MEMORANDUM

To: Council Members

AGENDA ITEM 6F

From: Staff

Date: January 17, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan
Amendment No. 14-1ESR

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 Utility to Single-Family on property totaling 151.605 acres. The property, which is known as the Crestwood redevelopment site, is located on the north side of Crestwood Boulevard, just west of the M-1 Canal. The site is owned by the Village of Royal Palm Beach and is the location of the Village’s former waste water treatment plant facility, which was decommissioned as their water treatment facility when service was sold to Palm Beach County in 2006. Palm Beach County Utilities retains control of a 15-acre parcel located at the north side of the property, which is not part of the proposed amendment.

The site is largely undeveloped, but it includes a vacant 10,000 square foot office warehouse building, a boat and recreational vehicle storage area, and abandoned percolation ponds. Inspection of aerial photography indicates that much of the site is heavily forested and may
contain natural communities impacted by invasive exotic species. The future land use designations of the adjacent properties are Low Residential 2 (up to 2 dwelling units per acre) to the north in Palm Beach County; and Single Family Residential (up to 5 dwelling units per acre) to the south, east, and west in the Village of Royal Palm Beach.

The Village of Royal Palm Beach staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment. The staff report indicates there is adequate capacity for traffic circulation, sanitary sewer, solid waste disposal, drainage, potable water, and the infrastructure needed to serve the new development will be in place prior to or provided concurrently with the development of the site.

The Village staff report indicates that the subject property is located within Zone 3 of a wellfield protection zone according to Palm Beach County’s Wellfield Protection Program, but no protection mitigation is required because the site is proposed to be developed as single family. The site has legal positive outfall to the M-1 Canal and the project will manage all stormwater runoff consistent with the requirements of the Village. The project will be designed to drain runoff into a surface water management system to provide for water quality treatment and stormwater attenuation prior to discharging into the canal. A letter from Palm Beach County’s Water Utilities Department has been obtained confirming potable water and sewer capacity to service the site. The development of the site will include the eradication of invasive exotic plant species concurrent with the commencement of development activity as required by the Village’s Land Development Regulations.

**Extrajurisdictional Impacts**

The Village staff indicated the proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator to be distributed for review. 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. However, the site may offer an opportunity to protect and restore natural communities in association with the plan for development. Council encourages the Village to consider the following recommendations regarding the site plan for the subject property:

- Protect and restore the bulk of natural communities remaining on site as amenities and open space by clustering new development around preserve areas;
• Allow slightly higher “net” densities to accommodate the clustering of denser building types such as townhouses or smaller single family lots than would otherwise be permitted; and

• Remove any possible vehicular link in the existing open space and natural areas that may connect to the wetland area located just west of the subject property in order to protect this area from the impacts of off-road recreational vehicles.

Council staff is available to assist the Village in developing a plan to protect the natural communities on the subject property.

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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Existing Future Land Use Map
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