To: Council Members

From: Staff

Date: July 19, 2013 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan
Amendment No. 13-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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 Royal Palm Beach includes one amendment to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation from Single Family Residential to Commercial on two parcels totaling 10.57 acres. The site is located on the southeast corner of State Road 7 and Pioneer Road. The site currently hosts a telecommunications tower which will be relocated. The future land use designations of the adjacent properties are Low Density Residential (Palm Beach County) to the north; Commercial Low and Commercial to the south; Single Family Residential to the east; and Residential Mixed Use and Commercial to the west. The applicant has requested the change in order to develop the property for retail and personal service uses. The Village staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.
Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 25, 2013. No extrajurisdictional impacts have been identified.

Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the Village of Royal Palm Beach and the Florida Department of Economic Opportunity.

Attachments
## List of Exhibits

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Exhibit 1
General Location Map

Royal Palm Beach
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map