MEMORANDUM

To: Council Members

From: Staff

Date: January 18, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Royal Palm Beach Comprehensive Plan
DCA Reference No. 08-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Village of Royal Palm Beach is proposing three amendments to the Future Land Use Map (FLUM) of the Village Comprehensive Plan. The amendments are for parcels of land that have been recently annexed. The Village has requested a formal review of the amendments by DCA.

Evaluation

FLUM Amendments

The proposed amendments are summarized in Table 1. The locations and other pertinent information are portrayed on the attached maps. All of the amendments are located immediately to the west of SR 7, near the eastern edge of the Village.
Table 1
Proposed Amendments to the Village of Royal Palm Beach Comprehensive Plan
DCA Reference No. 08-1

<table>
<thead>
<tr>
<th>Amendment Number/Name</th>
<th>Approx. Acreage</th>
<th>Current FLUM Designation</th>
<th>Proposed FLUM Designation</th>
<th>Approximate Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Regal Industrial Park (#00-04)</td>
<td>63.3</td>
<td>RMU</td>
<td>IND</td>
<td>On the west side of SR 7 and approximately 1,500 feet south of Okeechobee Boulevard.</td>
</tr>
<tr>
<td>2. Fox DRI/MUPD Parcels (#07-02)</td>
<td>47.5</td>
<td>CH*</td>
<td>COM</td>
<td>On the north and south sides of Okeechobee Boulevard, west of SR 7.</td>
</tr>
<tr>
<td>3. PortoSol by Minto (#06-08)</td>
<td>250.6</td>
<td>LR-2*</td>
<td>RMU</td>
<td>On the north side of Okeechobee Boulevard, west of SR 7.</td>
</tr>
<tr>
<td>Total:</td>
<td>361.4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* County Designation

Legend to FLUM Designations

<table>
<thead>
<tr>
<th>County Designations</th>
<th>Village Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH</td>
<td>COM</td>
</tr>
<tr>
<td>LR-2</td>
<td>IND</td>
</tr>
<tr>
<td>maximum two dwelling units per acre</td>
<td>RMU</td>
</tr>
<tr>
<td></td>
<td>Residential Mixed Use</td>
</tr>
</tbody>
</table>

1. Regal Industrial Park (#00-04)

This 63.3 acre property includes 9 parcels of land. It is located on the west side of SR 7, approximately 1,500 feet south of Okeechobee Boulevard. The property was annexed in April, 2001. The property is currently vacant.

The present FLUM designation is Residential Mixed Use (RMU). The proposed designation is Industrial (IND). The existing land use on surrounding lands includes commercial development to the north, a business park to the south, SR 7 to the east and residential development to the west. The FLUM designations on surrounding lands include Commercial (COM) to the north, COM and IND to the south, Low Density Residential (LR-2), a Palm Beach County designation to the east, and Single Family Residential (SF) to the west.

The Village indicates that the amendment will help address an identified deficit of industrial land uses within the Village. In fact, the property was designated as IND in 2001, when annexed, but reassigned a RMU designation by amendment in December of 2004. Although a site plan was submitted and approved under the RMU designation, the approval expired in 2006. The Village considers the site
suitable for industrial use and compatible with surrounding uses. It is separated from the residential development to the west by a 160-foot drainage canal.

2. Fox DRI/MUPD Parcels (#07-02)

This 47.5 acre property contains 15 parcels. It is part of the Fox DRI property and was annexed by the Village in June of 2007. It is located on the north and south sides of Okeechobee Boulevard, west of SR 7. Existing uses include a variety of buffer, right-of-ways and water management areas (35.3 acres), commercial development (4.9 acres) and vacant land (7.3 acres).

The existing FLUM designation under the County Plan is Commercial High Intensity. The proposed FLUM designation is COM. Existing land uses on surrounding properties include vacant land to the north, industrial uses to the south, a mix of uses to the east and residential development to the west. Surrounding FLUM designations include RMU to the north and west (proposed in Amendment #3), Public Ownership (PO)/and Single Family (SF) to the east and IND to the south. The proposed FLUM designation is similar to the designation under the County Plan and is designed to accommodate future commercial development. The Village considers the designation to be compatible with surrounding uses.

3. PortoSol by Minto (#06-08)

This 250.6 acre property is located on the north side of Okeechobee Boulevard, west of SR 7. It was annexed in December of 2006. The property is currently vacant, but the Village approved a 443 unit single family residential development for the property in March, 2007.

The current FLUM designation is LR-2 (County) and the proposed designation is RMU. The existing land use on surrounding lands includes a conservation area to the north, a high school to the south, and residential development to the east and west. The FLUM designations on surrounding properties are Conservation (County) to the north, PO to the south, Special Impact Zone/Single Family Residential (City of West Palm Beach) to the east and SF to the west. According to the Village, the purpose of the amendment is simply to assign the appropriate Village FLUM designation, which is considered consistent with the surrounding development pattern.

**Extrajurisdictional Impacts**

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) until after the amendments were transmitted to the DCA. There has only been a short period of time for neighboring jurisdictions to respond and no response has been received as of the
preparation of this report. However, it is unlikely that the proposed amendments will result in significant extrajurisdictional impacts.

**Effects on Significant Regional Resources or Facilities**

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

**Analysis of Consistency with Strategic Regional Policy Plan**

Council has no comments or recommendations for modification to the proposed amendments.

**Consistency with Strategic Regional Policy Plan**

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

**Recommendation**

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Existing Future Land Use Map
3  Proposed Future Land Use Map
Exhibit 1
General Location Map
Village of Royal Palm Beach