To: Council Members

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. 18-1ESR

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 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 23.95 acres from the County’s Low Density Residential 2 units per acre (LR-2) and the Village’s Commercial (COM) land use designations to the Village’s Multi Family High Density Residential (MFH) land use designation. The tracts consist of several single family homes. The ultimate goal of this amendment is to develop the property with 318 multi-family 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 September 3, 2015. Adjacent land uses include County Low Density Residential 2 units per acre (LR-2) to the north, Village Commercial (COM) to the east, and Village Commercial (COM) proposed to the west and south.
The staff report indicates the proposed amendment will create an efficient and viable opportunity to support the Village’s demand for diversity of housing stock options, particularly with the addition of multi-family units. The report states the current development pattern of the area encompasses a large, highly-traveled thoroughfare, general commercial uses, and low to medium intensity residential development, so the proposed multi-family development is the most logical transition between the more intense uses on Southern Boulevard and the single family residential uses to the south. The staff report also indicates the site will be developed concurrently with the needed infrastructure and utilities, and community facilities and services are available in the area to sustain the proposed development. Additionally, a Traffic Impact Analysis has been undertaken and the applicant has provided a letter dated May 7, 2018 from Palm Beach County’s Traffic Division stating the development of this parcel into 318 multi-family units meets the County’s Traffic Performance Standards Ordinance. Regarding public school capacity, the school district has determined that a payment of $592,673 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

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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
Exhibit 3
Proposed Future Land Use Map
Exhibit 4
Proposed Future Land Use Map (Enlarged)