TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: July 21, 2017 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach 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 Royal Palm Beach was received on May 25, 2017 and contains changes to the text of the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendments are intended to fulfill a privately initiated request to allow Institutional uses within the village’s Mixed Use Development land use category and adjust the blend of minimum and maximum floor area ratios between Office/Institutional and Retail/Service uses in Mixed Use Development projects. The changes are summarized below:

Future Land Use Element

- Revise the description of permitted uses in the Mixed Use Development category in Policy LU-1.11.2 of Objective LU-1.11 to add “Institutional” to the Commercial uses allowed.
• Revise the minimum and maximum Commercial floor area ratios in the Mixed Use Development category in Policy LU-1.11.2 of Objective LU-1.11. The minimum Retail/Service floor area that must be provided in a Mixed Use Development project is proposed to decrease from 0.020 to 0.012 and the maximum Office/Institutional floor area that may be provided is proposed to increase from 0.062 to 0.070.

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 May 25, 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 Royal Palm Beach and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
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<tr>
<td>2</td>
<td>Text Changes in Strikeout and Underline Format</td>
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Exhibit 1
General Location Map

Village of Royal Palm Beach

Palm Beach County
Future Land Use Element

(For purposes of brevity, only those sections proposed to be modified are shown below. Proposed language is underlined and language to be deleted is stricken.)

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PERMITTED USES IN AREAS DESIGNATED MIXED USE DEVELOPMENT

The following mixed use designation is intended primarily for mixed use developments of the type and density in the description. This use will be allowed to the extent permitted by the Mixed Use Development District.

Mixed Use Development – The Mixed Use Development (MXD) future land use designation is intended to allow for innovative mixed use developments that provide compatible, balanced, and integrated land uses within a single project. The MXD category must include residential, commercial and public open space to allow for living, working and entertainment in a pedestrian oriented community. In an MXD land use category, multi-purpose buildings that permit a mixture of compatible uses are required. Land use standards shall clearly require integration of uses within or among buildings, which will be accomplished through the:

a. Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses;

b. Use of horizontal integration may be permitted if buildings are placed and oriented to front on well designed, useable public spaces; and/or,

c. Use of shared space creating live-work space within a single unit in a building.

MXD projects shall be reviewed to ensure that provisions for transition areas are established with adjacent land uses. At a minimum, MXD developments shall meet the following standards:

a. Minimum project size shall be 30 acres; and,

b. Density shall be based on a maximum of 5 du/acre of the gross acreage of the entire project site. This density shall be comprised of no less than 2 housing types. A minimum of 15% of the total allowable density shall be required for any one housing type. A minimum of 50% of the total project site shall be dedicated to residential development.

c. Commercial uses shall meet the following standards based on the gross acreage of the total project site:

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<tr>
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<th>Min. FAR</th>
<th>Max. FAR</th>
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<tbody>
<tr>
<td>Office/Institutional</td>
<td>0.041</td>
<td>0.062</td>
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<tr>
<td>Retail/Service</td>
<td>0.029</td>
<td>0.041</td>
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In no case may the combined total FAR for retail/service commercial and office/institutional uses exceed 0.082 of the total project site.

d. Open Space shall be provided at no less than 40% of the total site of the entire project.