MEMORANDUM

To: Council Members
From: Staff
Date: September 21, 2012 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Loxahatchee Groves 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 Loxahatchee Groves is proposing an amendment to the Future Land Use Map and text amendments to the Future Land Use Element of the Comprehensive Plan.

Evaluation

Amendment 12-1 is a proposed amendment to: 1) revoke the Multiple Land Use (MLU) designation previously assigned to the 96.73 acre “Simon Property” parcel located at the northwest corner of Southern Boulevard and “B” Road; 2) allow a 75-acre “Palm Beach State College” portion of the Simon Property to revert to the previous designation of Rural Residential 5 (RR5); 3) assign a Commercial Low (CL) designation to the remaining 21.73 acre “Loxahatchee Groves Commons” portion of the Simon Property; and 4) rescind Future Land Use Element Special Policy 1.15.1, which regulated the land uses and development intensity on the Simon Property as follows:

- Commercial Low (CL) – maximum of 21.0 acres/91,476 square feet of retail commercial space; Commercial Low Office – maximum of 21.0 acres/130,000 square feet of office commercial space; and Rural Residential 5 – minimum of 55.0 acres/maximum of 19 residential units.
Concurrent with Amendment 12-1, the Town is also proposing Amendment 12-2 to incorporate a new Special Policy 1.15.4 within the Future Land Use Element to govern the future development of the college campus on the 75 acre Palm Beach State College portion of the Simon Property. Special Policy 1.15.4 specifies applicable regulations, identifies the necessary elements to be included in the Master Site Development Plan, and requires the submittal of a Campus Master Plan for the Palm Beach State College property.

The Town’s staff report indicates that RR5 future land use category allows public schools. Therefore, it is appropriate to change the portion of the Simon Property targeted for the college campus to that designation. The staff report also indicates the proposed amendment will result in a net reduction of roadway trips.

**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 April 7, 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**
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Exhibit 1
General Location Map

Loxahatchee Groves
Adjacent Existing Land Uses

North - Collecting Canal and Collecting Canal Road (approximate 80 foot right-of-way). Seven properties are located to the north of these infrastructure features, ranging in size from 1.11 to 10.0 acres. Five of the seven properties are five acres in size, and five properties contain a single-family residence. Two of the properties contain active agricultural uses.

West - "A" Road Canal. To its west is the 86.6 acre Guest property, consisting of active agricultural uses.

East - "B" Road. Four properties are located further to the east. A vacant 16.4 acre parcel (Equestrian Partners) is located at the northeast corner of "B" Road and Southern Boulevard, followed to the north by three parcels ranging in size from 3 to 10 acres each, including two single-family homes and agricultural uses.

State Road 80

Scarthur Dairy Rd

Southern Blvd

South - Southern Boulevard and the C-51 Canal (approximate combined 450 foot right-of-way). The Landings PUD, within the Village of Wellington, is located further south, beyond the C-51 Canal right-of-way.

Amendment 12-1

Amendment 12-2

Map Scale
Exhibit 3
Future Land Use Map – Proposed Amendment 12-1
Exhibit 4
Future Land Use Map – Proposed Amendment 12-2