TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: June 20, 2008 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
DCA Reference No. 08-1

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 amendment within 30 days of its receipt.

Background

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

Evaluation

The Palm Beach Acura Map Amendment (WPB 08-1.01) consists of a 10.4 acre property located along the south side of Okeechobee Boulevard, west of Jog Road. The property is being annexed by the City concurrent with the FLUM amendment. The property is currently used for an auto dealership. According to the City, no use change or expansion of uses is planned at present.

The current FLUM designation under the County Comprehensive Plan is Commercial High Intensity. The proposed FLUM designation is Commercial. The existing land use
on surrounding properties includes a residential development (Riverwalk) across Okeechobee Boulevard to the north, fast food restaurants and a self storage facility to the east, apartment buildings to the south, and a fitness center and concrete plant to the west. The FLUM designations include Special Impact Zone/Single Family Low Density to the north, Commercial High Intensity to the east, High Density Residential to the south, and Industrial to the west.

The City considers the existing use compatible with surrounding uses and the proposed FLUM designation to be appropriate. A traffic analysis indicates the amendment will not result in a reduced level of service on any impacted links.

Extrajurisdictional Impacts

The City provided the proposed amendment to the Palm Beach County Intergovernmental Plan Amendment Review Committee and the amendment was distributed by the Clearinghouse on November 13, 2007. According to the information available to the Council, no objections have been filed to the proposed amendment.

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

Council has no comments/recommendations for modification to the proposed amendment. The amendment is considered to be consistent with the 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 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 – Existing
3  Future Land Use Map – Proposed
Exhibit 1
General Location Map
City of West Palm Beach
Exhibit 2
Future Land Use Map – Existing

Site outlined in white.
Exhibit 3
Future Land Use Map – Proposed

Site outlined in white.