

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5D

From: Staff

Date: October 17, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Glen Ridge 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 Glen Ridge has proposed text amendments to all elements of the Town Comprehensive Plan. Some of the amendments are pursuant to an Evaluation and Appraisal Report (EAR) adopted by the Town on February 7, 2007 and found to be sufficient by the DCA on April 13, 2007.

In addition, the Town has proposed amendments that provide coordination of the Town's Ten-Year Water Supply Facilities Work Plan (WSFWP) with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan, as required in Chapter 373.0361(7) and 163.3177(6)(c) Florida Statutes. Finally, the Town has included the annual update to the Five-Year Schedule of Capital Improvements and related amendments to the Capital Improvements Element.

The Town has requested a formal review of the amendments by the DCA.

Evaluation

The following is taken from the Town's 2007 EAR:

Community Profile

The Town of Glen Ridge is located in the central portion of eastern Palm Beach County. The Town is a small community consisting of 105 acres which is primarily developed as residential with some commercial development fronting Southern Boulevard (SR 80) on its northern boundary. The Town of Cloud Lake abuts the northern part of Glen Ridge to the east while the Seaboard Railroad and the City of West Palm Beach abut the southern part of the Town on its eastern boundary. The West Palm Beach Canal runs along the western and southern limits of Town. The area west, south and adjacent to Glen Ridge lies within unincorporated Palm Beach County.

There has been very little change in the Town of Glen Ridge since its current Comprehensive Plan was adopted in 1989. This is primarily due to the small size of the community and its locational setting. The Town is nearly built-out at the present time. More than 96% of Glen Ridge is currently developed leaving 3.5% vacant and/or available for future development. Most of the residential development is represented by low density (maximum 1 dwelling unit /acre), single family detached dwellings. There are some duplex and multiple family dwellings, but they comprise a minor part of the residential community. Commercial and office development is limited primarily to the Southern Boulevard location. The Town has one (1) small park and a Town Hall facility. The remaining uses in Glen Ridge consist of the local street network and water bodies (portion of Gem Lake and canals).

Following are some of the highlights of the proposed amendments:

A. Amendments pursuant to Evaluation and Appraisal Report:

1. Future Land Use Element

- a. Policy 1.3 is revised to set the maximum density for the residential Future Land Use Map (FLUM) categories.
- b. Revised Policy 1.5 establishes the maximum floor area ratio for commercial development.
- c. New Policies 4.3 and 4.4 commit the Town to coordinate with the Palm Beach County Water Utilities Department (PBCWUD) in assuring the availability of adequate water supplies.
- d. Recreation and Open Space, Conservation, Public Buildings and Grounds, and Transportation are established as new FLUM categories.

2. Transportation Element

- a. New Policies 3.2 and 3.3 commit the Town to coordination with the Florida Department of Transportation, Palm Beach County, and the Palm Beach Metropolitan Planning Organization.
- b. New Policy 3.5 is to coordinate with various agencies to promote sustainable transportation principles.
- c. New Policy 3.6 addresses proportionate fair share for transportation concurrency.
- d. Revised Objective 5 is to support an energy-efficient, multi-modal transportation system. Policies under the objective support reduction in per capita miles traveled, discourage single-occupancy trips and support Transportation System Management strategies.
- e. Revised Objective 6 encourages adequate public mass transit services. Policies under the objective deal with the increased presence and use of mass transit services, improved design and functionality of transit stops, bus routes, and rail transit, including the South Florida Rail Corridor.
- f. New Objective 9 and its implementing policies address public para-transit transportation services.
- g. New Objective 10 and its implementing policies support transportation services for the transportation disadvantaged.

3. Housing Element

- a. Revised Policy 3.4 indicates the Town will consider adopting concepts such as mixed use, workforce housing, accessory dwelling units, special overlay areas, and other techniques when determined to be appropriate and necessary.
- b. New Policy 3.5 indicates that various housing types and varying sized lots shall be encouraged.

4. Infrastructure Element

- a. New Policy 1.3 requires the availability of adequate water supplies to serve new development.
- b. New Policies 5.2 and 5.3 address the use and repair/replacement of septic tank systems.
- c. New Policy 5.4 addresses the monitoring of individual water wells.
- d. New Objective 7 is to actively participate in potable water supply, conservation, and water reuse programs of the PBCWUD and SFWMD.
- e. New Objective 8 is to adopt and maintain a Ten-Year WSFWP as part of this element.

5. Conservation Element

- a. Revised Policy 3.2 addresses the preservation of native vegetation as part of redevelopment or development activities.
- b. New Objective 4 and its implementing policies address the protection and enhancement of surface water quality.
- c. New Objective 5 deals with stormwater runoff and retention.

6. Intergovernmental Coordination

- a. Revised Policy 1.2 commits to coordination when action by one government may create an impact to the public facilities and services of a neighboring jurisdiction.
- b. Revised Policy 1.3 indicates the Town shall utilize the Treasure Coast Regional Planning Council informal mediation process to resolve conflicts with other entities.
- c. New Policy 1.4 seeks interlocal agreements and intergovernmental coordination regarding impacts to public facilities and services.
- d. New Policy 2.3 commits the Town to participate in the Interlocal Agreement for comprehensive plan amendments.
- e. New Policy 2.4 commits the Town to participate in the Multi-Jurisdictional Issues Coordination Forum Interlocal Agreement.

B. Amendments to incorporate Water Supply Facility Work Plan:

1. Conservation Element

- a. New Objective 2 is to protect and preserve potable water supplies.
- b. Policies under Objective 2 address coordination with the PBCWUD, conservation techniques and progress, water shortage and emergencies, and water reuse programs.

2. Intergovernmental Coordination Element

- a. New Objective 1 is to maintain planning coordination with adjacent municipalities, Palm Beach County, and the Palm Beach County School Board.
- b. New policies under Objective 1 address the availability of adequate potable water supplies as part of the development review process.

C. Amendments related to annual update to Five-Year Schedule of Improvements:

1. Capital Improvements Element

- a. New Policy 1.1 indicates that large scale and high cost projects should be included in the 5 and 10 year Schedule of Improvements.

Extrajurisdictional Impacts

Due to an oversight, the proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee prior to transmittal. However, there should be no detrimental extrajurisdictional impacts 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

Council has no comments/recommendations for modification to the proposed amendments. The amendments are 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 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

**Exhibit 1
General Location Map
Town of Glen Ridge**



Exhibit 2 Existing Land Use Map

