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 8 parcels of land totaling approximately 31.846 acres from the County’s Low Density Residential 2 units per acre (LR-2) and the Village’s Open Space (OS) land use designations to the Village’s Commercial (COM) land use designation. The tracts consist of several single family homes. The purpose of this amendment is to develop the property for commercial uses. 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 September 3 and 17, 2015. Adjacent land uses include Village Multi-Family (MF) and Commercial (COM) to the north and west, Village Commercial (COM) to the south (proposed), and Village Multi-Family High Density Residential (MFH) and County Low Density Residential 2 units per acre (LR-2) to the east.

According to the village staff report, the proposed amendment is compatible with adjacent future land uses, and meets all relevant concurrency level of services for traffic, potable water and sanitary sewer, drainage, and solid waste for 341,000 square feet of commercial uses.
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.

**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

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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
Exhibit 4
Proposed Future Land Use Map (Enlarged)