MEMORANDUM

To: Regional Planning Council Members

From: Staff

Date: September 18, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Palm Beach County Comprehensive Plan
DCA Reference No. 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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

Palm Beach County is proposing amendments to the Future Land Use Map (FLUM); text amendments to the Future Land Use, Transportation, and Introduction and Administration Elements; and amendments to the Comprehensive Plan Map Series of the County Comprehensive Plan. The County has requested a formal review of the amendments by DCA.
Evaluation

A. Amendments Pertaining to the Urban Redevelopment Area (URA)

1. Background

The Palm Beach County URA identifies an area within the urban service boundary where redevelopment of under-utilized or vacant parcels is encouraged. In 2006, the County and the TCRPC conducted a planning study, the Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan), to evaluate the URA, identify specific redevelopment needs, and recommend strategies to encourage revitalization of the most under-utilized or distressed areas. To implement the recommendations of the URA Master Plan, the County has amended its Comprehensive Plan in the past few years to establish:

- Priority Redevelopment Areas (PRAs) to more narrowly focus redevelopment efforts;
- coinciding Transportation Concurrency Exemption Areas (TCEAs) as an incentive for redevelopment;
- general policies concentrating mixed-use redevelopment along the commercial thoroughfares and at key intersections; and
- two FLUM designations, Urban Infill and Urban Center.

The County has continued analysis and study of the URA and is proposing to expand one existing PRA and add two new PRAs. The proposed FLUM amendments, several text amendments, and amendments to the map series are related to the URA effort and the revised PRA boundaries.

2. Future Land Use Map – URA Site Specific Amendments II (LGA 2009-089)

The proposed FLUM amendments will revise the Future Land Use designation for 388 parcels comprising 406.89 acres of land. The parcels are within the expanded Military Trail PRA, and the new Lake Worth Road and 10th Avenue North PRAs. The amendment will change multiple land use designations to Urban Center (UC) and Urban Infill (UI) as follows:

a) Military Trail PRA – 255 parcels on 239.10 acres

The parcels in this PRA are generally located along Military Trail from the L-8 Canal to the L-10 Canal. There are currently multiple land use designations on the parcels (see Exhibits 3 and 4). The proposed designations are for approximately 35.83 acres to UC and approximately 203.27 acres to UI.
b) Lake Worth Road PRA – 129 parcels on 148.86 acres

The parcels are generally located along Lake Worth Road from Price Street to Kirk Road and along Lake Worth and Kirk Roads to the west side of the E-4 Canal, including portions west of Congress Avenue from Vassalo Avenue to the L-14 Canal (see Exhibits 4 and 5). There are currently multiple land use designations on the parcels. The proposed designations are for approximately 21.26 acres to UC and approximately 127.60 acres to UI.

c) 10th Avenue North PRA – 4 parcels on 18.93 acres

The parcels are generally located northwest of the intersection of 10th Avenue North and the E-4 Canal (see Exhibit 6). There are currently multiple designations on the parcels. The proposed designation for all four parcels is UC.

3. Future Land Use Element Text Amendments & Map Series (Pertaining to the URA)

a) Sub-Objective 1.2.1, Policy 1.2.1-j, and Policy 1.2.1-k are removed, and Policy 4.1-c is revised to remove references to the Lake Worth Road Commercial Corridor Overlay and the Lake Worth Road Study. The subject area is now largely within the jurisdiction of the City of Lake Worth. The remaining area in the County is part of the URA, with those policies setting forth the redevelopment strategy for the area.

b) Policies 1.2-2-a and 1.2.2-c are revised to update the number of PRAs within the URA.

c) Policy 1.2.2-b is revised to reflect the updated Map Series with the new PRAs, clarify the desired characteristics of the street network as pedestrian-friendly and interconnected with a walkable block size.

d) A new map is proposed, LU Map 9.2, Urban Redevelopment Area Regulating Plan, which identifies the new PRAs and their designations.

4. Transportation Element Text Amendments & Map Series (Pertaining to URA)

a) Policy 1.2-v is revised to allow for existing and new residential and non-residential development guidelines and to increase the allowable variance and planned land use totals for new development. The amendment revises the existing TCEA monitoring tables, and adds new tables to reflect the new PRAs.
b) Urban Redevelopment Area Transportation Concurrency Exception Area (TCEA) Extension. This amendment will update the TCEA boundaries on the TCEA & CRALLS Maps to reflect the new and expanded boundaries of the PRAs.

B. Other Amendments (Not Pertaining to the URA)

1. General Transportation Element Amendments & Map Series

a) Lake Worth/Lyons Connector Road TIM and 2020 Map

The County is proposing to add a new collector road from Lyons Road to Lake Worth Road (see Exhibit 7). This new roadway would be added to the Future 2020 Roadway System by Number of Lanes, Map TE 1.1 (2020 Map), as a 2-lane roadway, and to the Thoroughfare Right-of-Way (ROW) Identification Map, Map TE 14.1 (TIM), as an 80-foot collector ROW.

b) Haverhill Road Segment Removal TIM and 2020 Map

This 1/3 mile long section of Haverhill Road between Le Chalet Boulevard and Military Trail is currently a 2-lane local street, with a one-way connection to Military Trail (see Exhibit 8). The current TIM map calls for expanding the right-of-way to accommodate the 4-lane road called for by the 2020 Map. Due to geometric constraints, a full intersection at Military Trail is not feasible. Traveling approximately ¾ of a mile north of Le Chalet Boulevard, Haverhill Road dead-ends at a canal, with a ½-mile segment missing before resuming north of Hypoluxo Road.

2. General Text Amendments

a) Definitions related to appropriate locations of commercial land uses are moved from the Introduction & Administration Element to Policy 2.2.2-a in the Future Land Use Element for clarity. Outdated definitions regarding Flex Space are deleted.

b) Revisions to Policies 2.2.2-c, 4.4.4-a, and 4.4.4.-c in the Future Land Use Element will allow Lifestyle Commercial Centers and Traditional Marketplace Developments (commercial mixed use categories) within the Commercial Low FLU in the Urban/Suburban tier.

c) Revisions to Policies 4.4.2-a and 4.4.2-b, and the deletion of Policy 4.4.2-c in the Future Land Use Element simplify the requirements for using the Multiple Land Use designation in order to encourage its
applicability and use. Requirements controlled by the Unified Land Development Code (ULDC) are removed.

d) Policy 2.2.b and Policy 2.2-d in the Future Land Use Element are revised to redirect the regulation of nonconforming uses to the ULDC.

e) Policy 4.1-d in the Future Land Use Element, which refers to the Central Western Communities Overlay (CWCO) from the sector plan, is removed.

f) Map LU 3.1 “Special Planning Areas” in the Map Series is amended to remove the CWCO.

g) The Introduction & Administration Element is revised to add a 30-day timeframe to appeal administrative opinions to the Land Planning Agency.

Extrajurisdictional Impacts

Notices of the proposed amendments were circulated through the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) on May 20, 2009 and May 27, 2009. Council is not aware of any objections filed through IPARC.

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/Recommendation for Modification

A. General Transportation Element Amendments & Map Series

1. Haverhill Road Segment Removal TIM and 2020 Map. The Strategic Regional Policy Plan does not identify Haverhill Road as part of the Regional Roadway Network. Since a 2-lane street already exists, the effect of the proposed amendments does not result in an un-built link, but removes further widening as a priority.

B. General Text Amendments

1. The term “innovated” in Policy 2.2.2-a should be “innovative”.
Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning 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  URA Priority Redevelopment Area – Military Trail North
3  URA Priority Redevelopment Area – Military Trail South
4  URA Priority Redevelopment Area – Lake Worth Road West
5  URA Priority Redevelopment Area – Lake Worth Road East
6  URA Priority Redevelopment Area – 10th Avenue North
7  Lake Worth Road & Lyons Road – Location Map
8  Haverhill Road – Location Map
Exhibit 2
URA Priority Redevelopment Area – Military Trail North
Exhibit 3
URA Priority Redevelopment Area – Military Trail South
Exhibit 4
URA Priority Redevelopment Area – Lake Worth Road West
Exhibit 6
URA Priority Redevelopment Area – 10th Avenue North

Legend
Future Land Use Change
Urban Center
Urban Infill
Exhibit 7
Lake Worth Road and Lyons Road – Location Map
Exhibit 8
Haverhill Road – Location Map

Location Map

Le Chalet Blvd
S Military Trl
S Haverhill Rd
Gateway Blvd

Haverhill Rd to be DELETED
Between Le Chalet Blvd and Military Trl