MEMORANDUM

AGENDA ITEM 4B9

To: Council Members
From: Staff
Date: May 18, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Loxahatchee Groves 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 Town of Loxahatchee Groves was received on April 10, 2018 and contains an amendment to the Future Land Use Element. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is intended to reduce the future land use designations in which public schools are an allowable use and require the approval of a special exception in order to construct a public school in the only land use designation in which they will be allowed – Institutional and Public Facilities. According to the staff report, this is a result of a recent effort to evaluate all of the compatibility of all of the uses allowed in the Agricultural Residential zoning district in the Town.

Future Land Use Element

- Revises Policy 1.5.1 to limit public schools to the Institutional and Public Facilities (INST) future land use category, require that they be approved by the Town Council through a special exception, and provide that Palm Beach State College remain a lawful
use regardless of any amendment to the permitted uses in the Rural Residential 5 (RR 5) future land use designation.

- Revises Table 1-8 to remove public schools from the list of allowable uses in the Rural Residential 5 (RR 5), Commercial Low (CL), and Commercial Office (CL-O) future land use designations. Also revises Table 1-8 to remove limited institutional and public facilities and add agricultural uses to the list of allowable uses in the Rural Residential 5 (RR 5) future land use designation.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 5, 2018. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified at this time. However, it is suggested that the text for the Institutional and Public Facilities (INST) category in Table 1-8 be revised to replace or supplement the listed use “educational” to explicitly state that “public schools” are allowed. This will support satisfaction of Policy 1.5.1 in the Future Land Use Element which uses the term “public schools” and Section 163.3177(6)(a)(7) of the Florida Statutes which requires that the Future Land Use Element clearly identify the land use categories in which “public schools” are an allowable use.

In addition, Section 163.3177(6)(a)(7) also requires that sufficient land be provided proximate to residential development and proximate to existing schools to meet the projected need for schools in coordination with the school district. With public schools limited to only one future land use category, this may become an issue in the future as the population grows. It is suggested that the Town pursue adoption of the Interlocal Agreement for Coordinated School Planning with the School District of Palm Beach County to provide for the coordination required in Section 163.3177(6)(h)(1) and (2) of the Florida Statutes. The Town may also negotiate their own agreement with the School District to accomplish those goals. Coordinated planning will allow the Town to more fully evaluate the impacts of growth and associated school needs, as well as participate more meaningfully in school siting and site design.

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 Shown in Strikeout and Underline format
EXHIBIT 1
General Location Map
EXHIBIT 2
Text Changes Shown in Strikeout and Underline

Words underlined are additions to and words struck through are deletions from the current text of the Comprehensive Plan.

1. Revision of Table 1-8 of the Future Land Use Element Goals (Ref: Following Pages)

2. Revision of the Future Land Use Element Goals, Objectives and Policies. Future Land Use Element Objective 1.5 is amended to read as follows:

1.5 Objective:
The Town shall specify the land use categories in which public schools are an allowable use.

1.5.1 Policy:
The Town shall allow public schools as a permitted use subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) all future land use categories except conservation. In any event, Special Policy 1.15.4 of the Future Land Use Element shall be interpreted as the Palm Beach State College property remaining a lawful use and not transformed to a nonconforming use by virtue of any amendment to the permitted uses in the Rural Residential 5 (RR 5) Land Use Category or the Town’s Unified Land Development Code (ULDC).
<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Density</th>
<th>Intensity (Maximum Floor Area Ratio)</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td>1/dwelling unit</td>
<td>0.15 (non-residential uses only)</td>
<td>Single-family dwelling units; public schools, and limited institutional and public facilities and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td>0.10</td>
<td>A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas. Limited institutional and public facilities allowed.</td>
</tr>
<tr>
<td><strong>COMMERCIAL LOW USES (CL)</strong></td>
<td></td>
<td>0.20</td>
<td>Offices for administrative, professional and business purposes, banking and financial institutions; membership organizations; and uses that are accessory to the office use including restaurants and public schools. Limited institutional and public facilities allowed.</td>
</tr>
<tr>
<td><strong>INSTITUTIONAL</strong></td>
<td></td>
<td>0.10</td>
<td>Uses permitted in the institutional and public facilities future land use designation include a full range of regional and community uses such as medical and ancillary, police and fire facilities, medical and accessory, educational, religious, and cultural uses.</td>
</tr>
</tbody>
</table>

**Table 1.8 Future Land Uses**

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 2018-01