MEMORANDUM

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. 18-3ESR

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 extraterritorial 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 10 parcels of land totaling approximately 11.20 acres from the County’s Low Density Residential 2 units per acre (LR-2) and the Village’s Single Family Residential (RS-3) and Open Space (OS) land use designations to the Village’s Commercial (COM) land use designation. The parcels consist of several single family homes on large tracts and land formerly owned by the Lake Worth Drainage District. The purpose of the change is to develop the property for roadway purposes to provide an ingress and egress point for the area to State Road 7.

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 Commercial (COM) (proposed) and Village Multi-Family High Density Residential (MFH) (proposed) to the north, County Low Residential 2 units per acre (LR-2) and Village Commercial (COM) (existing and proposed) to the south, County Low
Residential 2 units per acre (LR-2) to the east, and Village Multi-Family High Density Residential (MFH) to the west (proposed).

According to the village staff report, the development of the subject site is consistent with the surrounding area and does not create any incompatibility issues and will meet adopted level of services standards for public facilities when construction begins. The site is currently considered an enclave, as it is primarily vacant, surrounded by development land, and will facilitate the promotion of development in the area. There are no trips associated with the application since it will be developed as a roadway to support proposed development and the developer has made commitments and assurances to the Village regarding construction and obtaining easement access from the affected property owner abutting State Road 7.

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
Exhibit 3
Proposed Future Land Use Map