TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: December 14, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Golf 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 extraterritorial 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 Village of Golf was received on November 5, 2018 and contains changes to the Future Land Use Map 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 change the future land use designation of two parcels of land totaling approximately 36.4 acres from Agricultural to Commercial. The subject property is located at the southeast corner of Woolbright Road and Military Trail. The property is currently a horse training facility. Adjacent future land use designations are County Commercial Low with an underlying 3 units per acre (CLX/3 and CL/3) and Residential Low 3 units per acre (LR-3) to the northwest and west; Village Commercial to the north; County Residential Low 3 units per acre (LR-3) and Village Public Buildings and Facilities to the east; and Village Agricultural to the south with County Low Residential 2 units per acre (LR-2) beyond.

The proposed amendment will allow up to 1,585,543 square feet of commercial development, replacing the existing maximum development potential of 3 dwelling units. In conjunction with related approvals being sought, the site is proposed for a multi-purpose development of 352,110 square feet that will be anchored by a supermarket/pharmacy and have a limited amount of various complementary retail, office and service establishment uses. Additionally, the
development will contain service industry facilities, wholesale trade and distribution, and limited access self-storage. Currently only 10.4 acres in the Village (1.9 percent of the total area of the municipality) are designated Commercial. The staff report indicates this proposal will diversify the Village’s economy and serve the predominantly residential community and surrounding neighborhoods. The staff report indicates the site is currently served by public sewer and water. Village staff has indicated traffic studies have been done and they are working with Palm Beach County on transportation concurrency.

Regional Impacts

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

Extrajurisdictional Impacts

As part of this review, Council requested comments from adjacent local governments that may be affected by the proposed amendments on November 6, 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 Village of Golf and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1   General Location Map
2   Aerial Map of Amendment Location
3   Existing Future Land Use Map
4   Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 3
Aerial Map of Amendment Location
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map