments.

The Town of Manalapan, located in east central Palm Beach County, contains 355 permanent residents and approximately 252 seasonal residents. Incorporated in 1931, the Town occupies 306.35 acres (.48 square miles) of land bounded by the Town of Lantana to the north and northwest; the Town of Lantana, Town of Hypoluxo, and the City of Boynton Beach across Lake Worth to the west; the Town of Ocean Ridge across Boynton Beach Inlet to the south; and the Atlantic Ocean to the east.
Geographically, the Town is divided into two distinct areas separated by the Lake Worth Lagoon. The Oceanside area occupies the barrier island between the Atlantic Ocean and Lake Worth Lagoon, while the Point area occupies the southern 1/3 of Hypoluxo Island. In order to drive from the Point area to the Oceanside one must pass through a portion of the Town of Lantana. Major east-west access to the Town is provided by East Ocean Avenue in the Town of Lantana, which connects to SR A1A and South Atlantic Drive.

The Town is primarily a residential community, and is distinguished by the high quality and value of its housing stock. The Town’s housing stock consists of 179 single family units, many located on large waterfront lots, and 97 multi-family units concentrated in two complexes. Commercial development in the Town is limited to a retail plaza and large hotel, at the intersection of East Ocean Avenue and SR A1A.

The Town provides police service within its municipal boundaries, and supplies potable water within its boundaries and to the Town of Hypoluxo. The water treatment facility is located within the Town of Hypoluxo, but owned and operated by the Town of Manalapan. Other key services, including fire-rescue and solid waste disposal, are provided in the Town by other agencies.

Evaluation

The proposed amendments address the following key issues identified in the EAR:

1) hurricane evacuation and emergency preparedness;
2) creating an integrated security system/public safety;
3) redevelopment; and
4) utilities and infrastructure.

The amendments include a general update to the plan and changes to conform to statutory requirements.

There are nearly 200 individual amendments that either revise or establish new goals, objectives, and policies throughout the plan. Some of the most noteworthy new objectives and policies are:

- Areas where public schools are to be permitted.
- Establishment of floor area ratios for the Commercial and Public Buildings Future Land Use Map designations.
- Coordination with adjacent jurisdictions.
- Multi-modal transportation.
- Safe and timely evacuation in the event of an emergency.
- Affordable and workforce housing.
- A level of service standard for recreation and open space.
- Water facilities planning.
- Response during and after an emergency event.
The objectives in the new Public Safety Element address:

- Innovative law enforcement techniques and methodologies.
- Fire rescue services.
- Safe traffic flow and circulation.
- Timely evacuation during an emergency event.
- Emergency management and hurricane evacuation planning.

**Extrajurisdictional Impacts**

The proposed amendments were not submitted in advance to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC). A copy of the amendments was submitted to IPARC after transmittal and processed on December 19, 2007 (see Attachment A). No significant extrajurisdictional impacts are anticipated as a result of the 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. Several new and/or revised objectives and policies in the Future Land Use Element (e.g. Objective 1.6.0 and Policy 1.6.2) make reference to coordination with surrounding jurisdictions regarding land use planning, development and redevelopment. However, no reference is made to the specific mechanisms or procedures that are to be utilized. Reference should be to such mechanisms or procedures (e.g. utilization of Palm Beach County Intergovernmental Coordination Program).

2. Revised Housing Objective 1.2.0 acknowledges a concern about the limited supply of affordable housing units, but indicates that the provision of such units in the Town is not practical given the high land values. According to the objective, the Town will support regional efforts to address the housing affordability issue through “intergovernmental coordination and appropriate mechanisms”. The Town should be more clear in policy language how it is prepared to support such efforts. For instance, will the Town make contributions to affordable housing programs in adjacent mainland communities where the provision of affordable housing for the low and moderate income is feasible?

3. The Town’s level of service standard for recreation and open space (Policy 1.1.9 in the Recreation/Open Space Element) includes “a minimum of 30 acres of public park facilities within a 30 minute driving radius”. The Town should be more clear about
the location of facilities that are most likely to be utilized by Town residents, and how the Town will contribute to the maintenance of level of service at those facilities.

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
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CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT

TO: Hypoluxo, Lantana, Palm Beach, Palm Beach County, South Palm Beach LWDD, School Board, SFWMD, TCRPC

FROM: Anna Yeskey, Clearinghouse

DATE: December 19, 2007

As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s):

Initiating Local Government: Manalapan

Reference #: MAN-1

Date of local planning agency hearing for the proposed amendment: October 23, 2007

Date of public hearing at which the proposed amendment will be transmitted: October 23, 2007

Nature of plan amendments as you have indicated is desired for review: see attached

adjacent cities

Palm Beach County

amendments relating to traffic circulation or the roadway networks

amendments relating to affordable housing

Amendments related to the following elements:

land use

traffic circulation

mass transit

ports and aviation

housing

infrastructure

coastal management

conservation

recreation and open space

intergovernmental coordination

capital improvements

other

Instructions: Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled.
CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT

TO: Anna Leskey

FROM: Jarry Bell, Planning Consultant to Town of Manalapan

DATE: December 18, 2007

As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s): Evaluation and Appraisal Report Amendments (Textural Amendments Only)

Initiating Local Government: Town of Manalapan

Reference #: 08-1ER

Date of local planning agency hearing for the proposed amendment: October 23, 2007

Date of public hearing at which the proposed amendment will be transmitted: October 23, 2007

Nature of plan amendments as you have indicated is desired for review:

- X adjacent cities: South Palm Beach, Ocean Ridge, Lantana
- X Palm Beach County
- X amendments relating to traffic circulation or the roadway networks
- X amendments relating to affordable housing
  - Amendments related to the following elements:
    - X land use
    - X traffic circulation
    - X mass transit
    - X ports and aviation
    - X housing
    - X infrastructure sub-elements
    - X coastal management
    - X conservation
    - X recreation and open space
    - X intergovernmental coordination
    - X capital improvements
    - X New Public Safety Element

**Instruction:** Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled.
List of Exhibits

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Exhibit 1
General Location Map
Town of Manalapan
Exhibit 2
Aerial View of Manalapan Area