To: Council Members

From: Staff

Date: January 20, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Palm Springs Comprehensive Plan
Amendment No. 12-1ESR

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 two Future Land Use Map (FLUM) amendments to the Village Comprehensive Plan.

Evaluation

The amendments are being proposed to assign the Village’s land use designation to two properties that have been annexed from Palm Beach County. Following is a summary the amendments:

1. Marlboro Court

   This 12.59-acre property, located west of Donald Road between Park Lane and Dale Road, was annexed by the Village on June 9, 2011. The property is currently developed as a mobile home park. No change in use is being proposed at this time. The Village is proposing to assign a land use designation of Medium Density Residential, which allows 5.81 to 10.0 units per acre. The property is located within Palm Beach County’s Urban
Redevelopment Area and currently has a Palm Beach County land use designation of High Residential, which allows 8 units per acre.

2. **Syms Plaza**

This 10.64-acre property, located southeast of Military Trail and Forest Hill Boulevard, was annexed by the Village on December 11, 2008. The property is currently developed as a commercial strip center. The Village is proposing to assign a land use designation of Commercial. The property is located within Palm Beach County’s Urban Redevelopment Area and currently has a Palm Beach County land use designation of Urban Center.

**Extrajurisdictional Impacts**

The proposed amendments were provided by the Village to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on October 16, 2011. 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 amendments are 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

#### Exhibit

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Village Future Land Use Map</td>
</tr>
<tr>
<td>3</td>
<td>Proposed Future Land Use Map - Marlboro Court</td>
</tr>
<tr>
<td>4</td>
<td>Proposed Future Land Use Map - Syms Plaza</td>
</tr>
</tbody>
</table>
Exhibit 2

VILLAGE OF PALM SPRINGS
2019 FUTURE LAND USE MAP

Syms Plaza

Marlboro Court