

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8B5
From: Staff
Date: February 17, 2017 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Loxahatchee Groves Comprehensive Plan
Amendment No. 17-1ESR

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 text changes to the Future Land Use and Transportation elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment would modify a goal and several objectives and policies in the Future Land Use and Transportation elements. Most of the changes are related to protecting the rural character of the town and maintaining Okeechobee Boulevard as a two-lane section. The major changes are summarized below:

Future Land Use Element

- Add new Objective 1.1A to indicate the town shall protect its rural character by maintaining Okeechobee Boulevard as a two-lane section.
- Add new Policy 1.1A.1 to indicate in order to maintain the two lane-section on Okeechobee Boulevard, the town shall support implementation of: a) expansion to a two-

lane divided median enhanced rural parkway with properly-spaced left-turn lanes; b) traffic calming features limited to roundabouts at the intersections of Okeechobee Boulevard and the streets identified by letter names; and c) implementation and enforcement of reduced speed limits.

- Add new Policy 1.1A.2 to annually work with Palm Beach County to incorporate future roadway improvements that implement the town's Okeechobee Boulevard planning policy within the Five-Year Transportation Improvement Program.
- Add new Policy 1.1A.3, which states to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents, the town shall create a rural-style commercial center along the Southern Boulevard corridor.
- Revise Policy 1.1.B.4 to indicate the land development regulations will direct future commercial low and commercial low office development to the Southern Boulevard corridor.
- Revise Objective 1.2 to indicate the town shall support a defined list of rural-style commercial center policies along the Southern Boulevard corridor.
- Delete Policy 1.12.3, which states the town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents. Most of the language in this policy was relocated to new Policy 1.1A.3.
- Revise Table 1.8 to change the maximum floor area ratio of non-residential uses from 0.2 to 0.15 in the Rural Residential 5 land use category.

Transportation Element

- Revise Goal 1 to indicate the town shall provide, maintain and improve a safe, convenient and energy efficient multi-modal transportation system that is consistent with the town's growth management principles, specifically the maintenance of its character, and is coordinated with a regional network, which balances the needs of all current and future users in a manner to ensure the economic vitality of the Town as a rural residential community and the enhancement of the town's quality of life.
- Revise Policy 2.1.1 to add the following text: in order to maintain Okeechobee Boulevard as a two-lane section, the town may pursue a CRALLS (Constrained Roadway Operating at a Lower Level of Service) designation or alternative roadway classification.
- Revise Policy 2.7.5 to indicate the town shall investigate strategies to coordinate with the Florida Department of Transportation and Palm Beach County to implement the town's Okeechobee Boulevard policies stated in Objective 1.1A of the Future Land Use Element.

- Revise Policy 2.8.3 to delete Okeechobee Boulevard from the requirement for all applicants for site plan approval of all non-residential development to conform with the need for a Bus Stop Boarding and Alighting Area, as determined by Palm Tran. This policy would now only apply to Southern Boulevard.

Regional Impacts

No adverse effects on regional resources or facilities have been identified. However, Okeechobee Boulevard is a significant regional facility identified in the SRPP. East of the Town of Loxahatchee Groves, Okeechobee Boulevard is a State Road (SR 704), but it is a county road within the Town of Loxahatchee Groves and westwards. Discussions with the county staff indicate there would be extrajurisdictional impacts associated with maintaining Okeechobee Boulevard as a two lane facility, because this section of the road has already been identified as a four-lane facility on the Palm Beach Metropolitan Planning Organization (MPO) Long Range Plan. Furthermore, Okeechobee Boulevard is identified as a four-lane road through the town on Map TRN-2.8, Future 2030 Number of Lanes (Bi-Directional) in the town's comprehensive plan. The town should work with Palm Beach County and Palm Beach MPO to identify a solution to maintaining the rural character of the town in a way that is consistent with existing transportation plans. The town should also work with the Florida Department of Transportation to assist in identifying ways to meet the needs of the future regional transportation system.

Conclusion

Council supports the town's initiative to maintain the rural character of Okeechobee Boulevard within the town's jurisdiction. The town should work with Palm Beach County, the Palm Beach MPO, and Florida Department of Transportation to identify a solution to maintaining the rural character of the town and to meet the needs of the future regional transportation system.

Recommendation

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

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes Showing Strikethrough and Underline
- 3 Map TRN-2.8 Future 2030 Number of Lanes

EXHIBIT 2
Text Changes Showing Strikethrough and Underline

TOWN OF LOXAHATACHEE GROVES

ORDINANCE NO. 2017-01

ATTACHMENT 1
Comprehensive Plan Amendment 2017-01

1. AMENDMENT 2017-01 FUTURE LAND USE ELEMENT

1.1A *Objective:*

The Town shall protect its rural character by maintaining Okeechobee Boulevard as a two-lane section.

1.1A.1 Policy: In order to maintain the two-lane section, the Town shall support implementation of the following Okeechobee Boulevard improvements:

a) Expansion to a two-lane divided median enhanced rural parkway with properly-spaced left-turn lanes.

b) Traffic calming features limited to roundabouts at the Letter Road intersections with Okeechobee Boulevard.

c) Implementation and enforcement of reduced speed limits.

1.1A.2. Policy: On an annual basis, work with Palm Beach County to incorporate future roadway improvements that implement the Town's Okeechobee Boulevard planning policy within the Five-Year Transportation Improvement Program (TIP).

1.1A.3. Policy:

To provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents, the Town shall create a rural-style commercial center along the Southern Boulevard corridor

1.1B.4 Policy:

Land development regulations will, at a minimum:

k) Direct future commercial low and commercial low office development to the Southern Boulevard corridor.

1.2 *Objective:*

The Town shall support development of a the following rural-style commercial center policies along the Southern Boulevard Corridor.

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1.12.3. Policy: Reserved

~~The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents.~~

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Table 1-8 Future Land Uses

<i>Land Use Category</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>
<i>RESIDENTIAL</i>		
Rural Residential 5 (RR-5)	1 du/5 acres	0.2 0.15 (non-residential uses only)
<i>COMMERCIAL</i>		
Commercial Low Uses (CL)		0.10
Commercial Office Uses - Commercial Low (CL-O)		0.20
<i>INSTITUTIONAL</i>		
Institutional and Public Facilities (INST)		0.10

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2, AMENDMENT 2017-01 TRANSPORTATION ELEMENT

(NOTE: Underlined text is an addition and ~~struck-through~~ text is a deletion)

GOAL 1

The Town of Loxahatchee Groves shall provide, maintain and improve a safe, convenient and energy efficient multi-modal transportation system that is consistent with the Town's growth management principles, specifically the maintenance of its character, and is coordinated with a regional network which balances the needs of all current and future users so as in a manner to ensure the economic vitality of the Town as a rural residential community and the enhancement of the Town's quality of life.

Concurrency Management

2.1.1 Policy:

The Town of Loxahatchee Groves shall adopt the generalized two-way peak hour volumes for Florida's Urbanized Areas for all County urban collector roadways such as Okeechobee Boulevard at the Level of Service (LOS) "D" standard. However, in order to maintain Okeechobee Boulevard as a two-lane section, the Town may pursue a CRALLS (Constrained Roadway Operating At A Lower Level Of Service) designation or alternative roadway classification.

2.2.4 Policy:

The Town of Loxahatchee Groves will coordinate with all affected local governments, special districts, the Loxahatchee Groves Water Control District, Florida Department of Transportation, Palm Beach County, Palm Beach County MPO and other public agencies to provide input and advocate for implementation of the Town's interests policies regarding future roadway plans for Okeechobee Boulevard, SR-80 and other roadways as necessary. The Town shall accordingly protect rights-of-way for future roadway projects and shall include right-of-way requirements in the Land Development Regulations.

2.6.2 Policy:

Future Right-of-Way requirements for State and County roads shall be established in conformance with FDOT, ~~the Loxahatchee Groves Water Control District~~ and Palm Beach County Standards to meet the future needs, while maintaining the rural character of the Town.

2.7.5 Policy:

The Town shall review roadways and intersections with frequent speeding occurrences, operational deficiencies, and/or high crash frequencies. Specifically, the Town shall investigate strategies to coordinate with the Florida Department of Transportation and Palm Beach County to:

3. Implement Town Okeechobee Boulevard policies stated in Objective 1.1A of the Future Land Use Element.

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- 2.8.3 Require all applicants for site plan approval of all non-residential development on a property fronting ~~Okeechobee Boulevard~~ or Southern Boulevard to conform with the need for a Bus Stop Boarding and Alighting Area (BSBAA), as determined by Palm Tran.

