TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                          AGENDA ITEM 4B11
From: Staff
Date: September 13, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Palm Springs Comprehensive Plan
Amendment No. 19-01ESR

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 Palm Springs was received on July 18, 2019 and contains text amendments to the Mixed-Use Land Use Category. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

In 2014, the Village adopted mixed-use provisions to encourage development of vacant parcels and promote mixed-use developments that allow a residential component on properties along major corridors in the Village. However, as indicated in the staff report, “multiple use” projects that have been proposed do not align with what the Village considers “mixed-use” development projects. The proposed amendments clarify the Village’s expectation for mixed-use projects, which is to emphasize physical compatibility and connectivity among uses. Additionally, the amendments outline eligibility criteria for bonus density/intensity within the College-Hospital Overlay (CHO), which was adopted in 2016 to encourage re-development near Palm Beach State College and JFK Hospital. The bonus is achieved on an incentive basis for the inclusion of use and design elements within the CHO mixed-use development project. The Village provided the proposed text amendments in strikeout and underline format, including the policies and map for the CHO, all of which are included as Exhibit 2.
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 May 22, 2019. 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 Palm Springs and the Florida Department of Economic Opportunity.

Council Action – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O’Bryan from Indian River County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Proposed Text Changes in Strikeout and Underline Format
Exhibit 1
General Location Map
Objective N: The Village shall encourage the development of a variety of innovative types of mixed-use projects that encompass a diversity of land uses, accommodating a mixture of residential, office, retail, recreational, and other miscellaneous uses. Ideally, developments within the Mixed-Use (MU) land use category will be designed in accordance with smart growth principles and best planning practices. The mix of uses may be arranged either vertically or horizontally within low- to mid-rise buildings.

Policy N.1 The Village shall encourage and promote sustainable development by establishing a mixed-use land designation and mixed-use land development district regulations, that emphasize aesthetics, design quality, and physical compatibility with adjacent land uses.

Policy N.2 The mixed land use designation is an umbrella category which requires a non-residential designation and a residential designation, for a minimum of two distinct land uses. The project shall have minimum and maximum intensities/densities for each land use.

- Residential Density: The maximum number of units for the vertically-integrated mixed-use development parcel shall be calculated by multiplying the total acreage of the parcel by the density permitted through the specified residential land use designation. The maximum number of units for the horizontally mixed-use development parcel shall be calculated by multiplying the acreage of that portion of the parcel utilized for residential purposes by the density permitted through the specified residential land use designation.

- Nonresidential Intensity: The maximum intensity for each specified non-residential use shall be calculated by assigning all non-residential uses a percentage of the total site area, not to exceed 100% for vertically integrated projects and 50% for non-vertically integrated projects.

Policy N.3: Projects that utilize the mixed-use land use designation shall concurrently rezone to the mixed-use land development district and obtain site plan approval, and shall be subject of a Unity of Control instrument to ensure a consistent and cohesive project. Mixed-use projects are encouraged to create self-contained nodes or neighborhoods that create attractive pedestrian atmospheres, provide for a mixture of interdependent and
supportive land uses, and create higher quality environments for residents, businesses, employees and visitors.

Policy N.4: Mixed-use projects within the College-Hospital Overlay shall be eligible for additional density/intensity pursuant to Objective O in consideration of project design components as follows:

**Table N.4**

**CHO / MU Density/Intensity Potential**

<table>
<thead>
<tr>
<th></th>
<th>Min. Allowance</th>
<th>Residential Component of Project</th>
<th>Open Space</th>
<th>Commercial/Industrial Component of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Single-Family Residential Units</td>
<td>Common Amenity Area</td>
<td>Min. 20% of Project</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&gt;20% of Project’s Dwelling Units</td>
<td>&gt;20% of Total Open Space</td>
<td>(up to 80% Residential Use)</td>
</tr>
<tr>
<td>*Bonus Density</td>
<td>+ 5 du/ac</td>
<td>+ 5 du/ac</td>
<td>+6 du/ac</td>
<td>+11 du/ac</td>
</tr>
<tr>
<td>*Bonus Intensity</td>
<td>+0.5 FAR</td>
<td>+0.5 FAR</td>
<td>+0.5 FAR</td>
<td>+0.5 FAR</td>
</tr>
<tr>
<td>*Max. Density</td>
<td>Up to 19 du/ac</td>
<td>Up to 24 du/ac</td>
<td>Up to 25 du/ac</td>
<td>Up to 30 du/ac</td>
</tr>
<tr>
<td>*Max. Intensity</td>
<td>Up to 0.5 FAR</td>
<td>Up to 1.0 FAR</td>
<td>Up to 1.0 FAR</td>
<td>Up to 1.0 FAR</td>
</tr>
</tbody>
</table>

*A combination of design components are encouraged, and incentives can be aggregated; however, the maximum bonus density/intensity shall not exceed 35 dwelling units/acre and 1.0 FAR, per Objective O.*
Objective O: A College-Hospital Overlay ("CHO" or "Overlay") shall be maintained in the Village’s Land Development Regulations in order to implement strategies of the Congress Avenue Corridor Study and promote economic (re)development with high intensity/density value-added development along the corridor.

The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

Policy O.1: The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of Lake Worth Road, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay. The applicable properties are depicted in the Map O.1.

Policy O.2: The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass of housing within proximity of and to serve the college and hospital and service-oriented uses.

Policy O.3: Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.