To: Council Members

From: Staff

Date: January 17, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Manalapan Comprehensive Plan
Amendment No. 14-1ESR

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.

The amendment package from the Town of Manalapan includes one text amendment to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to revise Policy 1.5.1 in the Future Land Use Element. New language specifies that no less than 1 dwelling unit/parcel or lot shall be permitted on all parcels or lots meeting the minimum lot size for the zoning district in which it is located, and the Land Development Regulations may further restrict intensities. The purpose of the proposed changes is to clarify the intent of the existing policy and provide consistency between the Future Land Use Element and the Town’s Code of Ordinance.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 1, 2013. No extrajurisdictional impacts have been identified.
Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

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

Attachments
## List of Exhibits

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<td>General Location Map</td>
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<td>Proposed Changes to Policy 1.5.1</td>
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Exhibit 1
General Location Map

Town of Manalapan
Future Land Use Element

(For purposes of brevity, only those sections proposed to be modified are shown below. Proposed language is underlined and language to be deleted is struck through.)

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Policy: 1.5.1. The Town's land development regulations shall conform to and implement the following land use standards for districts provided on the Future Land Use Map, as follows:

A. Single Family Residential — .5 dwelling unit/acre on the Point, .3 dwelling unit/acre on the Ocean. However, no less than 1 dwelling unit/parcel or lot shall be permitted on all parcels or lots meeting the minimum lot size for the zoning district in which it is located.
B. Multi-Family Residential — 3-10 dwelling unit/acre.
C. Commercial - Floor area ratio not to exceed square footage of the lot, or lot of record computed at zero datum. Hotels shall not exceed 37 rooms per acre. The Land Development Regulations may further restrict intensities.
D. Public Buildings - Floor ratio not to exceed square footage of the lot, or lot of record computed at zero datum. The Land Development Regulations may further restrict intensities.