

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8D
From: Staff
Date: April 17, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Belle Glade Comprehensive Plan
Amendment No. 15-1ESR

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 Belle Glade includes a change 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 on 188.98 acres that was recently annexed by the City of Belle Glade. The amendment is to change the future land use designations from Palm Beach County Institutional (INST) (119.80 acres), Industrial (IND) (48.39 acres), and Agricultural Production (AP) (20.79 acres) to the city designation of Industrial. The subject property is located on the east and west sides of Rose Street, west of North Main Street (US Highway 441/98) and south of Hooker Highway (SR 812). The future land uses on adjacent properties include Institutional and Agricultural Production to the north; Industrial and Institutional to the east; Industrial to the south; and Agricultural Production and Institutional to the west.

A portion of the subject property is vacant and was previously used for agricultural production. Also, the majority of the property is comprised of the former site of the State of Florida Glades

Correctional Institute and includes limited residential that was associated with the corrections facility. The subject property is bisected by an existing FEC railroad line. No specific uses or building square footage has been proposed at this time. However, the proposed amendment would allow approximately 2,057,000 square feet of industrial uses to be constructed on the property. The analysis provided with the amendment package did not identify any significant issues related to the provision of public facilities and services available to support the proposed change. A traffic analysis submitted with the amendment package concluded that the adopted level of service standards are anticipated to be met on any roadways significantly impacted by the proposed change.

Regional Impacts

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

Extrajurisdictional Impacts

Council requested comments from Palm Beach County, City of Pahokee, and City of South Bay. 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 Belle Glade and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Property Location Map
- 3 Aerial Photograph
- 4 Existing Future Land Use Map
- 5 Proposed Future Land Use Map

Exhibit 1 General Location Map

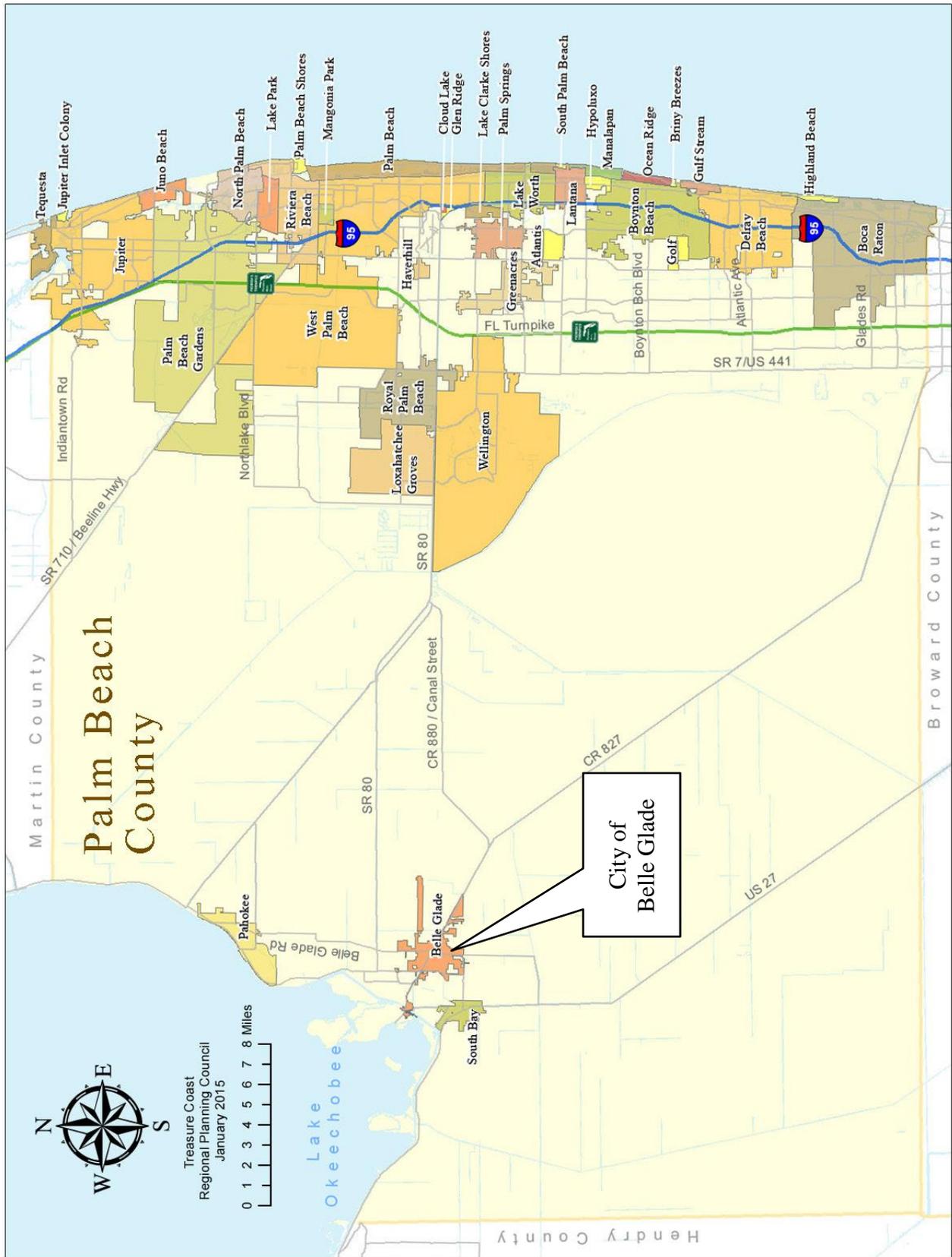
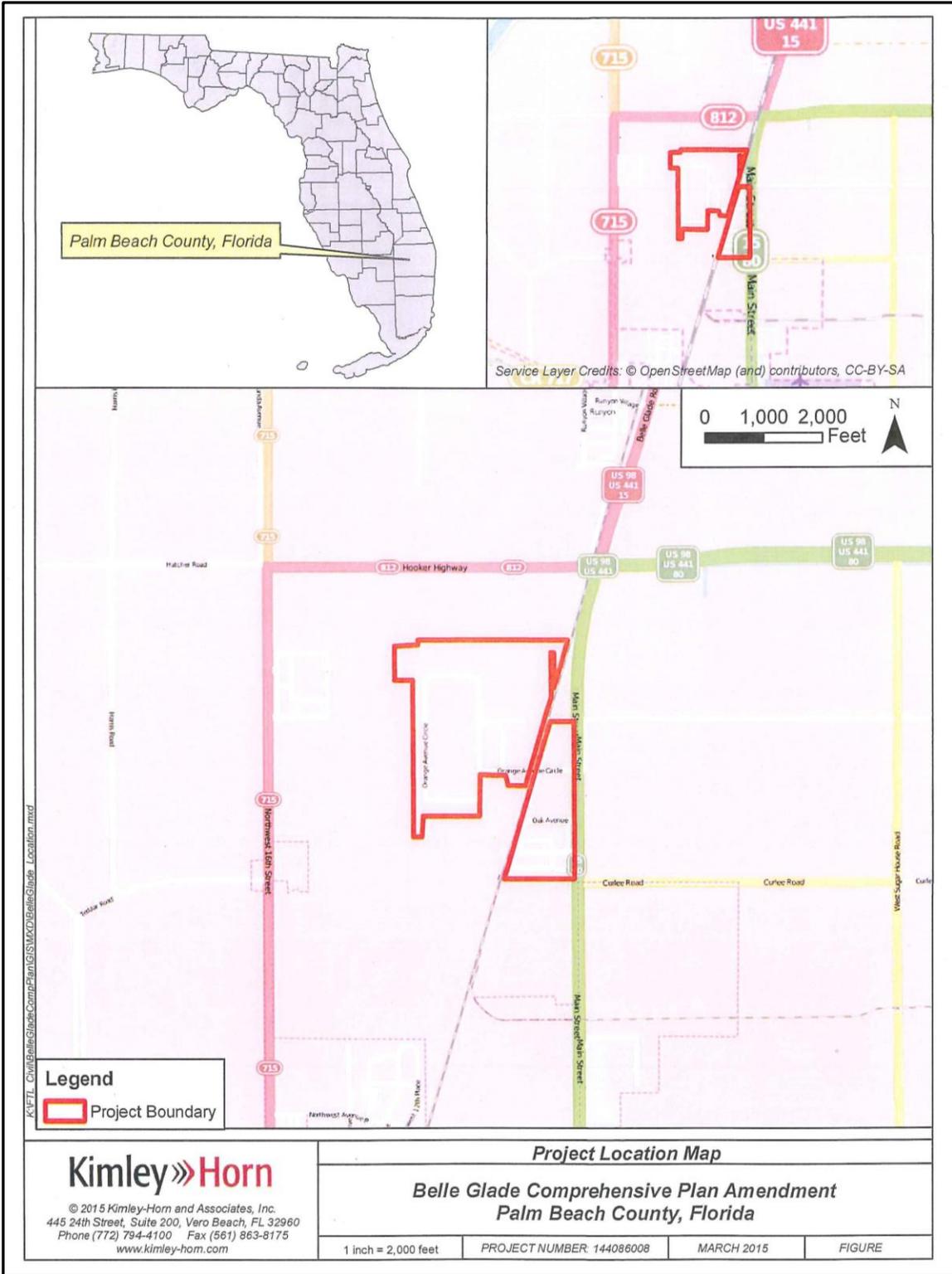


Exhibit 2 Property Location Map



Kimley»Horn

© 2015 Kimley-Horn and Associates, Inc.
 445 24th Street, Suite 200, Vero Beach, FL 32960
 Phone (772) 794-4100 Fax (561) 863-8175
 www.kimley-horn.com

Project Location Map

**Belle Glade Comprehensive Plan Amendment
 Palm Beach County, Florida**

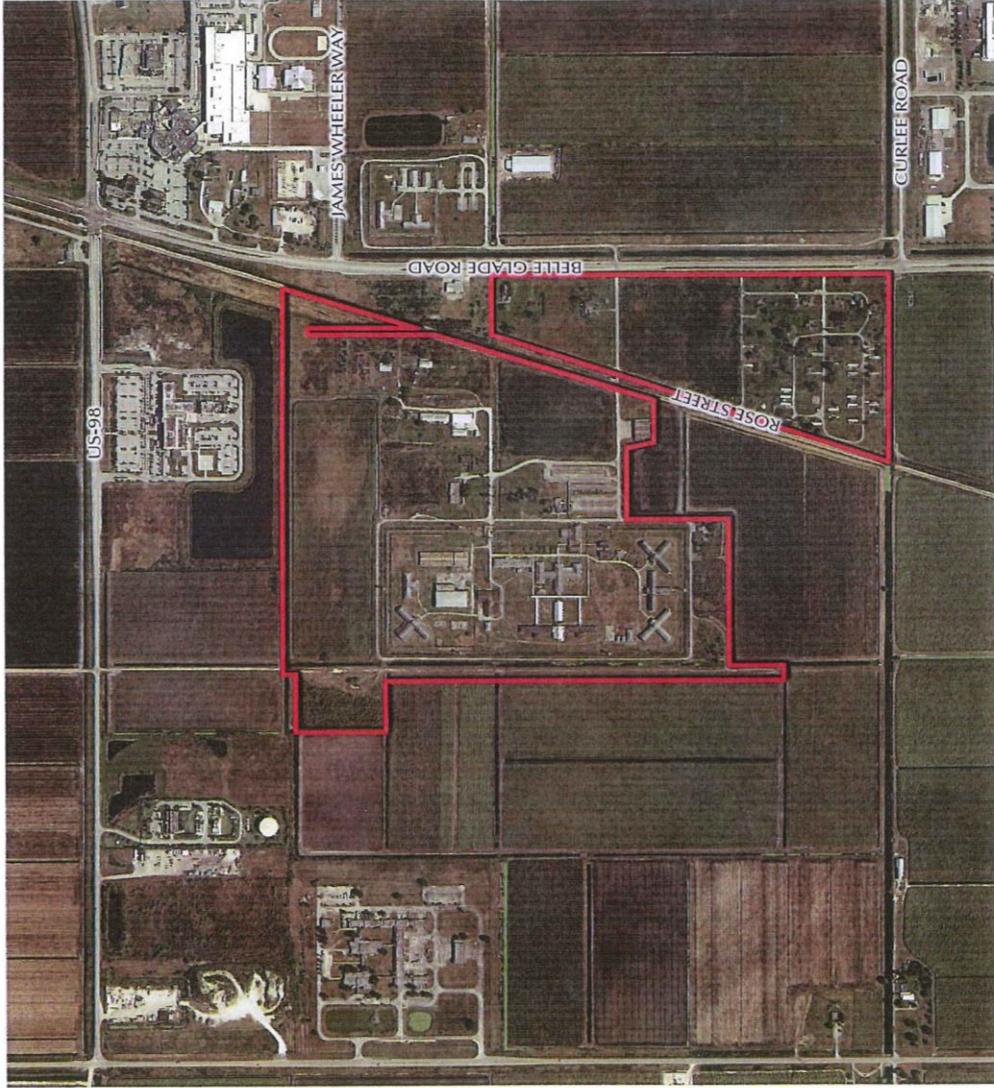
1 inch = 2,000 feet

PROJECT NUMBER: 144086008

MARCH 2015

FIGURE

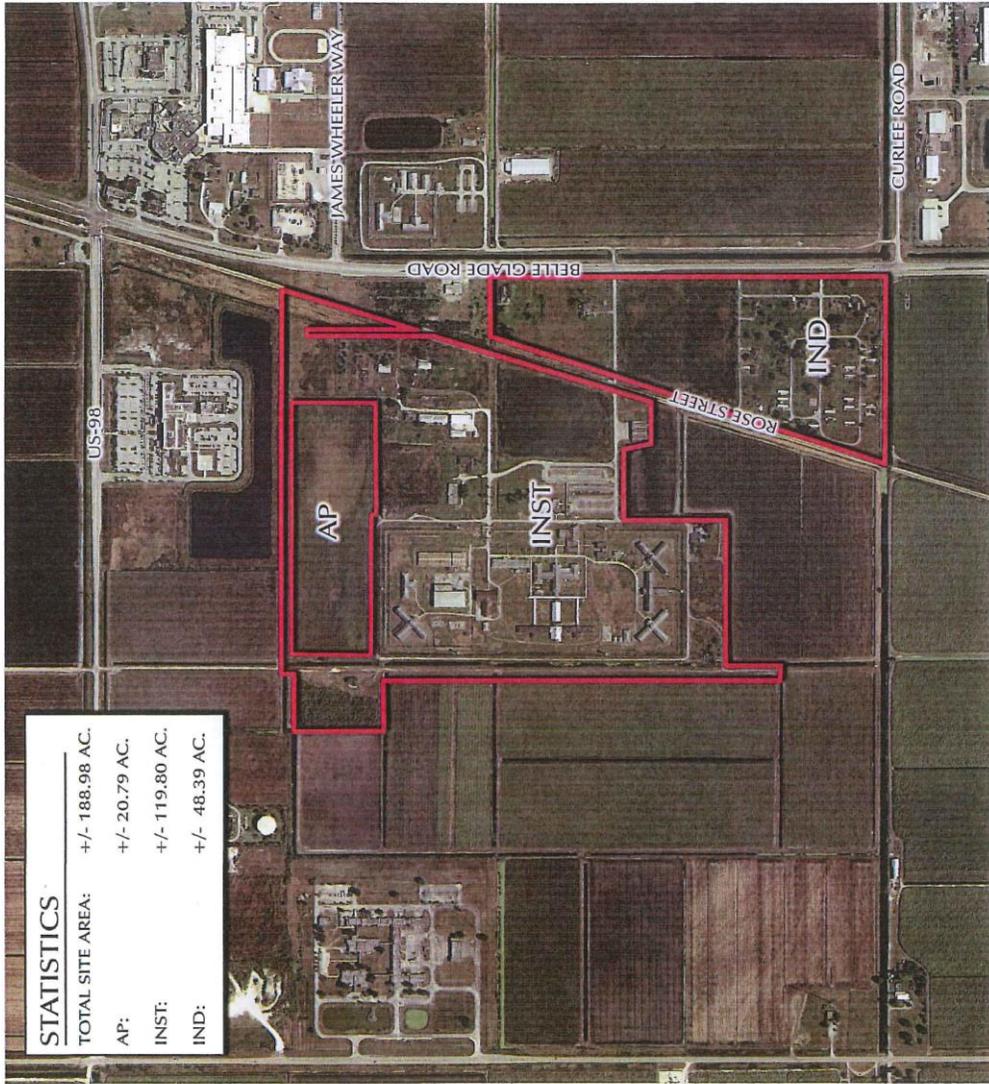
Exhibit 3 Aerial Photograph



LOCATION MAP
03/16/2015 • CONTACT: KELLY KLEPPEL, AICP (841) 379-7600 • AERIAL DATA © GOOGLE EARTH 2014

BELLE GLADE
PALM BEACH CO., FLORIDA

Exhibit 4 Existing Future Land Use Map



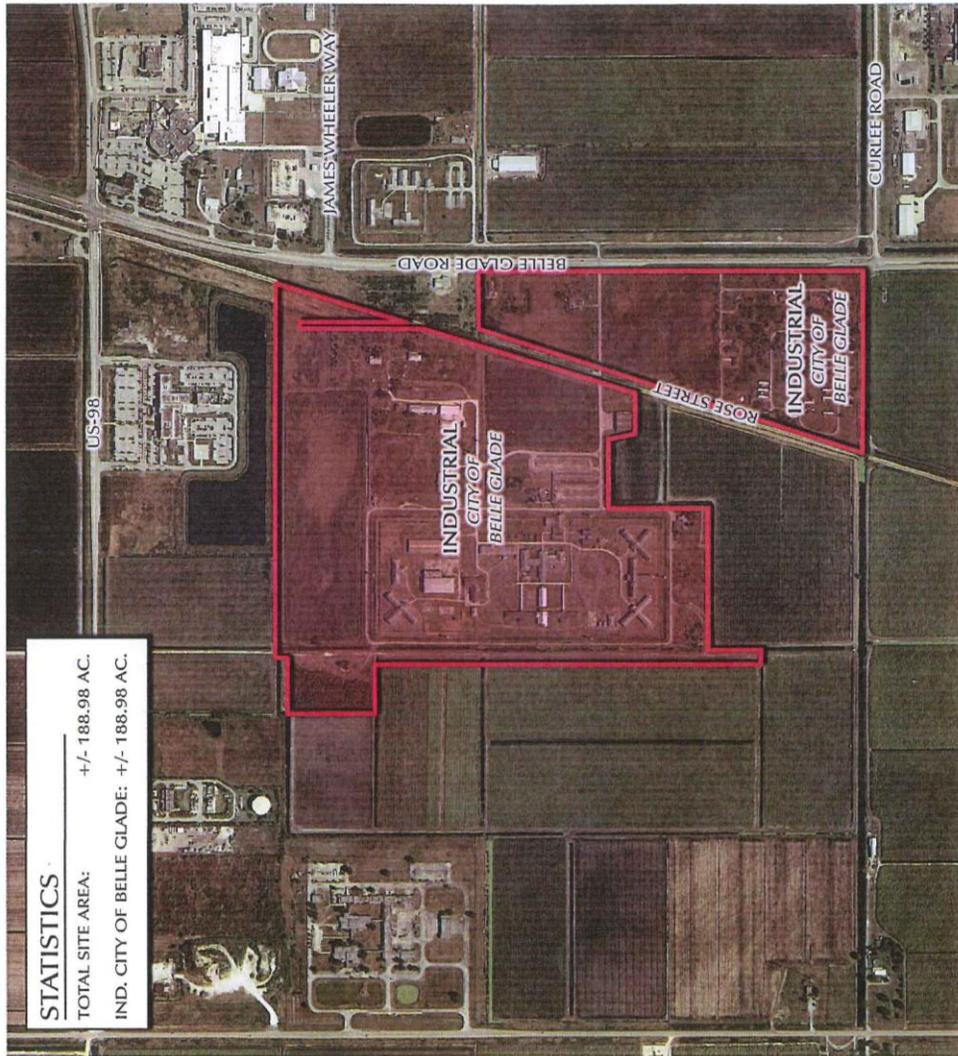
STATISTICS	
TOTAL SITE AREA:	+/- 188.98 AC.
AP:	+/- 20.79 AC.
INST:	+/- 119.80 AC.
IND:	+/- 48.39 AC.

BELLE GLADE
PALM BEACH CO., FLORIDA

EXISTING FUTURE LAND USE MAP
03/16/2015 • CONTACT: KELLEY KLEPPER/LACP (941) 379-7600 • AERIAL DATA: © GOOGLE EARTH 2014

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Exhibit 5 Proposed Future Land Use Map



BELLE GLADE
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PROPOSED FUTURE LAND USE MAP

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