

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C7

From: Staff

Date: December 9, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Loxahatchee Groves Comprehensive Plan
Amendment No. 16-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 Loxahatchee Groves contains a text amendment to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to add Special Policy 1.15.7 to the Future Land Use Element. The policy states: Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a Commercial Low, Commercial Low Office, Institutional and Public Facilities, or Conservation future land use designation. The area is bound by the following: Collecting Canal (north), Southern Boulevard (south); "C" Road (east); and "B" Road (west).

The special policy is proposed in response to a request from an applicant for two parcels totaling 15.62 acres located on the east side of "B" Road, approximately 0.2 miles north of Southern Boulevard. The existing land use of the property is Rural Residential 5, which allows 1 unit per 5 acres. Adjacent land uses are the approved 90.32 acre Grove Town Center Multiple Land Use Planned Unit Development to the east and south; a wholesale nursery to the north; "B" Road on

the west followed by the Palm Beach State College Campus. "B" Road is currently being paved from Southern Boulevard north to the Collecting Canal.

The proposed text amendment has been requested, because the character of the surrounding area has changed from that of agriculture to mixed use consisting of Institutional and Retail and Office. In addition to the land use changes, "B" Road improvements and central water and sewer improvements along "B" Road provide opportunities for other uses on the subject property. The town staff report indicated the proposed amendment is generally consistent with the comprehensive plan and changing nature of the surrounding area.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Town staff indicated the proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 18, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachment

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes Showing Strikethrough and Underline
- 3 Subject Property Location Map

Exhibit 1 General Location Map

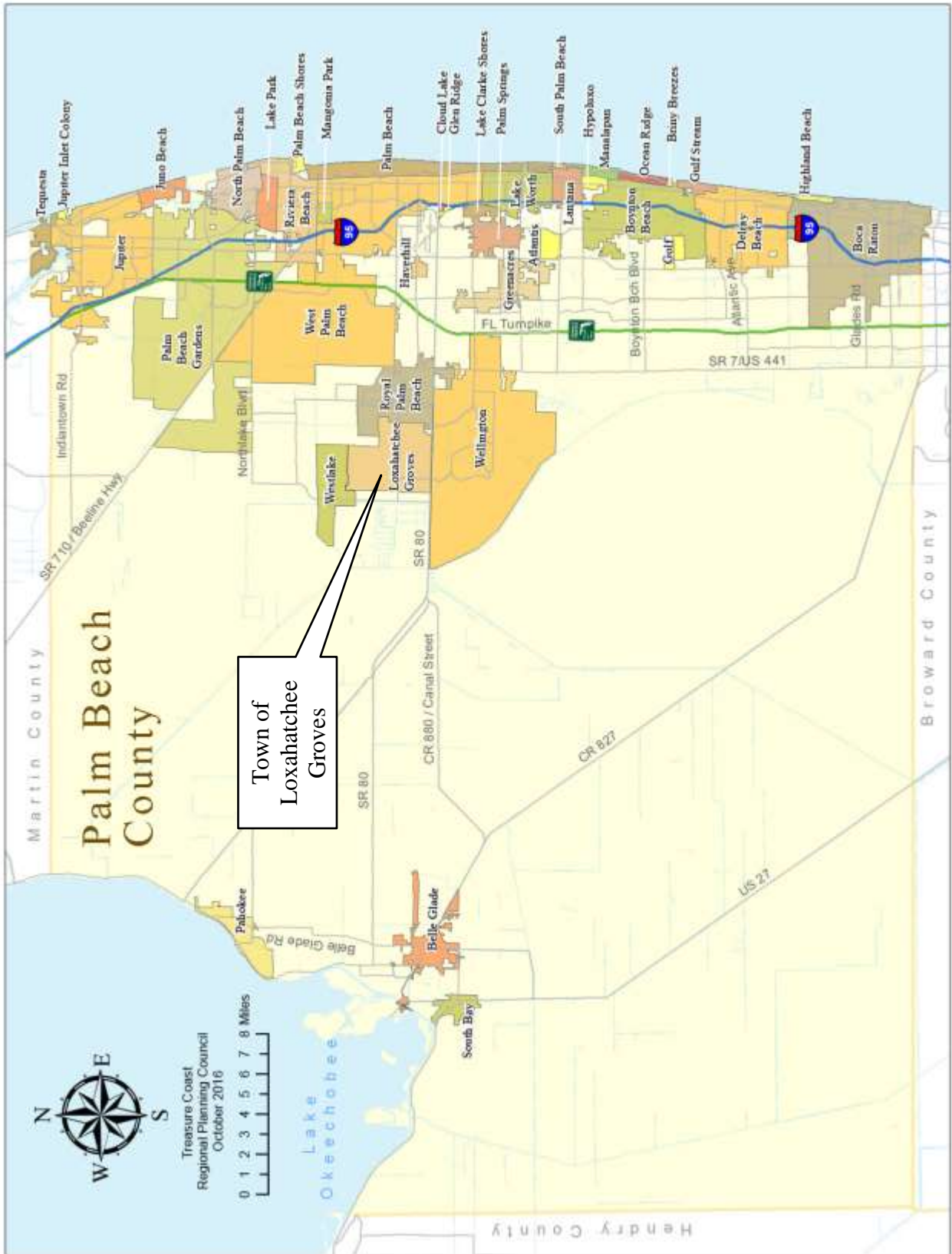


Exhibit 2

Text Changes Showing Strikethrough and Underline

1. Addition of Special Policy 1.15.7 to the text of the Future Land Use Element to clarify the future development potential within the area defined by the following features: Collecting Canal (north), Southern Boulevard (south), "C" Road (east), and "B" Road (west).

Words underlined are additions to the current text of the Comprehensive Plan.

1.15.7: Special Policy:

Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a MLU, CL, CLO, INST or CON Future Land Use designation: Collecting Canal (north), Southern Boulevard (south), "C" Road (east), and "B" Road (west).

Exhibit 3 Subject Property Location Map

