TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: December 14, 2012 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Palm Springs Comprehensive Plan Amendment No. 12-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. 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 Village of Palm Springs is proposing one amendment to the Future Land Use Map (FLUM) of the comprehensive plan.

Evaluation

The Village is proposing to change the FLUM designation from High Density Residential to Light Industrial on a 14.23 acre parcel located at 1200 South Congress Avenue. The property was originally annexed into the Village in 2006. The annexation agreement permitted an existing flea market to remain on the property for five years. The land use was subsequently changed to High Density Residential and a townhome project was proposed for the site. However, the townhome project was never constructed.

The residential land use was a deviation from the originally planned Light Industrial or Commercial land use designation. Recently, the Village Council held a workshop to determine their vision for the Congress Avenue Corridor. One result of the workshop was the consensus that the subject property should return to the originally intended use. Commercial and industrial
uses were identified as more appropriate for this area of Congress Avenue than high density residential uses.

The future land use designations of properties surrounding the subject parcel are Commercial, Palm Beach County Urban Infill, and Palm Beach County Low Residential. The Village Land Development Board determined that any concerns related to compatibility with adjacent residential development could be addressed during the site planning process.

Extrajurisdictional Impacts

The proposed amendment was provided by the Village to the Palm Beach County Intergovernmental Plan Amendment Review Committee on July 2, 2012. No extrajurisdictional impacts have been identified.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is not in conflict or inconsistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the Village of Palm Springs and the Florida Department of Economic Opportunity.

Attachments
## List of Exhibits

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Exhibit 1
General Location Map
Village of Palm Springs