To: Council Members
From: Staff
Date: March 16, 2012 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Gulf Stream 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 Town of Gulf Stream is proposing one Future Land Use Map (FLUM) amendment and a series of text amendments to several elements and sub-elements of the comprehensive plan.

Evaluation

A. FLUM Amendment

The Town is proposing an amendment to the FLUM to reflect the 2011 annexation of 16.6 acres located north of Sea Road, south of Little Club Road, and east and west of State Road A1A (North Ocean Boulevard). Currently, the property is assigned a Palm Beach County land use designation of High Residential-12, which allows up to 12 dwelling units per acre. The Town land use designation being proposed is Multi-Family Residential, which allows up to 5.7 dwelling units per acre. The annexation area includes 12 properties and a total of 102 existing multi-family dwelling units. The City of Boynton Beach will continue to provide water and waste water services to the developments within the annexation area.
B. Text Amendments

The Town is proposing numerous text amendments to the comprehensive plan to strengthen concurrency requirements, address non-conforming densities within the Town, and ensure the plan is consistent with recent changes in the state’s growth management regulations. The proposed text amendments include the following changes:

- The Data and Analysis sections of the Future Land Use, Transportation, Housing, Sanitary Sewer Sub-Element, Solid Waste Sub-Element, Potable Water Sub-Element, Recreation and Open Space, Coastal Management, and Capital Improvements Elements have been updated to reflect the annexation of the 16.6 acres.
- The Future Land Use Element has been updated to: 1) confirm the Town’s Concurrency Management system; 2) require properties in the state master file to be identified during the permitting process; 3) ensure proposed development will not adversely alter the drainage of neighboring properties or visual aesthetics of the area; 4) eliminate wording regarding encouraging infill development and reducing urban sprawl; 5) include language that states material management areas shall be maintained in a safe and visually attractive manner; and 6) eliminate a policy that states the need for a study for the burying of power lines within the town.
- The Housing Element has been updated to include: 1) modifications to a policy with respect to consideration of drafting a local historic preservation ordinance and proposing guidelines or regulations; 2) elimination of the timeframe with respect to coordination with the Palm Beach County Intergovernmental Plan Amendment Review Committee; and 3) revisions to an objective to include references to the definition of “group home” and eliminate the timeframe.
- The Sanitary Sewer Sub-Element has been updated to include: 1) elimination of a timeframe for a study of potential funding sources for a centralized wastewater plant; and 2) correction of a typographical error regarding the Las Casitas project.
- The Coastal Management Element has been updated to include: 1) amendments to the Data and Analysis portion to reflect the latest definition of the Coastal High Hazard Area and the latest regulating maps; and 2) policy revisions to eliminate the timeframe for the creation of a historic preservation ordinance.
- The Intergovernmental Coordination Element has been updated to: 1) add the City of Boynton Beach to the list of municipalities included in the coordination of activities along State Road A1A; and 2) include the Cities of Boynton Beach and Delray Beach in the annual discussion regarding the provision of potable water to the Town.
- The Capital Improvements Element has been updated to: 1) revise dates for proposed improvements; 2) reflect changes in the parks and recreation level of service; and 3) create a new policy for the Town to consider resident-approved assessment as a means of funding for capital improvements.

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 January 30, 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 Town and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Vicinity Map
3  Annexation Area Map
4  Future Land Use Map
Exhibit 2
Vicinity Map
Exhibit 4
Future Land Use Map

Subject Property

Legend:
- SF: Single Family
- MF: Multiple Family
- REC: Recreational
- P: Public Facilities
- CONS: Conservation

Town of Gulf Stream

Future Land Use Map

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Town of Gulf Stream Corporate Limits