

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5E

From: Staff

Date: July 17, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Royal Palm Beach Comprehensive Plan
DCA Reference No. 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 has proposed two Future Land Use Map (FLUM) amendments and text amendments to the Future Land Use Element of the Village Comprehensive Plan. The Village has requested a formal review of the amendments by the DCA.

Evaluation

Both FLUM amendments are for property that is part of the Fox Development of Regional Impact (DRI). The Fox Property DRI is located in Palm Beach County at the Northwest corner of Okeechobee Boulevard and SR 7. The DRI was initially approved in 1974. The Development Order was appealed by the DCA. After nineteen years of litigation, a settlement agreement was entered into and the initial Development Order was

replaced by one issued by the Florida Land and Water Adjudicatory Commission on August 15, 1993. Build-out is scheduled for December 31, 2014. The Development Order authorized the development of 4,000 residential units, 400 nursing home beds or congregate living facility equivalents, 328,000 square feet of retail/office, with the office use limited to 75,000 square feet, and an 18 hole golf course. The Village has annexed a number of the parcels located within the Fox Property DRI.

The total acreage of the amendment properties is 298.1. The Porto Sol Planned Unit Development is 250.6 acres in size and is located on the northside of Okeechobee Boulevard. The property was annexed by the Village on December 7, 2006. It has a County FLUM designation of Low Residential (LR-2) and received a development order from the Village for 443 units in March, 2007. The proposed Village FLUM designation is Residential Mixed Use (see Exhibits), a designation that permits a variety of housing types.

The smaller portion of the property subject to the amendment contains 15 parcels and total 47.5 acres in size. The parcels are located both north and south of Okeechobee Boulevard. The property was annexed by the Village on June 21, 2007. The property has a County FLUM designation of Commercial High Intensity (CH). The proposed Village designation is Commercial General.

The Village considers the proposed designations to be comparable with those assigned under the County Comprehensive Plan; and to be compatible with the existing development patterns. All concurrency-related uses have been addressed previously.

Extrajurisdictional Impacts

The amendments were not noticed to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) prior to transmittal, consistent with the IPARC Interlocal Agreement. The Village provided a copy of the amendment materials to Palm Beach County upon transmittal and the TCRPC provided a copy of the materials to the City of West Palm Beach. Council requested comments from the County and the City in correspondence dated June 18, 2009. As of the date of the preparation of this report, no comments have been received.

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

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

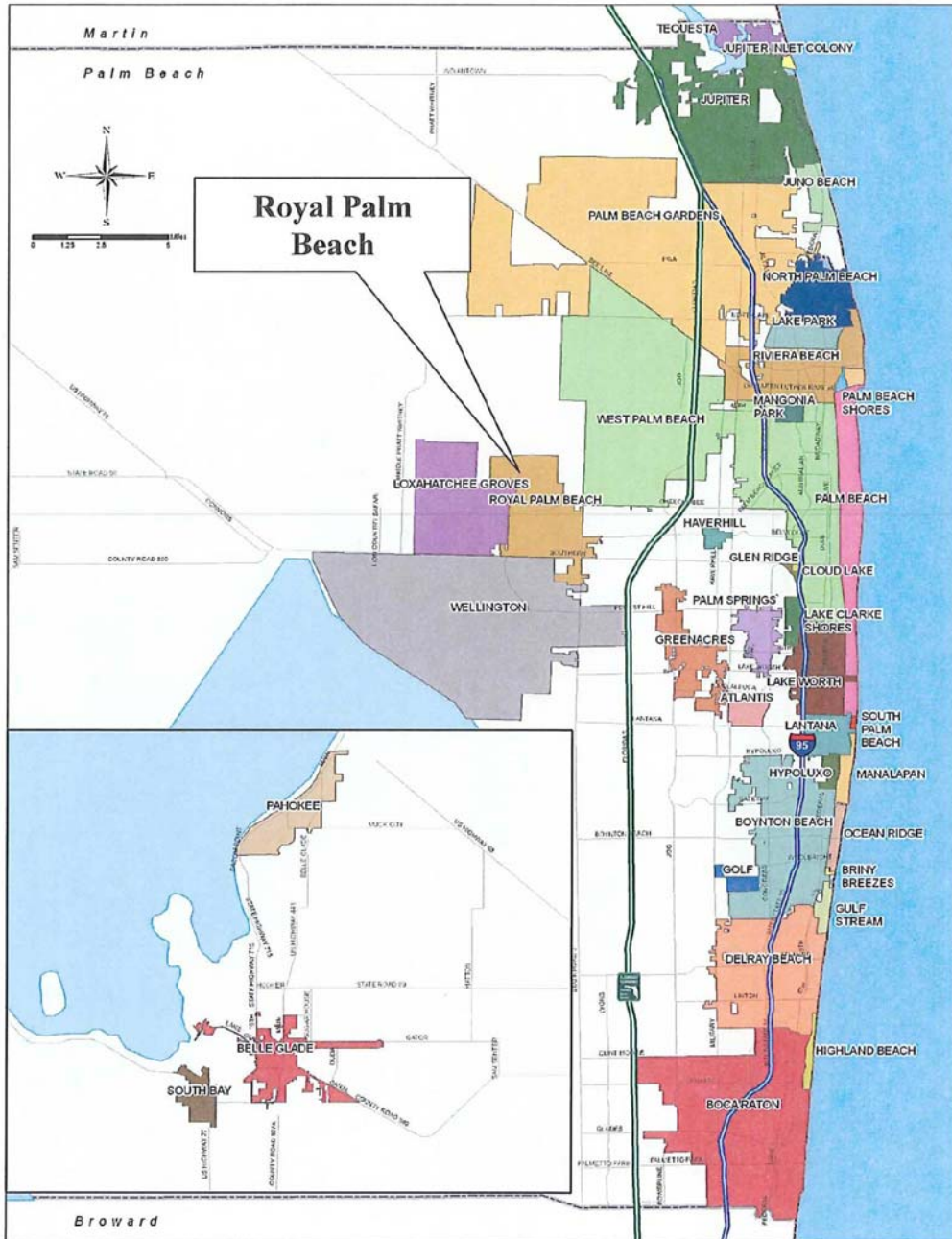
Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Amendment Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1 General Location Map Village of Royal Palm Beach



**Exhibit 2
Amendment Location Map**

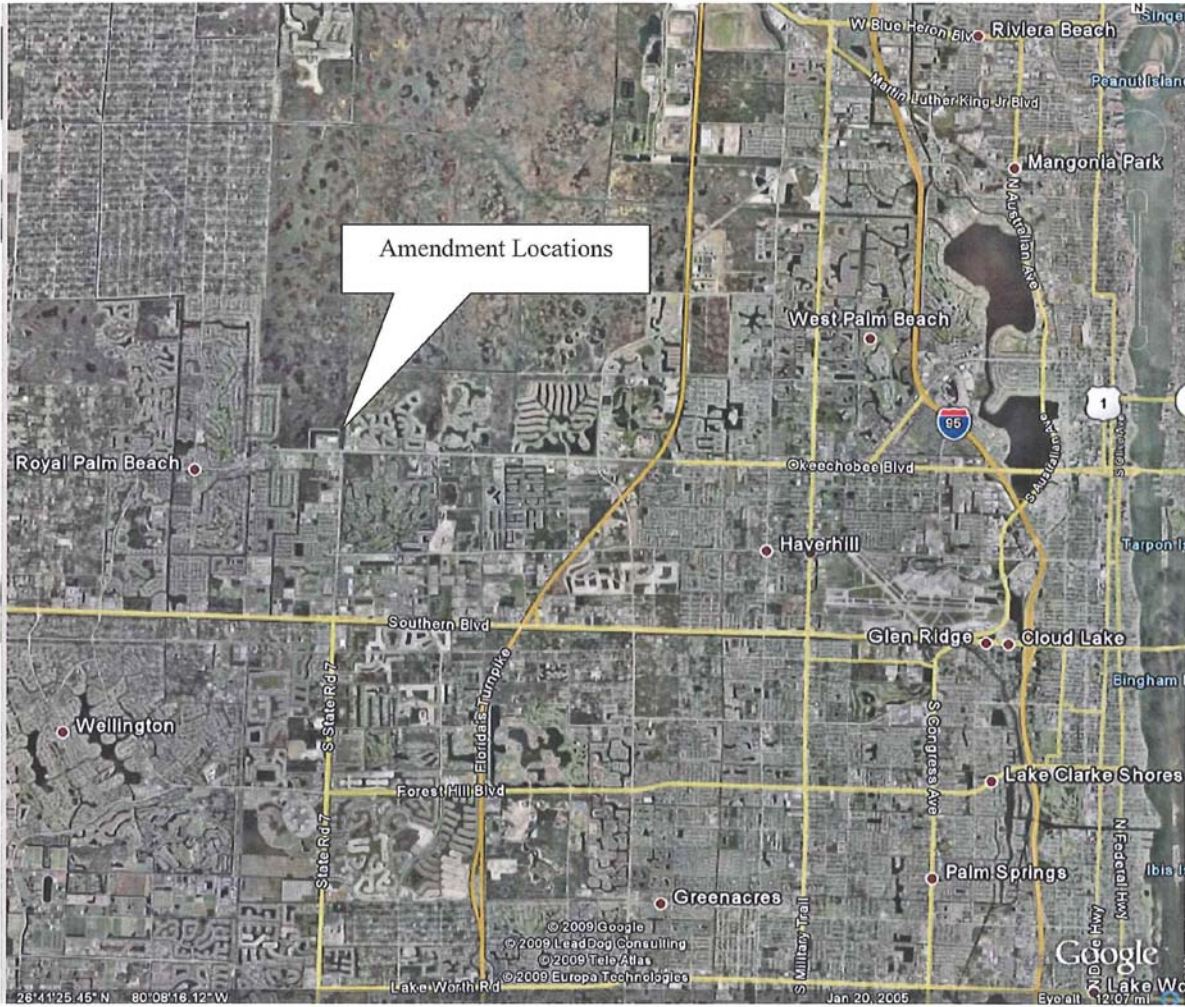
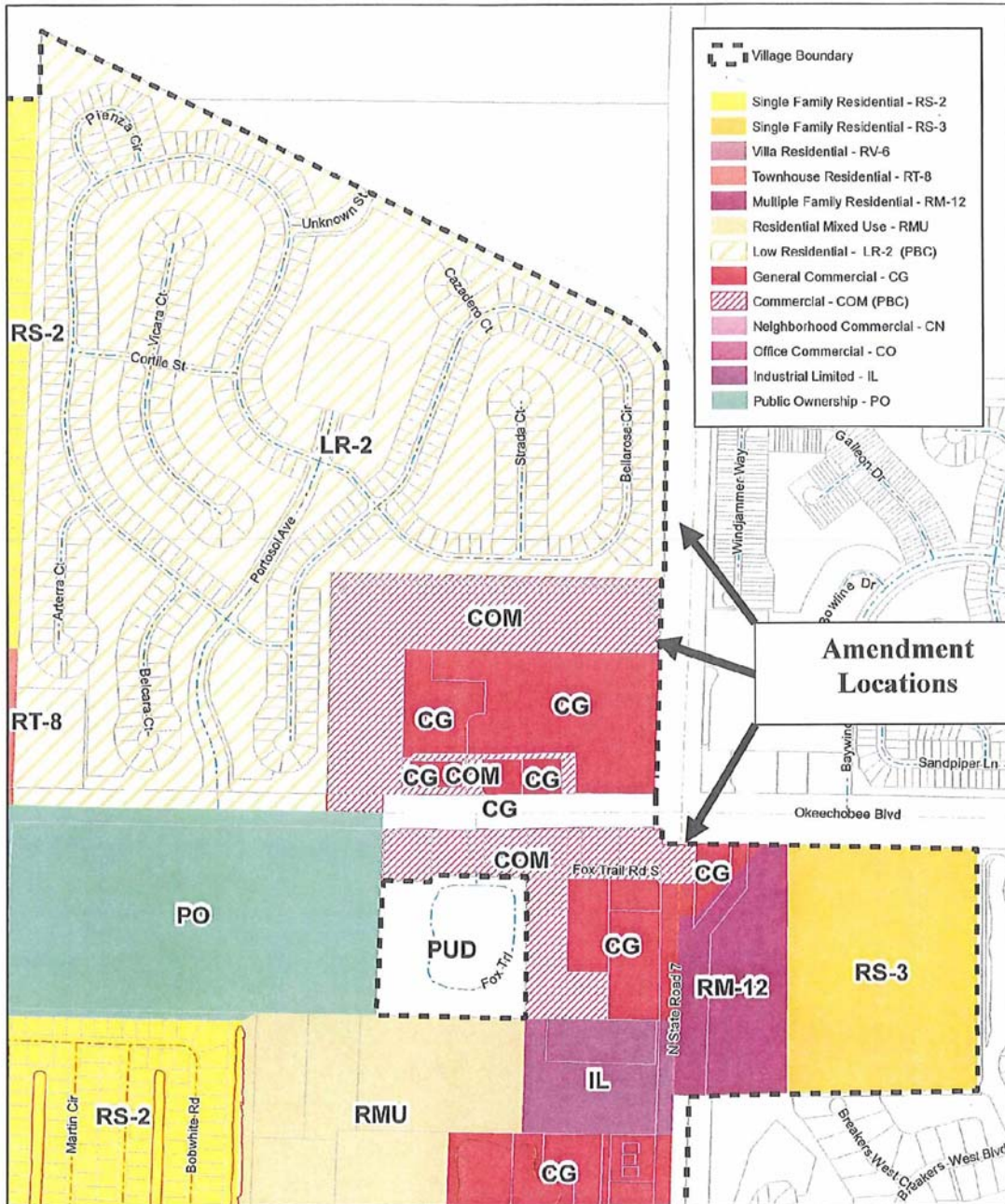
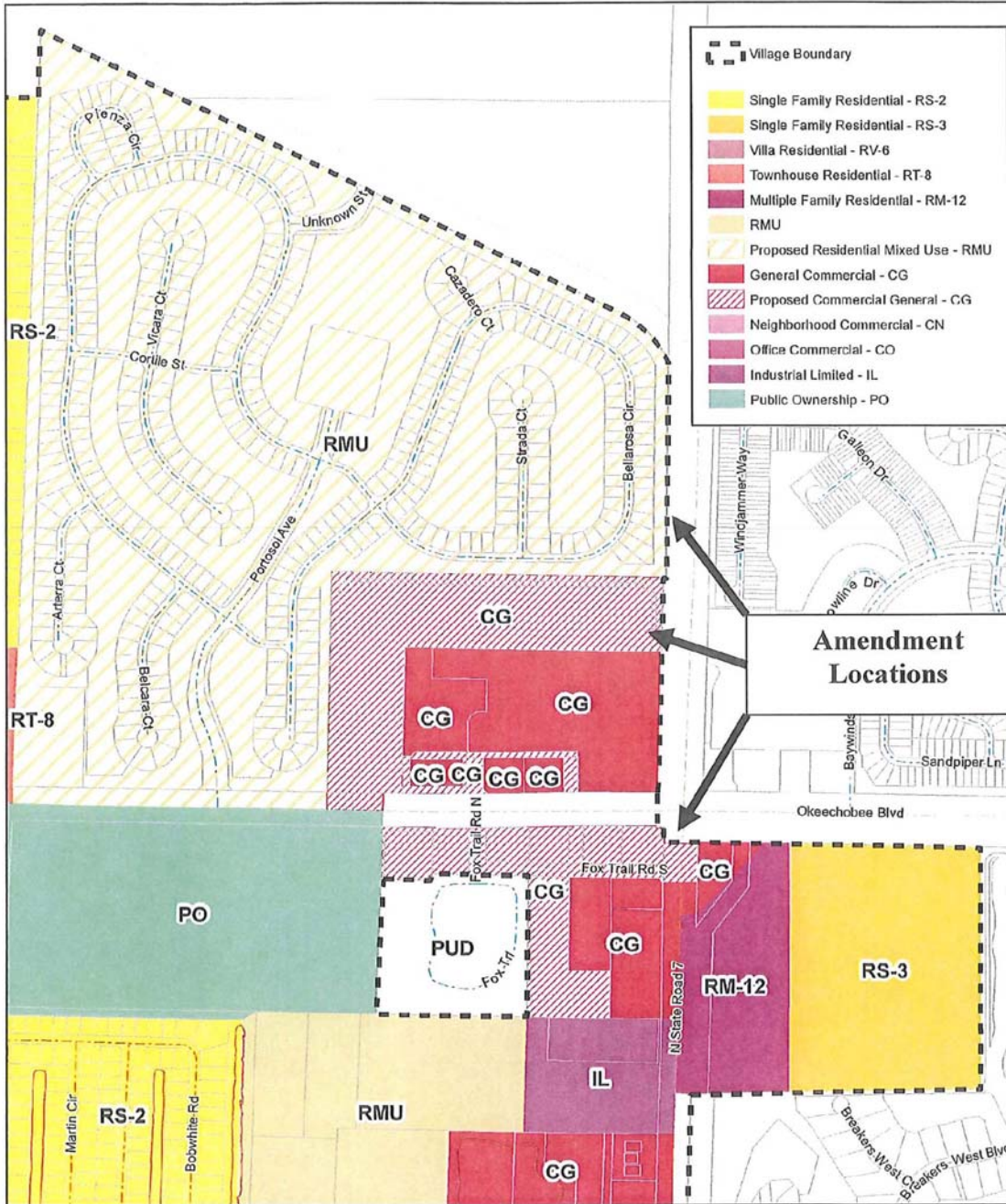


Exhibit 3 Existing Future Land Use Map



Village of Royal Palm Beach
Existing Future Land Use Map

Exhibit 4 Proposed Future Land Use Map



Village of Royal Palm Beach
Proposed Future Land Use Map