

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5G

From: Staff

Date: October 17, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Palm Beach 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 Palm Beach is proposing text amendments to a number of elements of the Town Comprehensive Plan. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) that was adopted by the Town on December 12, 2006 and was found sufficient by the DCA on April 2, 2007.

Evaluation

As part of the EAR process, the Town identified the following major issues to be addressed:

1. Drainage LOS
2. Underground Utilities
3. Preservation of Residential Neighborhoods
4. Shoreline Protection/Submerged Lands

5. Traffic and Parking
6. Safety Issues/Disaster Management
7. Royal Poinciana Plaza/Royal Poinciana Way: Future Redevelopment

Some of the Highlights of the proposed amendments follow:

1. Future Land Use Element

- a. New Policy 1.3 is to develop zoning regulations to help maintain the historic character of Ibis Isle, the Middle Road proposed area and “sea streets.”
- b. New Policy 1.4 sets forth the process to be utilized for redevelopment within the Royal Poinciana Plaza/Royal Poinciana Way area.
- c. New Policy 8.7 is to encourage the preservation of recreational and commercial working waterfronts as defined in the Florida Statutes.
- d. New Policy 9.2 is to adopt an ordinance to protect historic resources or sites of archeological significance with specific guidelines regulating construction activities.
- e. New Policy 12.2 is to consider implementing a “reverse 911” system to notify residents about hurricanes.
- f. New Policy 12.3 addresses securing construction sites during hurricane season.
- g. New Policy 12.4 is to expand the education and notification process regarding storm unpredictability and the need to evacuate.

2. Transportation Element

- a. Revised Policy 2.2.a addresses the need for parking for both motorized and non-motorized vehicles.
- b. New Policy 2.4 commits the Town to maintain records regarding de minimus traffic impacts and to report to the DCA.
- c. New Policy 2.5 addresses proportionate fair-share mitigation for transportation facility impacts.

3. Infrastructure Element

a. Drainage Sub-Element

1. Four new policies are proposed that support storm drainage improvements.

b. Potable Water Sub-Element

1. New Policy 10.2 requires consultation with the Town Public Works Department prior to issuance of a building permit to ensure that adequate water supply will be available.
2. New Policies 12.2 and 12.3 address requirements pursuant to the preparation and adoption of a water supply facilities work plan.

c. Aquifer Recharge Sub-Element

1. New Policy 13.5 indicates the Town shall protect high and prime recharge areas commensurate with their importance.

d. Recreation/Open Space Element

1. Objective 1 is revised to include maintaining recreational and commercial working waterfronts.

e. Capital Improvements Element

1. Objective 1 is revised to emphasize that the Schedule of Capital Improvements shall be financially feasible.
2. New Policy 1.7 indicates that capital improvements that are to be funded by outside sources must be guaranteed by an enforceable agreement.
3. New Objective 7 and its implementing policies support the burying of overhead utility lines in a financially feasible manner.

f. Historic Preservation Element

1. New Policy 1.6 supports the adoption of an ordinance to protect historic resources and sites of archeological significance.

Extrajurisdictional Impacts

The Town provided a copy of the amendment package to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC). Due to a misunderstanding, the proposed amendments were not distributed by IPARC for review and comment. 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

