MEMORANDUM

To: Council Members                          AGENDA ITEM 4B13
From: Staff
Date: September 13, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach 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 Royal Palm Beach was received on August 21, 2019 and contains one Future Land Use Map (FLUM) amendment. 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 designation of a +/- 13.14 acre parcel from Palm Beach County Low Residential 2 (LR-2) to the Village Open Space (OS) designation. The subject property, annexed by the Village on September 3, 2015, is located on the south side of Southern Boulevard and west of State Road 7. The existing LR-2 designation allows up to two dwelling units per acre and the proposed designation limits uses to public and private open space, parks, and recreation areas. It also applies to public and privately owned cemeteries.

Adjacent future land use designations include Multi-Family High Density Residential (MFH) to the north; Residential Mixed Use (RMU) to the south and east; and Single Family Residential (SF) to the west.
The Master Plan for the area is provided as Exhibit 4 and summarized below:

- **Pod 2:** Maximum 401 Apartment Units on 29.36 acres;
- **Pod 3:** Maximum 318 Apartment Units on 23.95 acres
- **Pod 4:** Maximum 106 Single Family Units on 33.75 acres
- **Pod 6:** Maximum 341,000 square feet of Commercial Uses on 31.85 acres
- **Pod 7:** 1,500 Student Charter School on 10.17 acres
- **Pod 8:** 10.7-acre Public Park

It is intended that this property be the receiving area for the recreation obligations for Pods 2, 3, and 4, totaling approximately 10 acres. The remaining 2.44 acres of the subject site are within the Florida Power and Light Company easement and will continue to be used for utility purposes. The staff report indicates the development of the property as a park will have no adverse impacts related to public facilities and meets all level of service requirements for a park.

**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 June 18, 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 Royal Palm Beach 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**

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