TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                        AGENDA ITEM 4B9
From: Staff
Date: September 21, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan
Amendment No. 18-4ESR

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 August 21, 2018 and contains changes to the Future Land Use 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 future land use designations of 9 parcels of land totaling approximately 29.35 acres from Single Family Residential (SF) to Multi-Family High Density Residential (MFH). The site has several single family homes on large tracts. The purpose of the proposed amendment is to develop the property with 301 multi-family dwelling units. The subject properties are located on the south side of Southern Boulevard, west of State Road 7. The parcels were annexed into the Village Boundary on October 16, 2014. Adjacent land uses include Village Multi Family (MF) to the north, Village Commercial (COM) to the east (proposed), Village Single Family Residential (SF) to the south, and Wellington Utility (UT) to the west.

According to the village staff report, the proposed amendment is compatible with adjacent future land uses, and meets, or will have in place, all relevant services for traffic, sanitary sewer, drainage, recreation and open space, and solid waste. Additionally, the applicant will be required to participate in the proportionate share of any improvement cost necessary and/or provide
infrastructure needed to serve the proposed development. Regarding public school capacity, the school district has determined that a payment of $564,858 will address the deficiency caused by the new residential units being proposed.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 24, 2018. 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

Exhibit

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Exhibit 1
General Location Map
Exhibit 2
Existing Future Land Use Map

THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

FUTURE LAND USE

0 0.5 1
Miles
Exhibit 3
Proposed Future Land Use Map

THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

PROPOSED FUTURE LAND USE