

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5E

From: Staff

Date: September 17, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Belle Glade Comprehensive Plan
DCA Reference No. 10-1

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 City of Belle Glade has proposed a large number of amendments to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City requested that the DCA not undertake a formal review of the proposed amendments. However, in a letter dated September 1, 2010, the DCA notified the City that a formal review of the amendments would be carried out.

Evaluation

In 2008, the City completed an Evaluation and Appraisal Report (EAR) and an EAR amendment process. During that time, the City became aware that there were many parcels of land in the City that had either been annexed by the City but not assigned a City FLUM designation; or had inconsistencies between the FLUM and Zoning Designation.

The City hired a consultant and began an analysis to determine the extent of the inconsistencies. As a result of this analysis, a total of 452 properties were identified that had some form of

inconsistency. Of these 452 parcels, the City proposes to change the FLUM designation or assign a City FLUM designation to 246 parcels, totaling 385 acres. The attached exhibits are quadrant maps of the City showing where the FLUM or zoning designation is being changed. More than half of the properties (totaling 199 acres) are annexed properties which have not previously been assigned a FLUM designation.

Table 1 (see Exhibit 2) shows the current and proposed FLUM designations by acreage. The proposed amendments reflect a decrease in the number of residential units allocated by the designations, but a significant increase in the amount of non-residential development allocated (see Tables 2 and 3 of Exhibit 2). However, the City indicated that no development is proposed as a result of these amendments. The amendments are corrective in nature and will eliminate a number of existing non-conformities. The seemingly larger increase in the amount of non-residential use is mostly illusionary, according to the City. The majority of the increase is because many small parcels developed for commercial uses have not previously been assigned an appropriate designation. Of the proposed amendments, more than 70 percent of the parcels are already developed. Those developed parcels represent over 90 percent of the total land area of the proposed FLUM amendments.

Extrajurisdictional Impacts

The proposed amendment materials were provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee at the time of transmittal to the DCA. As of the date of the preparation of this report, Council is not aware of any detrimental extrajurisdictional impacts that would be created by these 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

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

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 Table 1 – Current vs. Proposed FLUM Designation (Acres)
Table 2 – Maximum Development Potential – Current FLUM Designation
Table 3 – Maximum Development Potential – Proposed FLUM Designation
- 3 Northeast Properties Proposed for Land Use or Zoning Change
- 4 Northwest Properties Proposed for Land Use or Zoning Change
- 5 Southeast Properties Proposed for Land Use or Zoning Change
- 6 Southwest Properties Proposed for Land Use or Zoning Change
- 7 Future Land Use Map

Exhibit 1
General Location Map
City of Belle Glade

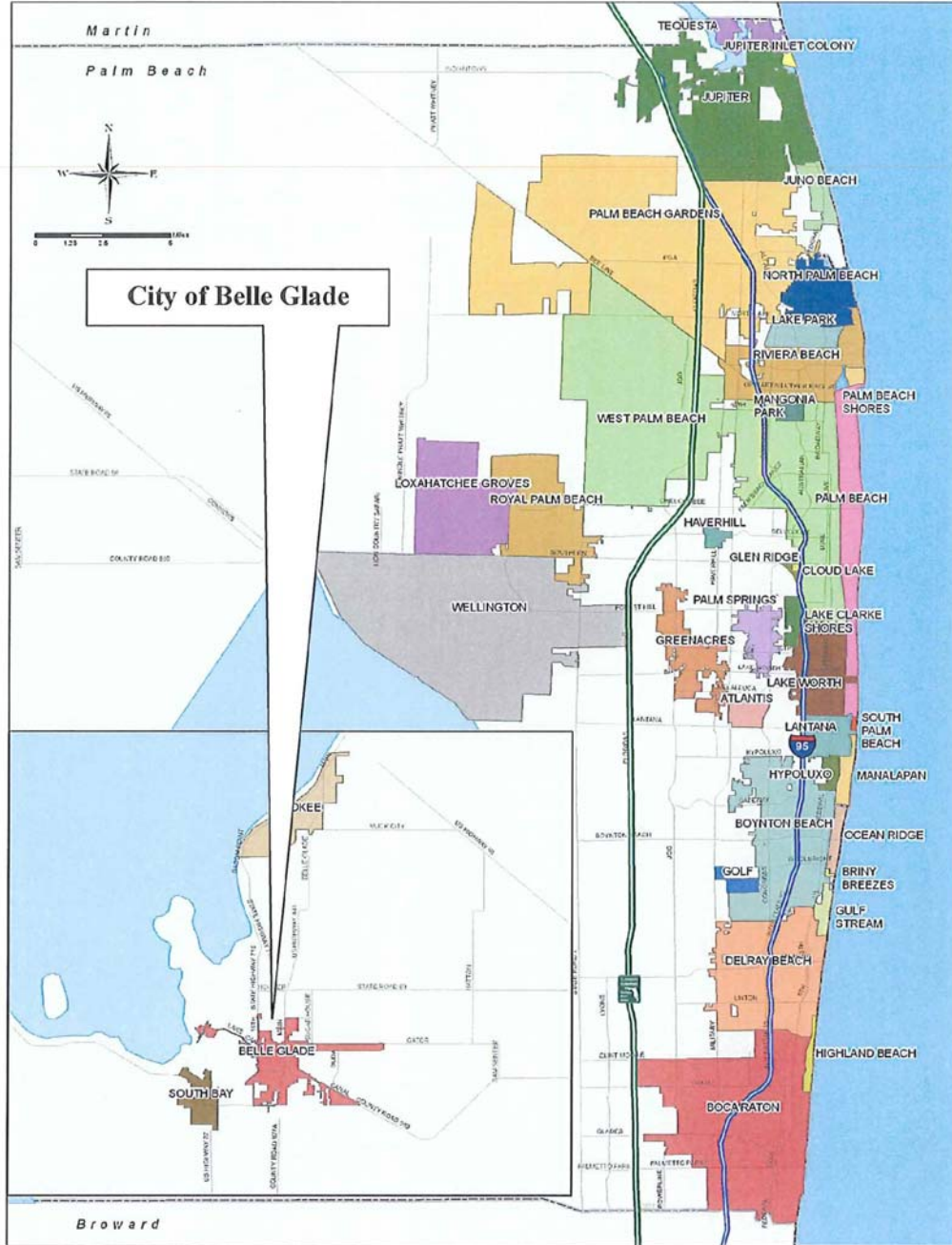


Exhibit 2

**Table 1
Current vs. Proposed FLUM Designation (Acres)**

Current FLUM Designation	Proposed FLUM Designation					
	Residential	Commercial	Institutional	Industrial	Recreation	Total
Residential		46.4			2.3	48.7
Commercial	3.7					3.7
Industrial		0.9				0.9
Institutional		4.6		87.4		92.0
Unassigned	2.4	0.7		0.1		3.2
Palm Beach County						
<i>Agriculture</i>			0.1			0.1
<i>Residential Medium</i>	5.0					5.0
<i>Residential High 8</i>	37.3	1.0				38.3
<i>Residential High 12</i>	35.6	0.9	87.3			123.8
<i>Commercial Low</i>		9.7				9.7
<i>Industrial</i>	9.9	9.6		40.4		59.9
Total	93.9	73.8	87.4	127.9	2.3	385.3

**Table 2
Maximum Development Potential – Current FLUM Designation**

Current FLUM Designation	Density / Intensity	Acreage	Max. Development Potential	
			Residential (units)	Non-Residential (SF)
Residential	15 DU/AC	48.7	731	
Commercial (out of CBD)	1.0 FAR	3.7		55,694
Institutional	0.25 FAR	92.0		1,001,660
Industrial	0.25 FAR	0.9		10,019
Unassigned	-	3.2	-	
Palm Beach County				
<i>Residential Medium</i>	5.0 DU/AC	5.0	25	
<i>Residential High 8</i>	8.0 DU/AC	38.4	307	
<i>Residential High 12</i>	12.0 DU/AC	123.9	1,486	
<i>Commercial Low</i>	0.35 FAR	9.7		147,884
<i>Industrial</i>	0.45 FAR	59.9		1,174,591
Total		385.3	2,549	2,389,848

DU/AC = dwelling units per acre
 FAR = floor area ratio
 SF = square feet
 CBD = Central Business District

**Table 3
Maximum Development Potential – Proposed FLUM Designation**

Proposed FLUM Designation	Density / Intensity	Acreage	Max. Development Potential	
			Residential (units)	Non-Residential (SF)
Residential	15 DU/AC	94.0	1,410	
Commercial (out of CBD)	1.0 FAR	73.8		3,216,724
Institutional	0.25 FAR	87.4		951,440
Industrial	0.25 FAR	127.8		1,391,917
Recreation	0.10 FAR	2.3		9,997
Total		385.3	1,410	5,570,078



Northeast - Properties Proposed for Land Use or Zoning Change

Legend
Belle Glade City Limits
Properties

June 2010

