

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5H

From: Staff

Date: September 18, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Palm Springs Comprehensive Plan
DCA Reference No. 09-2ER

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

The Village of Palm Springs has proposed text amendments to all of the elements of the Village Comprehensive Plan. Additionally, the Village has updated the Future Land Use Map (FLUM) and Future Land Use Map Series to show the updated planning period of 2019. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) adopted by the Village on June 14, 2007 and found sufficient by the DCA on August 24, 2007. The Village has requested a formal review of the amendments by the DCA.

Evaluation

Community Profile (from the Village's Website)

Chartered in 1957, the Village covers a 2.5 square-mile area, 700 acres of which were once a dairy farm. The barn of the original farm is now Christ Community Church, located on Henthorne Drive. Palm Springs' population is approximately 13,890. Half of

the residents live in single family houses, the rest live in condominiums, townhouses, and apartments. Palm Springs is primarily residential in nature. Businesses, concentrated on Congress Avenue and Tenth Avenue North, include several shopping centers, the largest of which are Greenwood and Palm Springs.

The Village, located in the central portion of Palm Beach County, is entirely surrounded by unincorporated land under County jurisdiction. Greenacres lies to the west, Atlantis to the south, and Lake Worth to the east.

In its EAR, the Village identified the following as major issues to be addressed:

1. Annexation Impacts
2. Affordable Housing
3. Parks and Recreation
4. Redevelopment

Following are the highlights of the proposed amendments:

A. Future Land Use Element

1. Policy A.3 is amended to indicate the location of multi-family residential development shall be consistent with the high and medium density residential areas established on the FLUM.
2. Policy A.8 is revised to commit the Village to continuously review and amend its Official Zoning Map to ensure consistency with the Village FLUM.
3. Policy B.3 is revised to encourage mixed commercial uses that are consistent with the location established on the FLUM and when properly buffered from adjacent residential areas.
4. Objective D, as well as its underlying Policy D.3, is revised to include Government as a use for land areas for meeting community needs.
5. Policy D.1 which reserved land for the purpose of constructing a Recreation, Public safety or other community facility has been deleted.
6. Policy G.3 which required the Village to conduct a redevelopment study by 1990 for areas around and including the Palm Springs Shopping Center has been deleted.
7. Policy J.2 is revised to commit the Village to *continue* the annexation policy plan that is consistent with Palm Beach County's annexation policies.
8. Policy J.7 and Policy K.3 are revised to indicate that infrastructure services to a proposed annexation area and for new development, redevelopment or annexation must be consistent with the Village's adopted level of service standards.
9. Policy N.1 extends the deadline from 2008 to 2012 for a Village study of the Congress Avenue Corridor to determine the extent to which the Overlay designation shall apply.

B. Transportation Element

1. Urban Redevelopment Area and Transportation Concurrency Exception Area Boundary Maps for the Congress Avenue and Military Trail Corridors have been updated.

C. Housing Element

1. Objective B is revised to indicate the Village will provide for the availability of quality housing to accommodate projected population growth during the 2009-2019 planning period.
2. Objective F and underlying Policies F.4, F.5 and F.9 have been revised to add “very-low” income households to those that are appropriate for specialized and alternative housing types.

D. Infrastructure Element

1. Policy M.3 is revised to state that guidelines established in the Capital Improvements Element shall be used to evaluate and rank proposed capital improvements projects.

E. Conservation Element

1. Policy A.1 is revised to ensure existing and new development that emit gases or other substances which may degrade the environment comply with applicable air quality standards of the United States Environmental Protection Agency’s Clean Air Act.
2. Policies C.5, C.9 and C.10 that address water conservation educational efforts have been deleted. Policy C.5 was considered redundant, while Policies C.9 and C.10 were renumbered and relocated.

F. Recreation and Open Space Element

1. New Policy A.9 allows accessible lake areas within the Village which can be used for water-oriented recreational activities to be designated as Recreation on the FLUM.
2. New Policy B.3 states recreation areas or parks in the unincorporated areas near newly annexed lands shall continue to serve as recreation facilities through interlocal agreements with Palm Beach County.

G. Intergovernmental Coordination Element

1. Policy A.3 which addresses coordination of development of campus master plans or amendments with the State University System has been deleted as there are no schools in this system located within the Village.

2. Policies A.6 and E.4 with respect to annexation policies have been deleted as they are now addressed in the Future Land Use Element.

H. Capital Improvements Element

1. New Policy F.4 has been added to incorporate the School Board's 5-Year Work Plan.

I. Public School Facilities Element

1. Policy A.4 is revised to delete references prior to 2004-05 and to adopt and incorporate the Palm Beach County District's yearly update of the Concurrency Service Area/Utilization/Core Capacity Tables.
2. Tables with respect to Level of Service Standards and Maximum Utilizations have been deleted.
3. Policies A.6 and A.7 have been revised to indicate a "Five" year Capital Improvements Schedule (CIS) in place of a "Six" Year CIS.
4. New Policy C.1 incorporates the School Board's entire Five-Year Work Plan by reference.
5. School facilities maps have been added to the element.

Extrajurisdictional Impacts

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) until after transmittal to the DCA. The notice of the amendments was circulated by IPARC on August 13, 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/Recommendations for Modification

1. New Policy A.9 in the Future Land Use Element should indicate that such land shall be designated as "Recreation/Open Space" consistent with the nomenclature of the designation on the FLUM.
2. The Future Land Use Element would be much improved if it included a policy or policies that clearly authorize the designations shown on the FLUM, and included the allowable uses, intensities and densities for each of the 10 FLUM categories shown in the legend of the map.

3. Although the Village has a comparatively low median housing value, especially when compared to other municipalities in Palm Beach County, the Village Comprehensive Plan does not contain specific policy support for programs and strategies to address the workforce housing affordability problem. The availability of housing affordable to the workforce is one of the major growth management issues in Palm Beach County today. The Village should consider the adoption of policies that require a proportion of new units built during new development or redevelopment to be affordable to low and moderate income members of the workforce; and procedures that will ensure that the units remain affordable.

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.

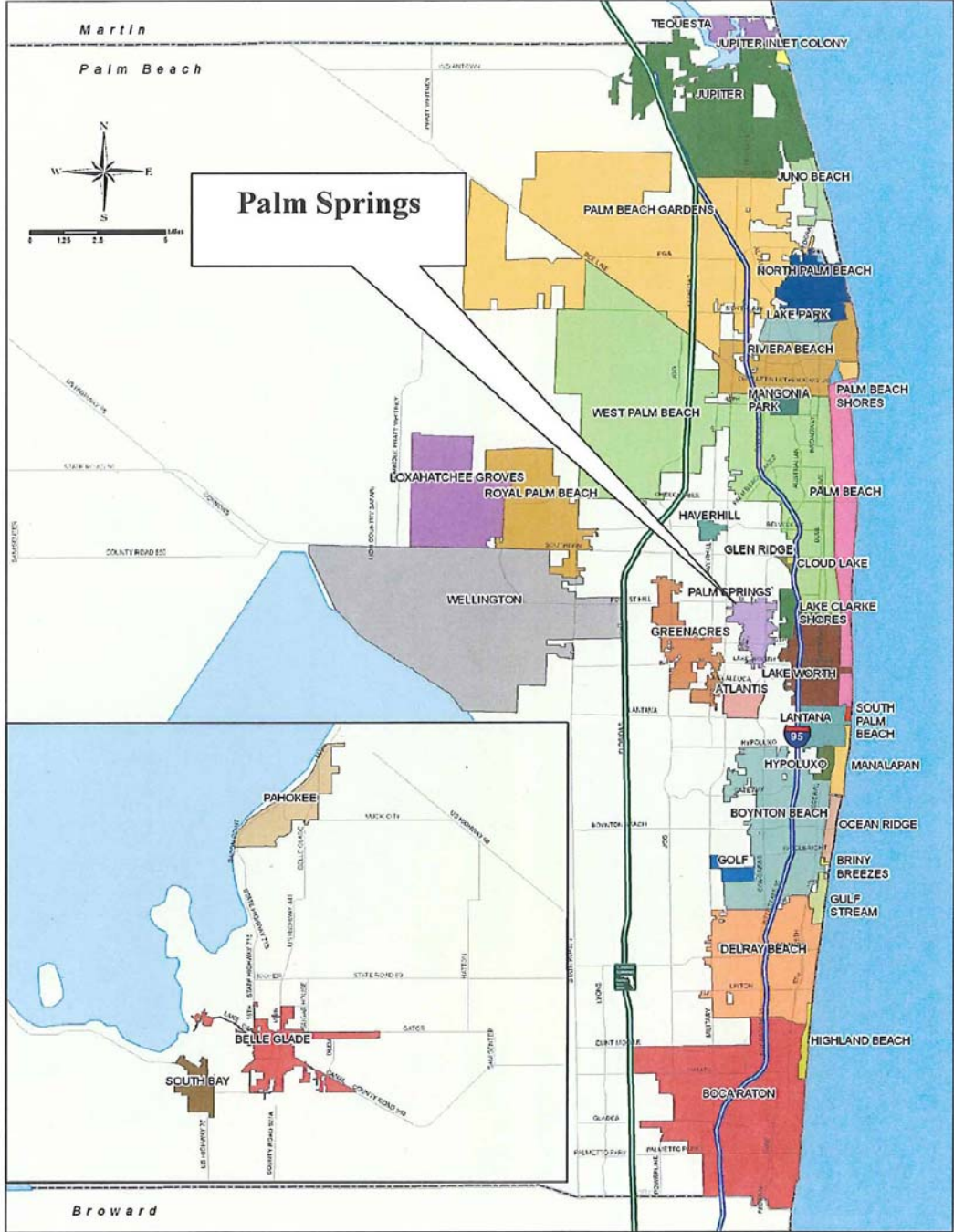
Attachments

List of Exhibits

Exhibit

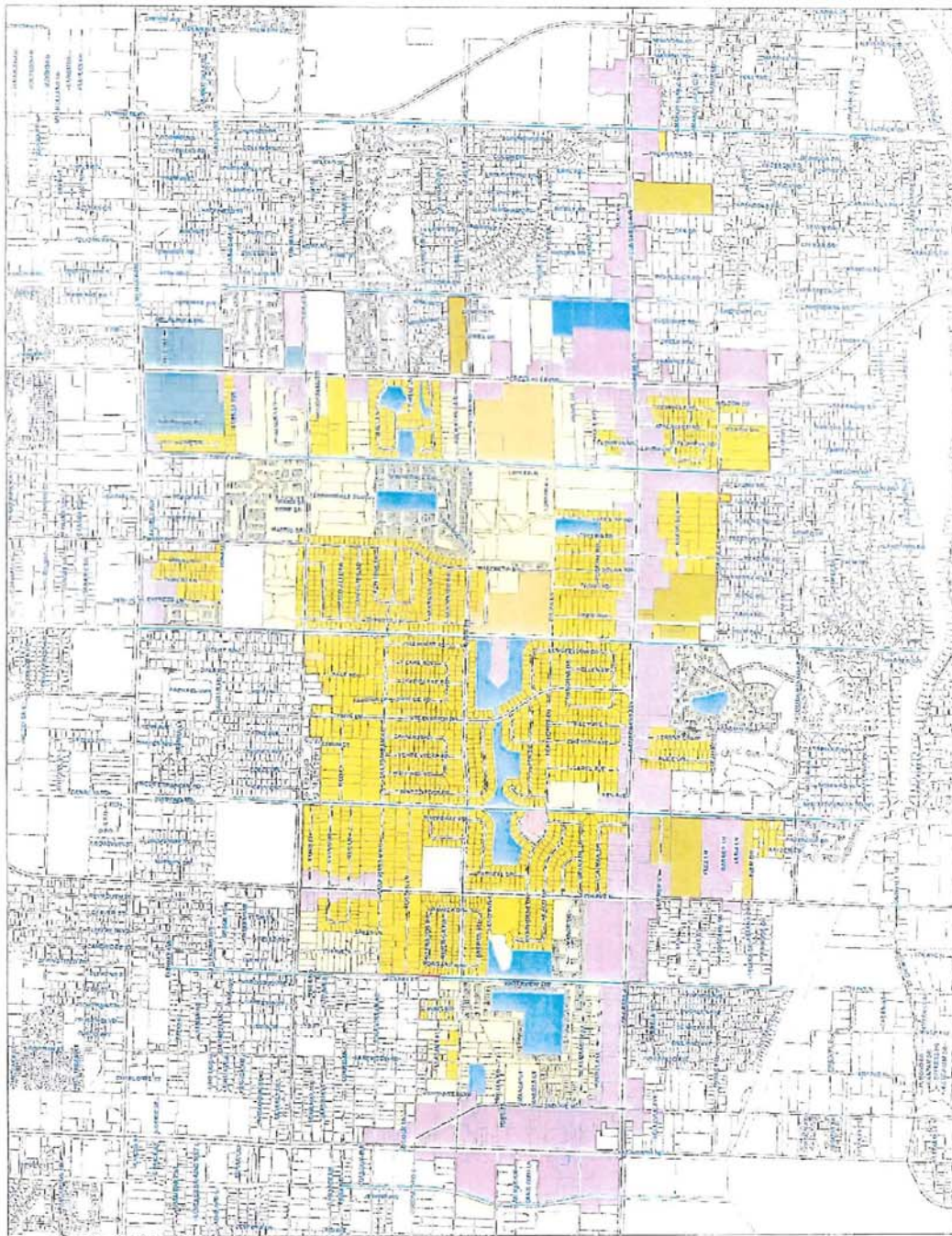
- 1 General Location Map
- 2 2019 Future Land Use Map

Exhibit 1 General Location Map Village of Palm Springs



**Exhibit 2
2019 Future Land Use Map**

VILLAGE OF PALM SPRINGS 2019 FUTURE LAND USE MAP



Future Land Use	High Density (10-19 DU/ACRE)	Recreation/Open Space	In Progress
Land Use ID	Low Density (0-5 DU/ACRE)	Education	
Commercial	Medium Density (5-9 DU/ACRE)	Public Buildings and Facilities	
Congregation	Other Public Facilities	Light Industrial	

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DATE: 2/02/2019