

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8B4

From: Staff

Date: March 17, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Palm Beach County Comprehensive Plan  
Amendment No. 17-2ESR

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 Palm Beach County 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 on 31.60 acres of land with a designation of Agricultural Production to add an underlying Special Agriculture future land use designation with a limiting condition. The site is located on the north side of CR-880, 6.75 miles west of SR-80 and approximately 8 miles west of Wellington and 8 miles east of Belle Glade. A condition of approval will limit use to Equestrian Waste Management. The site is surrounded by agricultural land on all four sides (currently in sugar cane production) and, according to the applicant, used to be a sugar cane refinery.

The proposed amendment retains the site's current Agricultural Production designation but, by adding the underlying Special Agriculture designation, it will allow the site to become the first of the four sites authorized by the County's new Equestrian Waste Recycling Pilot Project adopted into their comprehensive plan on January 30, 2017 (previously reviewed by Council on

December 9, 2016). The pilot project seeks to address the longstanding issue of managing equestrian waste in Palm Beach County by creating additional opportunities for the recycling of the waste in an efficient, environmentally sustainable manner utilizing new management techniques offering better handling methods. These newer methods can be fully contained within structures, which have the benefits of eliminating nutrient run off and reducing water pollution, and recycle the waste into bedding material and other products that can reduce demands for raw materials. The county staff report concluded that the use of the site for equestrian waste recycling is compatible with surrounding uses, meets the requirements of the Pilot Project, and that the proposed change is not anticipated to have adverse impacts on levels of service and public facilities.

### Regional Impacts

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

### Extrajurisdictional Impacts

The report indicates the proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 25, 2017. 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 Palm Beach County and the Florida Department of Economic Opportunity.

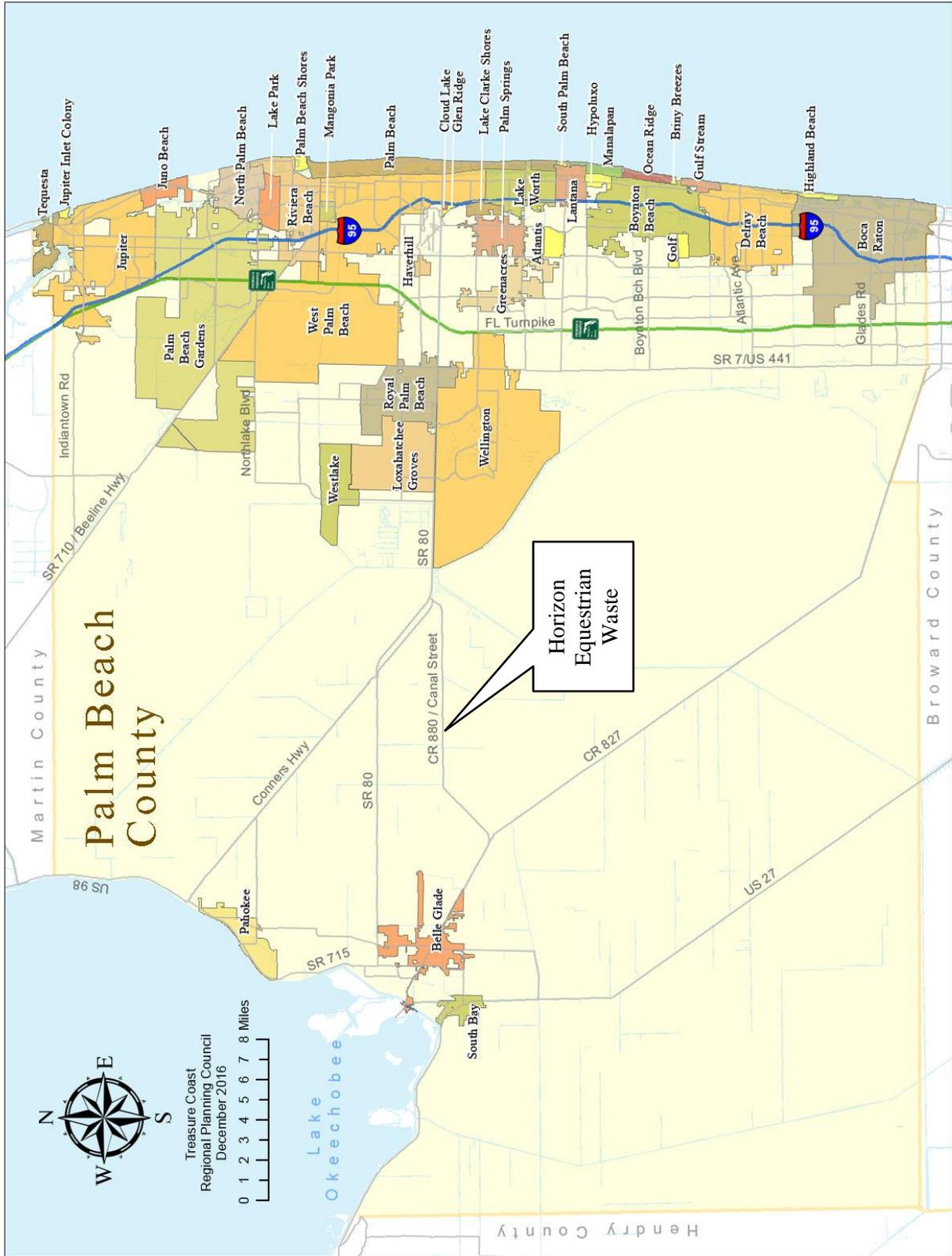
### Attachments

# List of Exhibits

## Exhibit

- 1 General Location Map
- 2 Location Map

# Exhibit 1 General Location Map



## Exhibit 2 Location Map

