

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 6E

From: Staff

Date: December 13, 2013 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boca Raton Comprehensive Plan
Amendment No. 13-2ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC 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 City of Boca Raton includes one change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation from Palm Beach County Commercial Low (1 dwelling unit/acre) and Commercial Recreation (1 unit/acre) to the City of Boca Raton Residential Low (3.5 units/acre) on approximately 122.88 acres located on the east side of Jog Road and north of Old Clint Moore Road. The subject property is the site of the Royal Palm Polo planned unit development (PUD). The property, which is the site of a former polo facility, is primarily vacant but contains horse barns and a clubhouse building. The owner has filed a request for the voluntary annexation into the City. The applicant has submitted a master plan that proposes a 223-lot single-family residential subdivision and community clubhouse.

The future land use designations on the land surrounding the subject property are Palm Beach County Low Residential 3 (LR-3) (up to 3 units/acre) to the north; Palm Beach County Low Residential 1 (LR-1) (not to exceed 1 unit/acre) to the east and west; and City of Boca Raton Residential Semi-urban (RSU) (up to 1 unit/acre) to the south.

The subject property has existing approval from Palm Beach County for 357 units. The proposed land use amendment and master plan will reduce the approval to 223 units in the City of Boca Raton. The City staff report indicates that the future land use change and rezoning will result in a potential vehicle trip reduction for the property. However, the applicant will be required to extend the westbound right turn lane from Old Clint Moore Road to Jog Road or add a second westbound right turn lane to address level of service issues. The City staff report also indicates that the annexation and buildout of the proposed project is not expected to adversely impact City services or levels of service.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 21, 2013. No extrajurisdictional impacts have been identified.

Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the City of Boca Raton and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Photograph
- 3 Current Future Land Use Designation
- 4 Proposed Future Land Use Designation

Exhibit 1 General Location Map

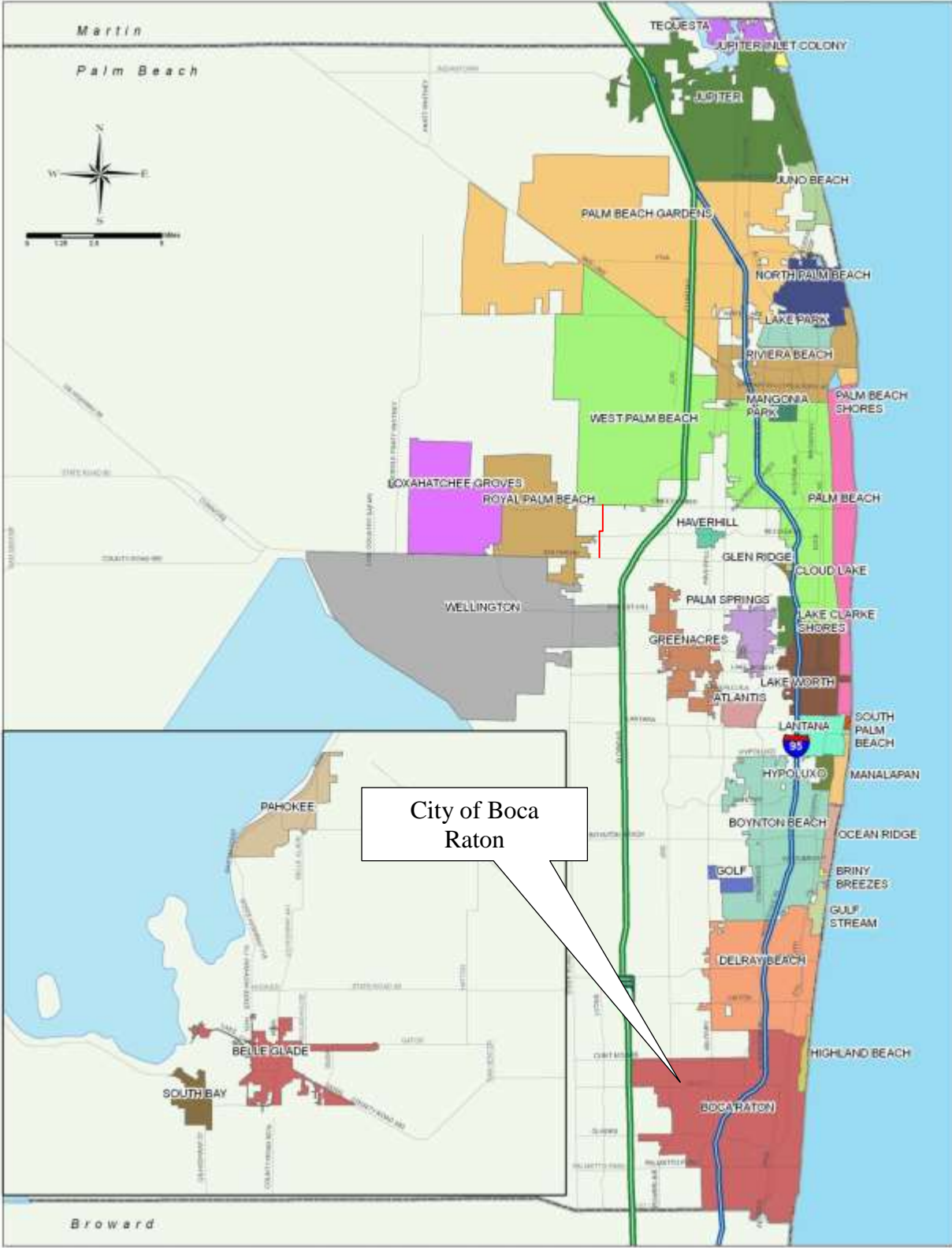


Exhibit 2
Aerial Photograph

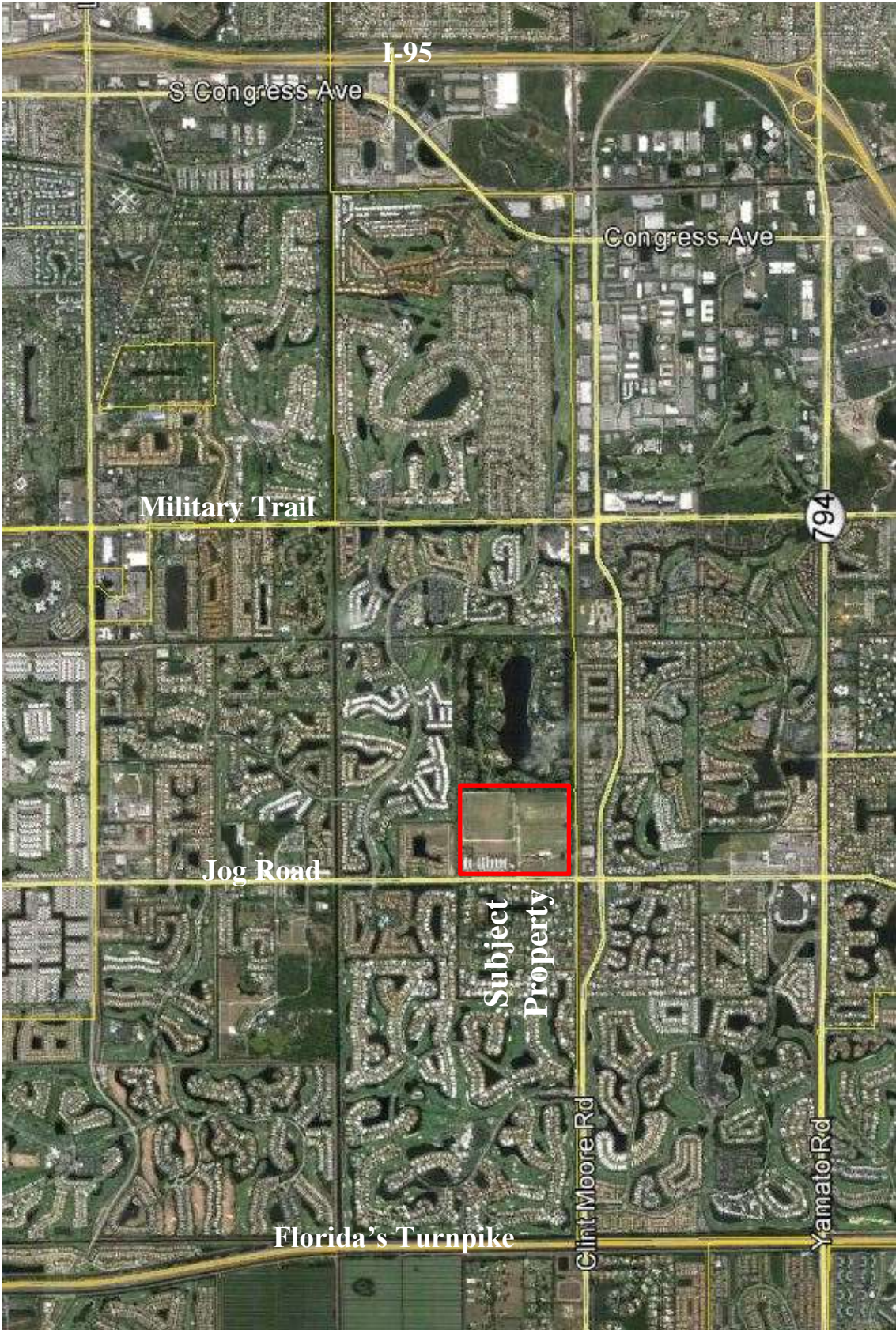


Exhibit 3 Current Future Land Use Designation

Current Future Land Use Designation UC-13-02 (Royal Palm Polo PUD)



<p>Residential 1.0 - RSU 3.5 - RL Low 9.5 - RM Medium 20 - RH High</p>	<p>Commercial C - Commercial</p>	<p>Public and Private PI - Institutional PR - Recreation/Open Space N - Conservation</p>	<p>Industrial IG - General IL - Light IM - Manufacturing</p>	<p>CBD Central Business District</p>	<p>PM Planned Mobility</p>	<p>PB County</p>
<p>City of Boca Raton FLUM Designations:</p>						
<p>FLUM Designations: CR/1 - Comm. Rec./1 du/ac CL/1 - Comm. Low/1 du/ac LR-1 - Low Res. 1 du/ac LR-3 - Low Res. 3 du/ac</p>						

Exhibit 4 Proposed Future Land Use Designation

Proposed Future Land Use Designation UC-13-02 (Royal Palm Polo PUD)



PB County
FLUM Designations:
 CR/1- Comm. Rec./1 du/ac
 CL/1- Comm. Low/1 du/ac
 LR-1- Low Res. 1 du/ac
 LR-3- Low Res. 3 du/ac

City of Boca Raton FLUM Designations:
 Industrial
 IG - General
 IL - Light
 IM - Manufacturing
 PM
 Planned Mobility

City of Boca Raton FLUM Designations:
 Public and Private
 PI - Institutional
 PR - Recreation/Open Space
 N - Conservation

Commercial
 C - Commercial

Residential
 1.0 - RSU
 3.5 - RL Low
 9.5 - RM Medium
 20 - RH High