MEMORANDUM

To: Council Members

From: Staff

Date: December 14, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
       Draft Amendment to the City of Delray Beach Comprehensive Plan
       Amendment No. 18-1ESR

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 City of Delray Beach was received on September 5, 2018 and contains a text amendment to amend the Land Use Designation/Zoning Matrix (Table L-6) in the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The City-initiated text amendment to the Future Land Use Element of the comprehensive plan amends Table L-6 to include the Old School Square Historic Arts District (OSSHAD) as a zoning district that is compatible with the Community Facilities (CF) Future Land Use Map (FLUM) designation. The city staff reports notes that this amendment will correct an inadvertent omission that should have been addressed when the OSSHAD zoning district was originally created.

The Old School Square site was previously utilized as a school, which is the apparent origin of the CF Future Land Use designation. The city staff report indicates the only other current FLUM designation that the OSSHAD zoning district is consistent with is Other Mixed Use (OMU); however, the report expresses concern that applying the OMU designation could create the potential for unintended development pressure. Therefore, city staff recommended retaining the CF designation as it will maintain the existing use of the property as a community facility and
resolving the inconsistency by revising Table L-6 to make the OSSHAD zoning district consistent with the CF Future Land Use designation.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on June 18, 2018. 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 City of Delray Beach and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Table L-6 Land Use Designation/Zoning Matrix Showing Proposed Amendment
Exhibit 1
General Location Map
Exhibit 2
Table L-6 Land Use Designation/Zoning Matrix
Showing Proposed Amendment