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

Palm Beach County is proposing text amendments to eight comprehensive plan elements, including Fire Rescue Services; Recreation and Open Space; Library Services; Conservation; Intergovernmental Coordination; Introduction and Administration; Future Land Use; and Transportation. The package also includes amendments to the map series and two Future Land Use Atlas (FLUA) amendments.

Evaluation

A. Proposed Text and Map Series Amendments

1. Fire Rescue Services Element Updates

   The proposed amendment, requested by the Fire Rescue Department, makes general updates to:
   - update the Purpose and Existing Conditions section to reflect 2011 conditions regarding intergovernmental cooperation, funding, staffing and service population, and add a definitions section;
• delete definitions from the Introduction and Administration Element that are to be included in the element; and
• update the Existing & Future Fire Station Locations map.

2. Recreation and Open Space Element Updates

The proposed amendment revises the element to make general updates to:

• revise the level of service for regional, beach and district parks as follows:

<table>
<thead>
<tr>
<th>Park Classification</th>
<th>LOS 2011 1996</th>
<th>Projected LOS 2030 2015</th>
<th>Required LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional</td>
<td>4.12</td>
<td>3.31</td>
<td>3.31</td>
</tr>
<tr>
<td>Beach</td>
<td>.36</td>
<td>.29</td>
<td>.29</td>
</tr>
<tr>
<td>District</td>
<td>1.52</td>
<td>1.22</td>
<td>1.22</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Developed Acres/1000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional</td>
</tr>
<tr>
<td>Beach</td>
</tr>
<tr>
<td>District</td>
</tr>
</tbody>
</table>

• delete the Active and Passive Recreation Facility tables and data from the element, to be maintained in supporting documents;
• reclassify some of the larger community level parks to district parks. Currently the definition for Community Park is for parks between 5 and 40 acres and the definition of District Park is for parks greater than 40 acres. This amendment will replace the 40 acre figure with 25 acres for both definitions;
• update the Existing Conditions Palm Beach County Parks 1995 Map and the Future Conditions Palm Beach County Parks (1996-2015) Map; and
• revise the Introduction and Administration Element to modify definitions pertaining to community and district parks.

3. Library Service Element Updates

The proposed amendment makes general updates to:

• revise the element to adjust levels of service, update dates and timeframes that have expired and add a Definitions section;
• revise the Introduction and Administrative Element to delete definitions being added to the Library Services Element; and
• update the Palm Beach County Library System Map.

4. Conservation Element Updates

The proposed amendment revises the element to make general updates, including removing outdated requirements and making minor revisions to correct typographical errors.
5. Intergovernmental Coordination Element Updates

The proposed amendment updates the element to remove references of the Multi-Jurisdictional Forum and updates policy numbers referring to other elements to reflect the correct objectives and policies within each element.

6. Map Series Updates

The proposed amendment revises and updates the following maps in the Comprehensive Plan Map Series:

- Coastal Resources Map to update the information presented based on the most readily available data; and
- Special Planning Areas Map to depict the West Lake Worth Road Neighborhood Plan.

7. Introduction and Administration Element Updates

The proposed amendment revises the element to:

- reflect recent 2011 legislation by adding planning timeframes, updating Evaluation and Appraisal procedures, and modifying amendment procedures to allow large scale amendments to be accepted more than twice per year if approved by the Board of County Commissioners (BCC);
- eliminate redundant and/or outdated text and definitions; and
- delete the abbreviations and acronyms section.

8. Transfer of Development Rights

The proposed amendment, initiated by the BCC, revises the Future Land Use Element (FLUE) to modify Transfer of Development Rights (TDR) Program provisions to add an exception from the requirement to use TDRs to increase density for projects that propose density up to, but not exceeding, density proposed by the master plan of a neighborhood plan formally received by the BCC.

Six neighborhood plans have been created for areas of Palm Beach County and formally received by the BCC. Of these, only the West Lake Worth Road Neighborhood Plan includes a master plan with recommendations for specific densities. At this time, the West Lake Worth Road Neighborhood Plan would be the only neighborhood plan which would be exempted from the TDR requirement, per the proposed amendment.
B. Proposed Agricultural Reserve Related Text Amendments

1. Agricultural Reserve Packing Plants

   The proposed amendment revises the FLUE to modify Agricultural Reserve Tier provisions in order to allow packing plants within Agricultural Reserve planned development district preserves provided the preserve area meets the following criteria:

   a. located on a roadway classified as an arterial road on Figure TE 3.1 – Functional Classification of Roads; and
   b. located on or adjacent to active agricultural crop production.

   This text amendment will only apply to preserve areas in the Agricultural Reserve designated as Planned Development District (PDD) preserves. The text amendment does not apply to preserves purchased by governmental agencies to protect agricultural or environmentally sensitive lands.

2. Agricultural Reserve Institutional Medical

   The proposed amendment revises the FLUE to allow medical related uses within an Institutional and Facilities future land use designation on a site surrounded by the Bethesda West Hospital located in the Agricultural Reserve Tier.

C. Proposed Agricultural Reserve Related FLUA Amendments

1. Agricultural Reserve Boynton Beach Institutional

   The proposed amendment is to change the future land use designation of three parcels of land totaling 4.88 acres from Agricultural Reserve (AGR) and Special Agriculture (SA) to Institutional and Public Facilities (INST) while retaining their existing land use designations as alternative designations.

   The properties are located in the northern part of the Agricultural Reserve Tier on the north side of Boynton Beach Boulevard, just east of State Road 7 (see Exhibit 2). The intent of the amendment is to allow for continued operation of the existing uses under the alternative AGR and SA land use designations, and allow for future development of the site with medical related uses under the INST land use designation (see Exhibits 3 and 4). To allow for the development of the medical related uses, a text amendment is being processed concurrently to specifically identify the sites and allow development of medical office and medical related uses.
D. Proposed County-Initiated Corrective FLUA Amendment

1. Finnish American Rest Home Comprehensive Plan Amendment

The proposed amendment is to change the future land use designation of a 10.68-acre parcel from Medium Residential (MR-5), which allows up to five dwelling units per acre, to Institutional Facilities with an underlying 12 dwelling units per acre (INST-12) with a condition to limit the use of the site to a congregate living facility/nursing home (see Exhibits 6 and 7).

The subject site is in the Urban Suburban Tier north of the intersection of High Ridge and Lantana Roads (see Exhibit 5). The site is owned by Finnish American Rest Home, Inc. and has been in operation as a nursing home and congregate living facility since its construction in the early 1970s. The County is initiating this site-specific amendment to assign the correct future land use designation for the site because the current designation was incorrectly assigned with the adoption of the County Comprehensive Plan in 1989.

E. Proposed Transportation-Related Amendments

1. Transportation Element Updates

The proposed amendment revises the element to make general updates and delete obsolete references for consistency with changes to the Florida Statutes and the eliminated Chapter 9J-5 of the Florida Administrative Code.

2. Coastal Residential Exception Area

The proposed amendment clarifies the description of the boundaries of the Coastal Residential Exception Areas.

3. Riviera Beach Community Redevelopment Area (CRA) Transportation Concurrency Exception Area (TCEA)

The proposed amendment revises the element to modify the City of Riviera Beach CRA TCEA in order to reflect changes in circumstances and the expiration of some dates. The changes involve implementation of the following measures:

- revise a provision of the City CRA that requires a Transit Circulator Service by the year 2007;
- revise the trigger for requiring the CRA to acquire a rail station site from the year 2010 to a more realistic timeframe when the site is actually needed; and
- eliminate a requirement to improve the intersection at Blue Heron and U.S. 1, because it is not consistent with current redevelopment plans.
4. Westgate-Belvedere Homes CRA TCEA

The proposed amendment modifies the element to revise a provision for the Westgate-Belvedere Homes CRA TCEA that requires a Transit Circulator Service by 2010. This amendment revises the transit condition to be triggered by a development threshold rather than a time certain.

Extrajurisdictional Impacts

The proposed amendments were provided by the County to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on January 6, 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 amendments are not in conflict or inconsistent with the SRPP.

Recommendation

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

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Boynton Beach/SR 7 Institutional Amendment Location Map
3  Boynton Beach/SR 7 Institutional Amendment Existing Land Uses Map
4  Boynton Beach/SR 7 Institutional Amendment Proposed Land Uses Map
5  Finnish American Rest Home Amendment Location Map
6  Finnish American Rest Home Amendment Existing Land Uses Map
7  Finnish American Rest Home Amendment Proposed Land Uses Map
Exhibit 1
General Location Map

Finnish American Rest Home Amendment

Boynton Beach/SR 7 Institutional Amendment
Exhibit 3
Boynton Beach/SR 7 Institutional Amendment Existing Land Uses Map
Exhibit 4  
Boynton Beach/SR 7 Institutional Amendment Proposed Land Uses Map

<table>
<thead>
<tr>
<th>Amendment No:</th>
<th>AGR Boynton Beach Boulevard Institutional (LGA 2012-002)</th>
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<tbody>
<tr>
<td>FLUA Page No:</td>
<td>89</td>
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<tr>
<td>Amendment:</td>
<td>Agricultural Reserve (AGR) to Institutional and Public Facilities with alternative AGR (INST/AGR) on 3.30 acres, and Special Agriculture (SA) to Institutional and Public Facilities with alternative SA (INST/SA) on 1.58 acres</td>
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<td>Location:</td>
<td>North side of Boynton Beach Blvd, approx. 800 ft. east of State Road 7</td>
</tr>
<tr>
<td>Size:</td>
<td>4.88 acres</td>
</tr>
<tr>
<td>Property No:</td>
<td>00-42-43-27-05-051-1011; 1012; 1013</td>
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<tr>
<td>Conditions:</td>
<td>none</td>
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![Map Diagram](attachment:image.png)
Exhibit 5
Finnish American Rest Home Amendment Location Map
Exhibit 6
Finnish American Rest Home Amendment Existing Land Uses Map
Exhibit 7
Finnish American Rest Home Amendment Proposed Land Uses Map

<table>
<thead>
<tr>
<th>Amendment No:</th>
<th>Finnish American Rest Home (LGA 2012-005)</th>
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</thead>
<tbody>
<tr>
<td>FLUA Page No:</td>
<td>83</td>
</tr>
<tr>
<td>Amendment:</td>
<td>Medium Residential, 5 units per acre (MR-5) to Institutional and Public Facilities with an underlying 12 units per acre (INST/12) with condition.</td>
</tr>
<tr>
<td>Location:</td>
<td>South of South Drive and Lake Erie Drive north of the intersection of High Ridge Road and Lantana Road</td>
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<tr>
<td>Size:</td>
<td>10.68 acres</td>
</tr>
<tr>
<td>Property No:</td>
<td>00-43-44-33-34-001-0000</td>
</tr>
<tr>
<td>Condition:</td>
<td>1. The development of the site is limited to a nursing home and/or CLF with a maximum of 250 total beds.</td>
</tr>
</tbody>
</table>

![Map of Finnish American Rest Home Amendment Proposed Land Uses Map](image)