TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: March 21, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Palm Springs 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 Village of Palm Springs includes one change to the Future Land Use Map 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 assign a future land use designation of Commercial to a 37.43-acre property located at the northwest corner of the intersection of Kirk Road and 10th Avenue North. The property was recently annexed by the Village and has an existing Palm Beach County land use designation of Institutional. The subject property is currently developed and occupied by the Dorsey-E. Earl Smith Memorial Gardens, Funeral Home and Cemetery.

An annexation agreement between the Village and property owner allows for the expansion and addition of new burial plots, new mausoleums, and new ancillary facilities without requiring the existing non-conforming buildings, structures, and other uses to be brought into conformance with the code or obtain variances. The Village of Palm Springs staff report indicates there will be no significant impact to Village services.
Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on December 21, 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 Village of Palm Springs and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

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

Village of Palm Springs
Exhibit 2
Annexation Map

VILLAGE OF PALM SPRINGS
Annexation

SITE

Address: 3041 Kirk Road
Proposed Future Land Use: Commercial
Proposed Zoning: CG

DATE: 12/18/2013
Exhibit 3
Future Land Use Map