

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5M

From: Staff

Date: September 19, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of South 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 South Palm Beach has submitted proposed text amendments to all elements of the Town Comprehensive Plan. The amendments are based on an Evaluation and Appraisal Report (EAR) that was adopted by the Town on August 28, 2007 and found sufficient by the DCA on December 14, 2007. The Town has requested a formal review of the proposed amendments by the DCA.

The following is from the Introduction section of the Town Comprehensive Plan:

The Town of South Palm Beach occupies a strip of oceanfront property five-eighths of a mile in length on the barrier island between the Town of Palm Beach to the north, and the Town of Lantana to the south. The easternmost boundary of the Town is the Atlantic Ocean and the western boundary is defined by the shorelines of the lagoon created by the northern end of Hypoluxo Island in Lantana. The Town is situated approximately one

mile east of U.S. Highway 1 and about two miles south of Lake Worth Road. The only public road in the Town is State Road A-1-A which is locally known as South Ocean Boulevard.

The development of the present town of South Palm Beach began in July 1955 when the Town was incorporated. The Town grew at a slow and steady pace until the boom of the early seventies, which produced over a thousand units within a little over a year. Since then, the Town continued growing, but at a much slower pace. Presently, the Town is completely built out.

Evaluation

The Town has updated data on population, housing and land use. Some of the most significant proposed revisions are summarized in the following:

1. Future Land Use Element
 - Revisions to Policy 1.2 clarify the maximum density for the multi-family and single family Future Land Use Map (FLUM) designations.
 - New Policy 1.3 adopts a maximum floor area ratio for the non-residential FLUM designations.
2. Housing Element
 - Revised Policy 2.2 commits the Town to support regional efforts to address low income and workforce housing in a fair and equitable manner through intergovernmental coordination and other solutions determined to be appropriate.
3. Infrastructure Element
 - New Policy 3.4 commits the Town to completion of a 10-Year Water Supply Plan consistent with the Water Supply Plan of the South Florida Water Management District and the City of West Palm Beach.
4. Coastal Management Element
 - A new narrative section is added addressing evacuation in the event of an emergency.
 - Several new policy revisions make reference to the statutory redefinition of the Coastal High Hazard Area and the prevention of beach erosion.
 - New Policy 3.1.2 indicates that redevelopment must not create a negative impact on a renourished beach.

5. Conservation Element

- Objective 4 is revised to address community awareness and education regarding the importance of dune restoration.
- Objective 5 is revised to encourage state and other wildlife management organizations in efforts to protect habitat and wildlife.

6. Intergovernmental Coordination

- Policies 1.1 and 1.2 addresses coordination with other local governments in the planning process, and commits the Town to participation in the Palm Beach County Intergovernmental Plan Amendment Review Committee process.

Extrajurisdictional Impacts

The proposed amendments were provided by the Town to the Palm Beach County Intergovernmental Plan Amendment Review Committee and were distributed on July 6, 2008. According to the information available to Council, no objections have been made to 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. Revised Policy 3.1.2 of the Coastal Management Element should not be limited to a renourished beach. The policy should be revised to indicate there should be no negative impacts as a result of a redevelopment project on any of the Town's beaches or the beaches of a neighboring community.
2. Objective 5 in the Conservation Element is to encourage State and other wildlife management organizations to manage and protect ecological communities and wildlife found in South Palm Beach. This objective should be revised to indicate the Town will support and cooperate with State and other wildlife management organizations in these efforts.

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 Existing Land Use Map
- 3 Future Land Use Map

**Exhibit 1
General Location Map
Town of South Palm Beach**



**Exhibit 2
Existing Land Use Map**

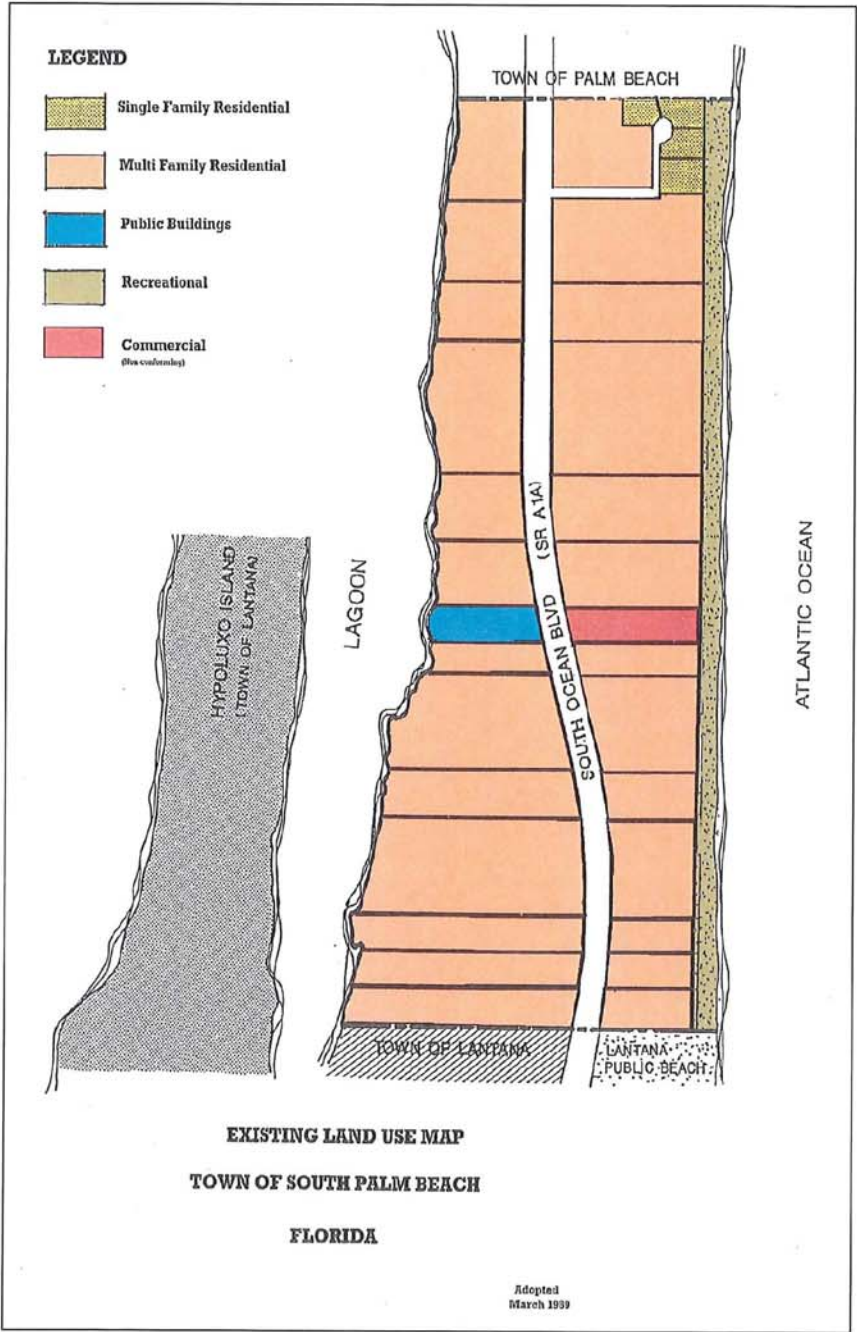


Exhibit 3 Future Land Use Map

