TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: March 15, 2013 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of North Palm Beach 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 Village of North Palm Beach is proposing one amendment to the Future Land Use Atlas (FLUA) of the comprehensive plan. The proposed amendment is to change the land use designation to Commercial on a 12.66 acre portion of The Benjamin School, a private school.

Evaluation

The Benjamin School property consists of 14.79 acres located east of U.S. Highway 1, north of McLaren Road, and east of Ellison Wilson Road. The existing school property has three different FLUA designations, including 12.17 acres Educational; 2.13 acres Commercial; and 0.49 acres Public Buildings and Grounds. The proposed amendment is to change the land use designation to Commercial on the parcels designated Educational and Public Buildings and Grounds. This change would result in the entire school property having a Commercial designation.

The amendment package indicates that the main purpose of the proposed amendment is to assign a future land use category that will allow the existing school use to continue at higher development intensity than is currently permitted. This change would allow the school to
construct a proposed 10,000 square foot maintenance facility. The present private school use is expected to be maintained for the foreseeable future.

The amendment package includes the results of a traffic study that analyzed the potential increase in traffic resulting from the proposed land use designation. The analysis was completed to determine traffic impacts according to guidelines established in the Palm Beach County Comprehensive Plan. For the purpose of the traffic study, an 186,611 square foot retail facility was assumed for the Commercial land use. The traffic study concluded that the proposed amendment will not significantly impact the adopted level of service of roadways in the 2035 Transportation System Plan, or the Florida Department of Transportation Five-Year Transportation Improvement Program.

**Extrajurisdictional Impacts**

The proposed amendment was provided by the Village to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), and was circulated by the IPARC Clearinghouse Coordinator on June 1, 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 amendment is not in conflict or inconsistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to the Village of North Palm Beach and the Florida Department of Economic Opportunity.

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Location of Proposed Comprehensive Plan Amendment
Exhibit 2
Location of Proposed Comprehensive Plan Amendment