To: Council Members

From: Staff

Date: June 17, 2011 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Palm Beach Comprehensive Plan
DCA Reference No. 11-1

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. The TCRPC comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. The TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

The Town of Palm Beach has proposed text amendments to the Future Land Use Element of the Town Comprehensive Plan. The Town has requested that the DCA formally review the amendments.

Evaluation

A. Town Serving Businesses

The Town currently has restrictions in certain zoning districts on the size of commercial establishments that are primarily oriented to serving the needs of the Town. This matter was originally addressed to reverse the trend of commercial districts changing from a local to a region-serving function. However, the current maximum square footage (2,000 feet) for Town-serving businesses is considered to be too restrictive and not reflective of current trends for today’s commercial establishments. Therefore, Policy 2.3.1 is to be revised to:
1. eliminate the requirement for Town-serving uses in one district;
2. increase the maximum allowable space to 3,000 square feet in two districts; and
3. increase the maximum allowable space to 4,000 square feet in one district.

Also, the data and analysis on pages I-5 and I-9 is revised to reflect that 4,000 square feet is the maximum for town-serving businesses.

B. Rebuilding of Non-Conforming Standards

Policy 7.3 and the Data and Analysis on pages I-4 and I-19 through I-21 are revised to address the rebuilding of structures located seaward of the Coastal Construction Control Line. Non-conforming buildings and structures can be rebuilt under certain conditions, if consistent with the Florida Department of Environmental Protection standards. Rebuilding is permitted when damage is as a result of fire, act of nature, act of war, act of God or nature. Rebuilding must be to the same density and intensity, on the same footprint, and to the same size and configuration as those buildings and structures being replaced.

Extrajurisdictional Impacts

The proposed amendments were provided by the Town to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on March 8, 2011. Council is not aware of any significant extrajurisdictional impacts that would result from the adoption of the proposed 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. 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 Town of Palm Beach and to the State Land Planning Agency.

Attachments
# List of Exhibits

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<td>General Location Map</td>
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<td>Town Limits</td>
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Exhibit 1
General Location Map
Town of Palm Beach