

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8N
From: Staff
Date: March 20, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Palm Springs 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 Village of Palm Springs contains a proposed change to the Future Land Use (FLU) 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 FLU designation from Urban Center (Palm Beach County) to Commercial (Village of Palm Springs) on a 12.01-acre property that was recently annexed into the Village. The property is located at 4241 Lake Worth Road and is currently developed with a Home Depot store. The subject property is primarily surrounded by properties with pending Commercial or existing Medium Density Residential FLU designations.

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 October 14, 2014. 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 Palm Springs and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Ordinance No. 2014-40
- 3 Aerial Photograph
- 4 Future Land Use Map

Exhibit 1 General Location Map

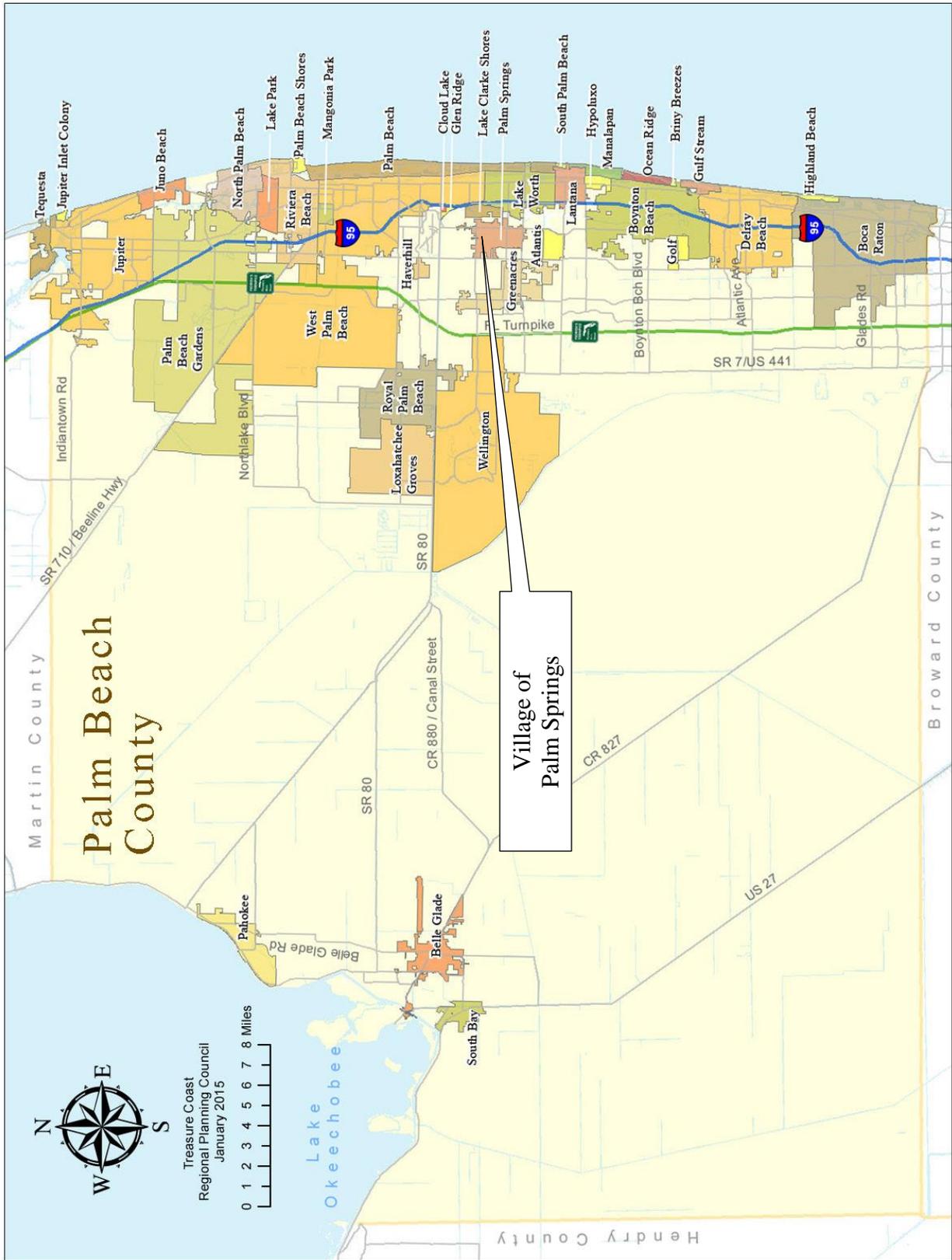


Exhibit 2
Ordinance No. 2014-40

ORDINANCE NO. 2014-40

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF PALM SPRINGS, WHICH AMENDMENT IS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, AS AMENDED, BEING SECTIONS 163.3161, ET. SEQ., FLORIDA STATUTES, PROVIDING FOR THE AMENDMENT OF THE VILLAGE'S FUTURE LAND USE MAP PURSUANT TO THE LARGE SCALE COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR THE PURPOSE OF INCLUDING THE 12.01 ACRE PROPERTY LOCATED AT 4241 LAKE WORTH ROAD, AS "COMMERCIAL" ON THE FUTURE LAND USE MAP "FLUM"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR DIRECTIONS TO THE VILLAGE CLERK; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

WHEREAS, the Village Council ("Council") of the Village of Palm Springs, Florida, ("Village") recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes, provides for amendments to the adopted Comprehensive Plan of the Village; and

WHEREAS, the Village's Local Planning Agency ("LPA") has reviewed the proposed Plan Amendment to amend the 12.01 acre property located at 4241 Lake Worth Road to "Commercial" at a duly advertised public meeting as required by Section 163.3174(4)(a), Florida Statutes, and has recommended that the proposed Plan Amendment as set forth in the attached **Exhibit "A"** be adopted; and

WHEREAS, the Village of Palm Springs has held all required public hearings; both prior to submission of the proposed Plan Amendment to the State Land Planning Agency, and after the proposed Amendment Comments are received by the Village of Palm Springs, in accordance with Chapter 163, Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council of the Village of Palm Springs, Florida hereby amends the current Comprehensive Plan dated November 9, 1989, as amended by Ordinance No. 91-02, Ordinance No. 96-09, Ordinance No. 97-09, Ordinance No. 97-

Ordinance No. 2014-40

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERGIO ESCALADA, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG GUNTHER, MAYOR PRO TEM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, COUNCIL MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Ordinance duly passed and adopted this _____ day of _____, 2014.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading _____

Second Reading _____

ATTEST:

BY: _____
VIRGINIA M. WALTON, VILLAGE CLERK



**STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS**

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

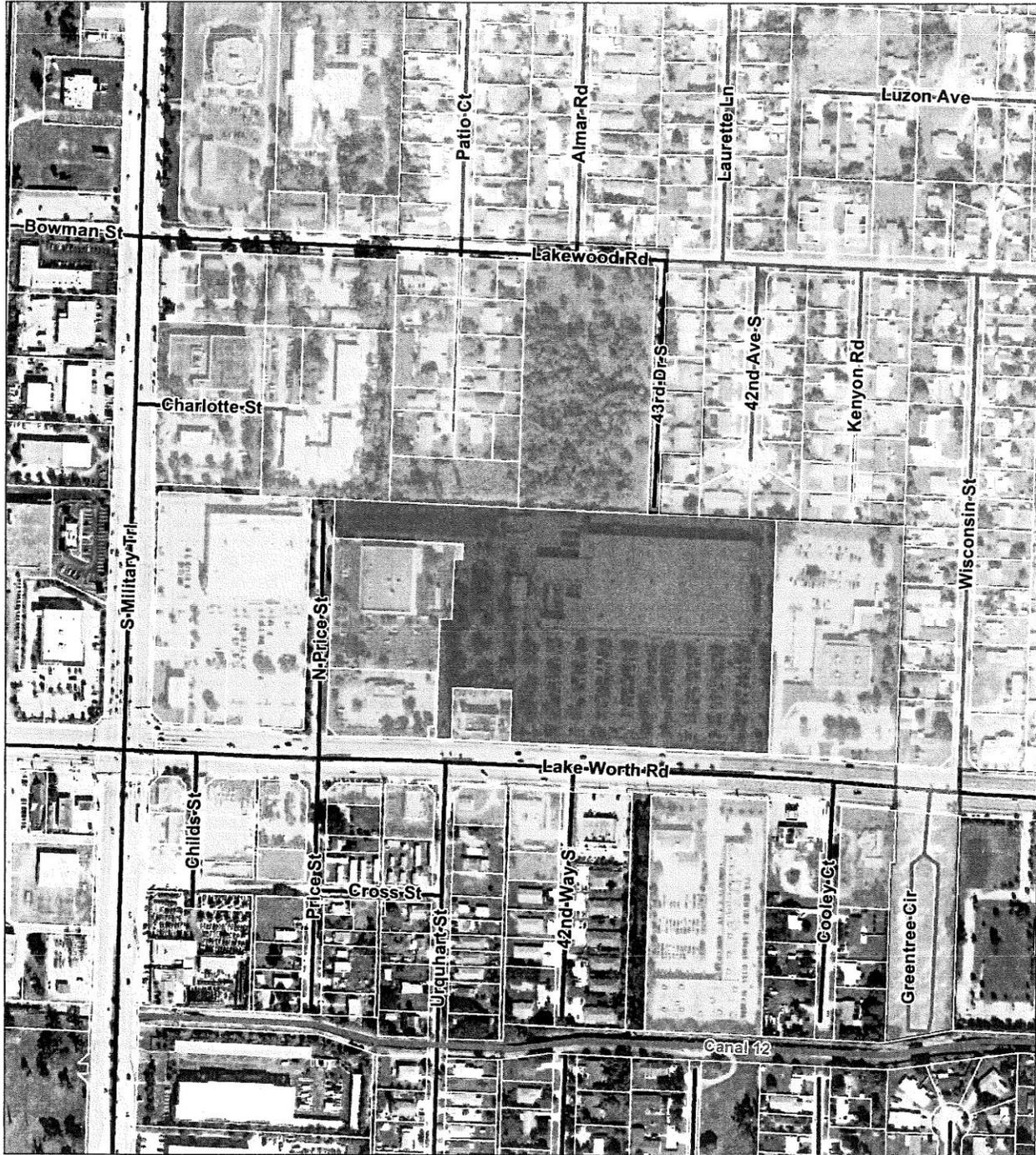
I hereby certify that this is a true and correct copy of Ordinance No. 2014-40 and the original document is on file in the Clerk's office.

Jane R. Worth, CMC
Deputy Village Clerk

Exhibit 3 Aerial Photograph

VILLAGE OF PALM SPRINGS
4241 Lake Worth Road

Figure 1



	4241 Lake Worth Rd
	Pending Annexation
	Village Limits

0 150 300 600
Feet

DATE: 11/20/2014



