AGENDA ITEM 5D

To: Council Members
From: Staff
Date: January 18, 2013 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Glen Ridge Comprehensive Plan Amendment No. 13-1ESR

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 Glen Ridge is proposing a text amendment to the Future Land Use Element and one Future Land Use Map (FLUM) amendment.

Evaluation

The Town’s amendment package includes a text amendment to Policy 1.4 of the Future Land Use Element that adds “institutional uses (e.g., schools, etc.)” as an allowed use in the Commercial land use category. The amendment has been initiated so that the Town Council may consider an application to allow the development of The Renaissance Charter School at Summit on a 6.47-acre parcel located at the northwest corner of the intersection of I-95 and Summit Boulevard.

The amendment package also includes a proposal to change the FLUM designation of the same parcel referenced above from Single Family Residential to Commercial. The property is developed with a two-story single family residence constructed in 1976. The existing residence is planned to be demolished after approval is granted for the project. Adjacent uses include: a 100-
foot wide canal to the north; a railroad track and I-95 to the east; Summit Boulevard to the south; and a 100-foot wide canal and a single family lot to the west. The proposed charter school is expected to accommodate a maximum of 1,140 students. The amendment package indicates that public infrastructure and services are in place to serve the proposed development.

**Extrajurisdictional Impacts**

TCRPC requested comments from adjacent local governments regarding any conflicts with the proposed amendments. As of the date of the preparation of this report, no objections to the proposed amendments have been received from other local governments or agencies.

**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 of Glen Ridge and the Florida Department of Economic Opportunity.

**Attachments**
List of Exhibits

Exhibit

1    General Location Map
2    Existing Land Use Map
3    Future Land Use Map
Exhibit 1
General Location Map

Glen Ridge
Exhibit 2
Existing Land Use Map
Exhibit 3
Future Land Use Map

Subject Parcel