MEMORANDUM

To: Council Members

From: Staff

Date: September 16, 2011 Council Meeting

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

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 City of Delray Beach has proposed a text amendment to the Future Land Use Element (FLUE) and one amendment to the Future Land Use Map (FLUM) of the City Comprehensive Plan.

Evaluation

A. Text Amendment

New Policy A-5.4 is being added to the FLUE to require that building and site designs for all development and redevelopment projects incorporate Crime Prevention Through Environmental Design standards to the greatest extent possible. The City indicates this policy is being added to increase community safety and reduce opportunities for criminal activity. The policy will be implemented through the site plan review process in the City land development regulations.
B. FLUM Amendment

This amendment is being transmitted by the City to assign a FLUM designation to a recently annexed property. The proposed amendment is for the 6.1 acre Lago Vista property on the southeast corner of Linton Boulevard and the E-3 Canal; west of Military Trail (see Exhibits). The property contains a 120 unit Nursing Home built in 1984. There is no change in the proposed use.

The property is currently located in the unincorporated County and has a FLUM designation of Institutional (INST/8). The proposed designation under the County plan is Community Facilities. The two designations are similar/compatible. The existing land uses on surrounding properties are:

- North - single family homes and apartments
- East - Delray Medical Center
- South - Delray Medical Center
- West - Residential condominiums

The FLUM designations on surrounding properties are:

- North - High Density Residential (County)
- East - Community Facilities
- South - Community Facilities
- West - Medium Density Residential (County)

The Lago Vista property and several other adjacent properties are included in a Water and Sewer Service Agreement. Properties that have previously been annexed include a shopping center (2001), the Delray Medical Center (2005), and Fair Oaks (2008). Pursuant to the agreement, the Lago Vista Property is being annexed concurrent with the proposed FLUM amendment.

The property lies within City Annexation Area “B”. Although the County FLUM designation applies until annexation, the City has previously assigned advisory City FLUM designations to properties in this area. The proposed amendment is consistent with the advisory FLUM designation and with Policy B-3.5 of the City FLUE.

Extrajurisdictional Impacts

The proposed amendments were provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee and were circulated for review in a notice dated June 27, 2011. There should be no significant extrajurisdictional impacts as a result of 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. The proposed amendments are not in conflict or inconsistent with the Strategic Regional Policy Plan.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the City and the State Land Planning Agency.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Lago Vista - Existing Land Use Map
3  Existing Future Land Use Map - with City Advisory Designations
4  Existing Future Land Use Map - with County Designations
5  Proposed Future Land Use Map - with City Advisory Designations
6  Proposed Future Land Use Map - with County Designations
Exhibit 1
General Location Map
City of Delray Beach

Delray Beach
Exhibit 2

LAGO VISTA
EXISTING LAND USE MAP

N
PLANNING AND ZONING
DEPARTMENT

SUBJECT PROPERTY

6.12 ACRES

-- DIGITAL BAKE MAP SYSTEM --

MID R\Planning & Zoning\DORED\101\102-101\101-102-103\LAGO VISTA Existing Land Use