

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8B9

From: Staff

Date: February 17, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Village of Palm Springs Comprehensive Plan  
Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 Palm Springs contains an amendment to the Future Land Use (FLU) Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLU designation on 20.23 acres from Palm Beach County High Residential, 8 units per acre to Village of Palm Springs High Density Residential. The subject property was annexed into the village in 2016. It is developed with a 284-unit rental complex known as the Morguard Emerald Apartments, which is located north of Melaleuca Lane west of South Congress Avenue. Adjacent land uses are Palm Beach County High Residential to the north and south; Village of Palm Springs Mixed Use (pending) to the northeast; Village of Palm Springs Commercial (pending) to the east; and Palm Beach County Transportation and Utilities Facilities (UT) to the west.

The subject property was voluntarily annexed into the village as part of the South Congress Avenue involuntary annexation in 2016. The village's High Density Residential FLU designation allows 10.01 to 19.0 residential units per gross acre. The existing apartments are developed at a

density of 14.04 units per acre. The proposed amendment is not expected to have impacts, because the proposed land use designation is comparable to the existing use.

#### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

#### Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 17, 2016. No extrajurisdictional impacts have been identified.

#### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

#### Recommendation

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

#### Attachments

## List of Exhibits

### Exhibit

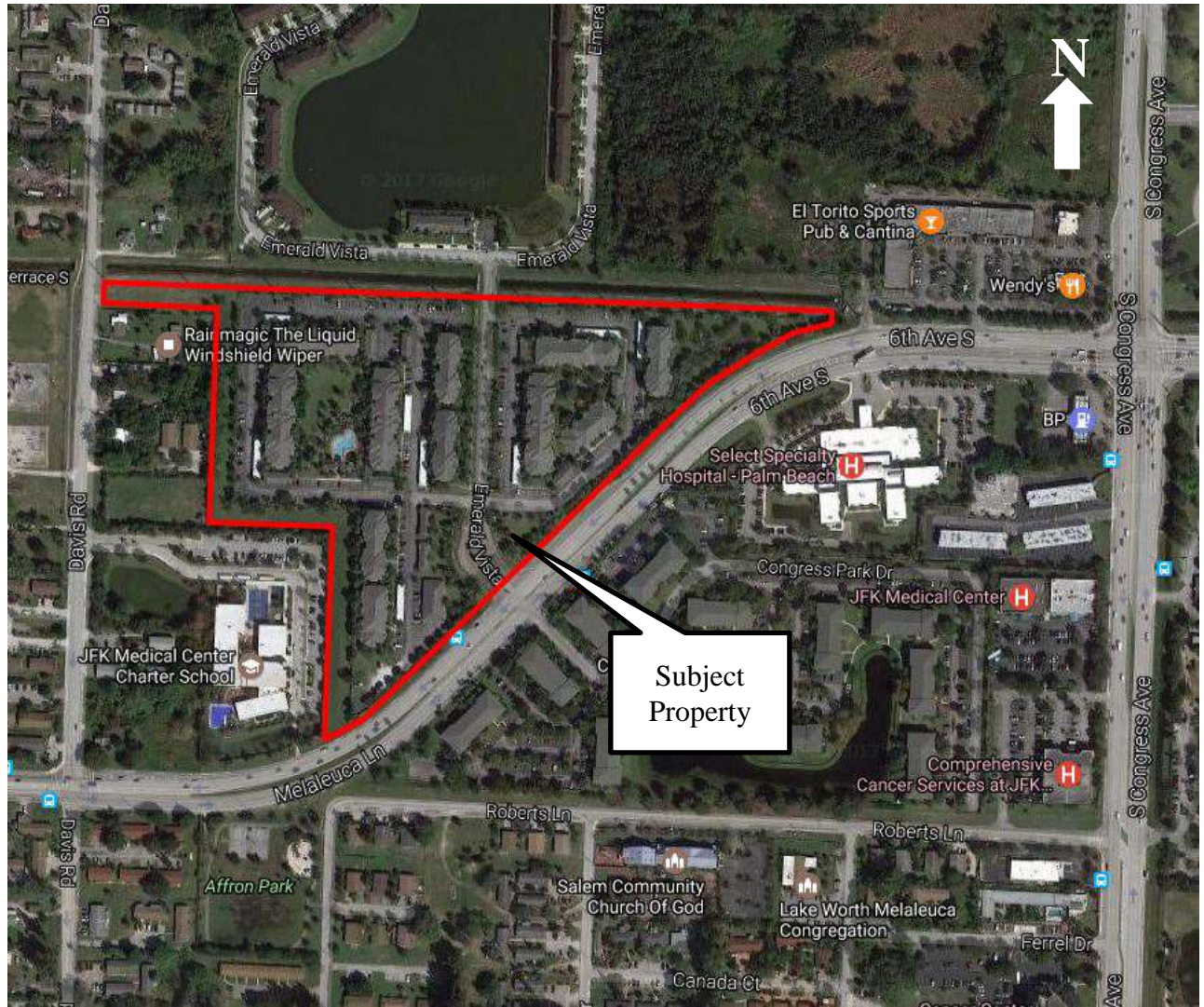
- 1 General Location Map
- 2 Site Location Aerial Photo
- 3 Future Land Use Map

# EXHIBIT 1 General Location Map



# EXHIBIT 2

## Site Location Aerial Photo

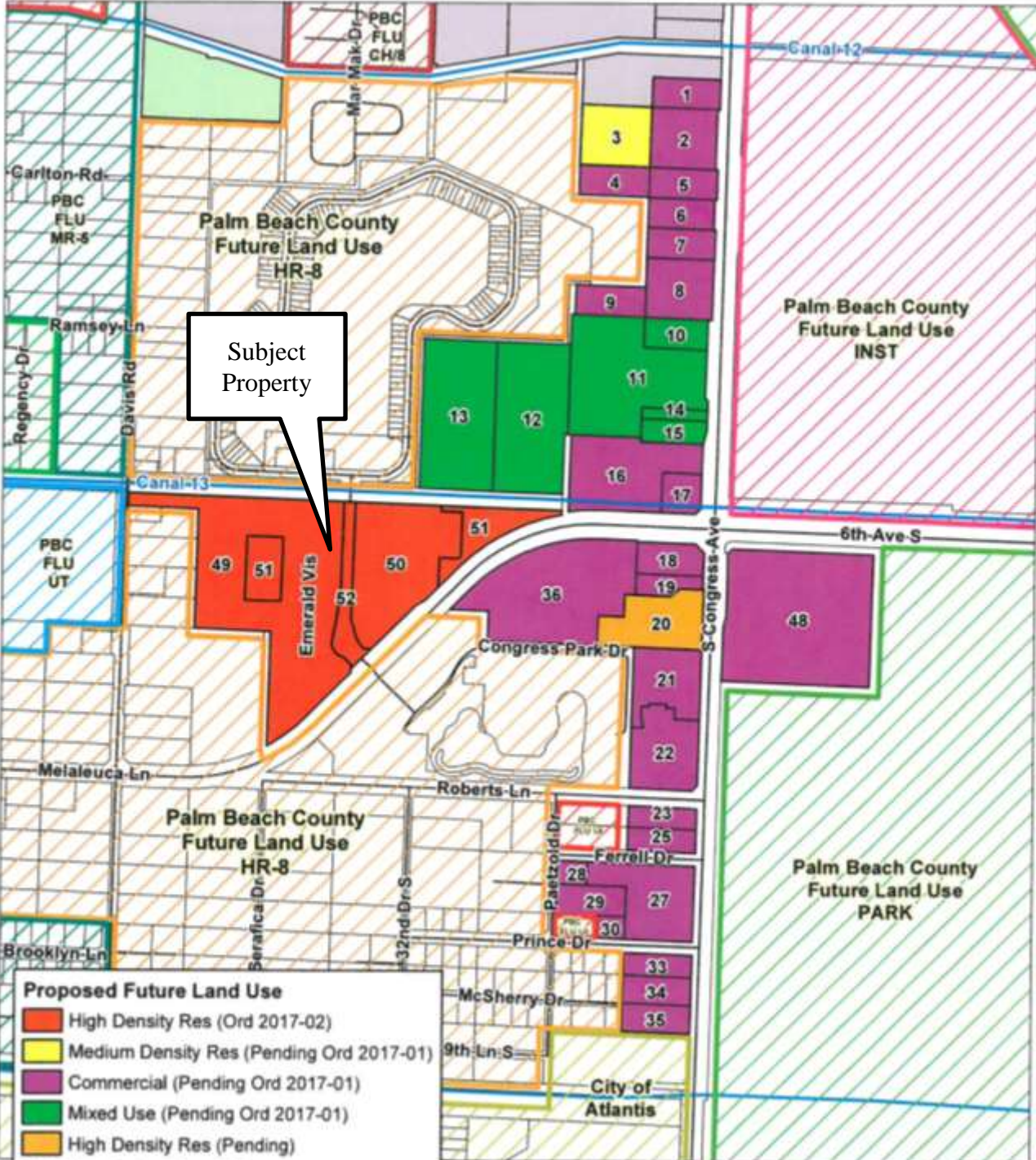




# EXHIBIT 3 Future Land Use Map

**VILLAGE OF PALM SPRINGS**  
Future Land Use - Ordinance 2017-02

Exhibit A  
Continued



- Proposed Future Land Use**
- High Density Res (Ord 2017-02)
  - Medium Density Res (Pending Ord 2017-01)
  - Commercial (Pending Ord 2017-01)
  - Mixed Use (Pending Ord 2017-01)
  - High Density Res (Pending)
- Existing Future Land Use**
- Commercial
  - Medium Density Residential

0    300    600    1,200  
Feet

DATE: 12/19/2016

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