

PLANNING AND ZONING BOARD

STAFF REPORT

MEETING DATE: July 16, 2018

AGENDA NO: VIII. B.

AGENDA ITEM: Comprehensive Plan Amendment – City-initiated Amendment to modify Table L-6 within the Future Land Use Element of the Comprehensive Plan to add an “X” to the table to include Old School Square Historic Arts District as a zoning district that is compatible with the Community Facilities Future Land Use Map Designation, pursuant to Land Development Regulation Section 2.2.2(E)(6)(a).

FILE: 2018-103-CPA

ITEM BEFORE THE BOARD

The item before the board is a recommendation to the City Commission regarding Ordinance No. 11-18, a City-initiated amendment modify Table L-6 within the Future Land Use Element of the Comprehensive Plan to add an “X” to the table to include Old School Square Historic Arts District (OSSHAD) as a zoning district that is compatible with the Community Facilities (CF) Future Land Use Map (FLUM) designation.

Pursuant to Land Development Regulation (LDR) Section 2.2.2(E)(6)(a), the Planning and Zoning Board shall review and make a recommendation to the City Commission with respect to amendments to the Comprehensive Plan.

PROPOSED AMENDMENT

The subject City-initiated text amendment is to Table L-6 of the Future Land Use Element of the Comprehensive Plan. Table L-6 will be modified to add an “X” to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation.

The proposed amendment is noted to be an inadvertent omission that should have been addressed when the OSSHAD zoning district was originally created. The Old School Square site was previously utilized as a school, hence the CF FLUM designation.

ANALYSIS

Pursuant to LDR Section 2.4.5(A), amendments to the Comprehensive Plan shall be processed pursuant to Section 163.3184 through 163.3253, *Florida Statutes*, as may be amended. The proposed amendment is being processed as an amendment to the City of Delray Beach Comprehensive Plan pursuant to Florida Statutes 163.3184 which provides an Expedited State Review Process for Adoption of Comprehensive Plan Amendments.

Other Mixed Use (OMU) is currently the only FLUM designation, which is consistent with the OSSHAD zoning district. The alternative to the proposed amendment was to change the existing FLUM designation to OMU; however, such change could create potential for unintended

development pressure. Staff felt that in the interest of maintaining the existing use of the property as a community facility the proposed amendment is a more straightforward solution. Based upon the above, the proposed Comprehensive Plan text amendment is appropriate.

REVIEWED BY OTHERS

The Downtown Development Agency (DDA) reviewed the item at the May 14, 2018 meeting and voted unanimously in support of the proposed amendment.

The Pineapple Grove Main Street board reviewed the item at the May 30, 2018 meeting and voted unanimously in support of the proposed amendment with the recommendation that a sign be allowed on the Old School Square Park grounds and that only the screen be calculated as the sign structure and the remaining structure be viewed as art.

The Historic Preservation Board reviewed the item as a discussion item at the June 13, 2018 meeting, the board was supportive of the request.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Recommend approval to the City Commission of the City-initiated amendment to the Future Land Use Element of the Comprehensive Plan, modifying Table L-6 to add an "X" to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation, by finding that the request is consistent with the requirements of Florida Statutes.
- C. Recommend denial to the City Commission of the City-initiated amendment to the Future Land Use Element of the Comprehensive Plan, modifying Table L-6 to add an "X" to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation, by finding that the request is inconsistent with the requirements of Florida Statutes.

RECOMMENDED ACTION

Recommend approval to the City Commission of the City-initiated amendment to the Future Land Use Element of the Comprehensive Plan, modifying Table L-6 to add an "X" to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation, by finding that the request is consistent with the requirements of Florida Statutes.

Attachments: Ordinance 11-18
Comprehensive Plan Future Land Use Table L-6