

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8I

From: Staff

Date: December 11, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan  
Amendment No. 15-2ESR

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 includes one amendment 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 designation from Palm Beach County Low Residential (LR-2) to the Village of Royal Palm Beach Single Family Residential (SF) on eight tracts of land totaling approximately 59.84 acres. The subject property is located on the south side of Southern Boulevard approximately 0.7 miles west of State Road 7. This site currently has several single family homes on large tracts. The properties were annexed into the Village of Royal Palm Beach in 2014. The applicant is proposing to develop 131 zero lot line single family dwelling units on the property. Adjacent land uses include: Low Residential, 2 units per acre (Palm Beach County) to the north; Low Residential, 2 units per acre (Palm Beach County) to the east; Residential Mixed Use (Village of Royal Palm Beach) to the south; and Residential B and Institutional (Village of Wellington) to the west.

The village's Single Family Residential land use designation allows a maximum of 5.0 units per acre, which would potentially yield about 299 units on the subject property. This represents an increase of 179 units over the approximately 120 units that are allowed by the current land use designation. Proposed site improvements are to include a drainage collection and conveyance system of inlets and culverts connected to a lake system. Required pretreatment will be provided using dry detention areas. A drainage control structure will be utilized to provide the necessary retention within the lake system prior to outfall to the C-51 Canal.

The village staff report indicates the development of the subject site as low density residential is compatible with adjacent future land uses, and meets all relevant concurrency level of service standards. Public facilities and services are available to serve the proposed development. A traffic analysis indicates that all roadway segments that will be significantly impacted by the proposed amendment will meet the adopted level of service standards during both the short-term (5-year) and long-term (year 2035) planning horizons. The village staff report indicates the proposed development will not negatively impact public facility demands, and all utilities and public facilities required will be done concurrently with development.

The proposed amendment for this 59.84-acre property is one of three future land use amendments under consideration by the village for properties totaling 110.46 acres. These sites are adjacent to one another and their applications share similar justification statements and the same draft site plan. While each of these proposed amendments should stand on their own merits, the SRPP is explicit in the importance of integrating varying land uses, open spaces, and vehicular and pedestrian connections across parcels and land use designations. The aggregate result of these amendments will be the creation of 392 multi-family dwelling units, 131 single-family dwelling units, and nearly 21 acres of open space. Combined, these amendments form the essential components of a neighborhood.

To be consistent with the SRPP and implement the planning principles for a sustainable region, the future development of these parcels should be well integrated and designed to function as a complete neighborhood. The draft site plan submitted does not fulfill this expectation, because it segregates the housing types into isolated pods and illustrates no relationship to the open space area. Furthermore, the draft site plan does not illustrate a roadway network connecting the three properties, which could provide for efficiencies in design and reduce trips on the regional roadway network. To be consistent with the SRPP, the expectations of the ultimate build-out and design of these parcels should be clearly expressed and integrated through the approval process for these amendments.

### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

### Extrajurisdictional Impacts

The proposed amendment package was submitted to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on September 15, 2015. No extrajurisdictional impacts have been identified.

### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. However, the proposed amendment is not consistent with the intent of the SRPP, because it does not incorporate design features integrating it with adjacent properties that are simultaneously being considered for future land use amendments. The draft site plan submitted segregates the housing types into isolated pods and illustrates no relationship to the open space area. Furthermore, the draft site plan does not illustrate a roadway network connecting the three properties, which could provide for efficiencies in design and reduce trips on the regional roadway network. To be consistent with the SRPP, the expectations of the ultimate build-out and design of these parcels should be clearly expressed and integrated through the approval process for these amendments.

### Recommendation

Council should approve this report and authorize its transmittal to the Village of Royal Palm Beach and the Florida Department of Economic Opportunity.

Attachment

## List of Exhibits

### Exhibit

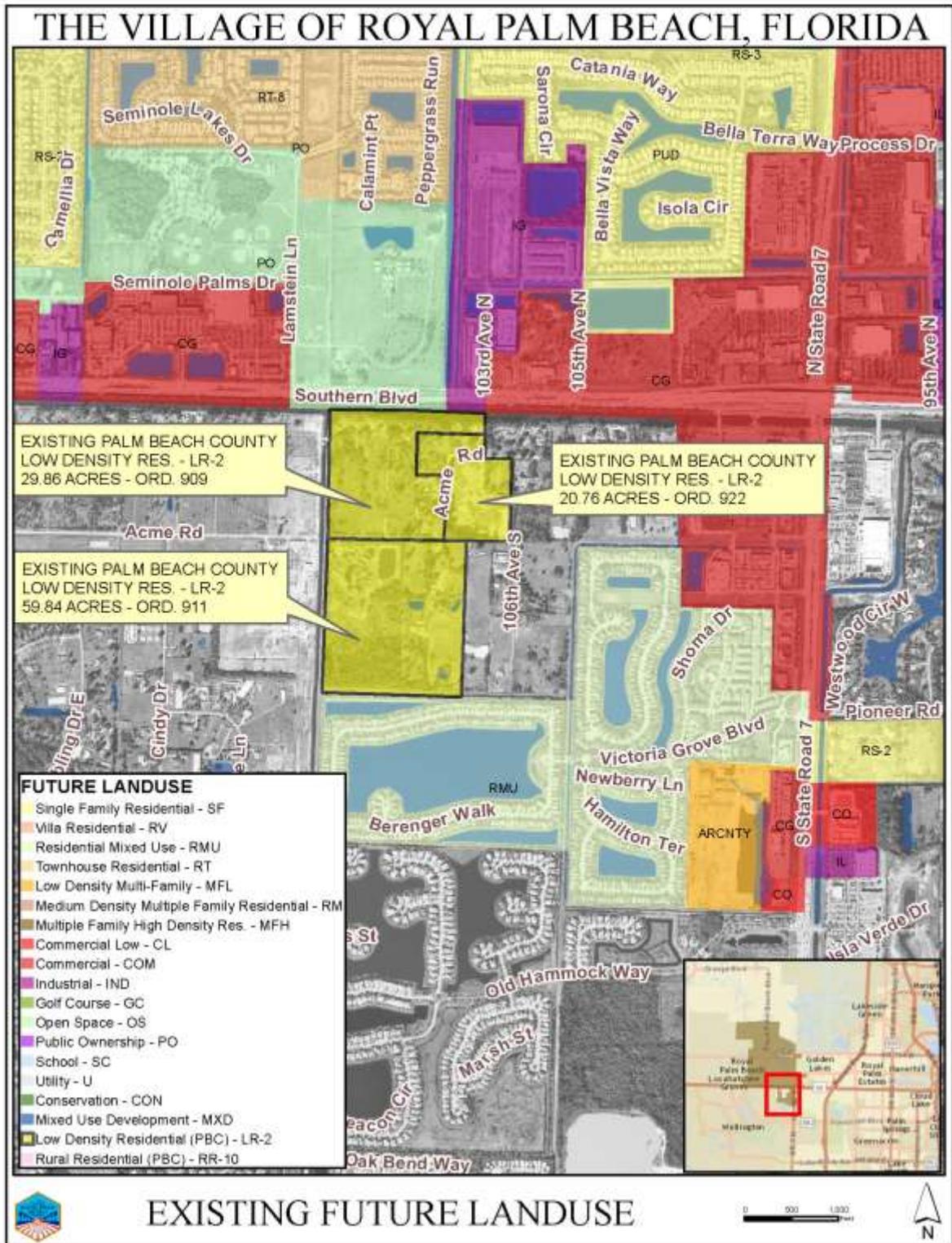
- 1 General Location Map
- 2 Aerial Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Draft Site Plan



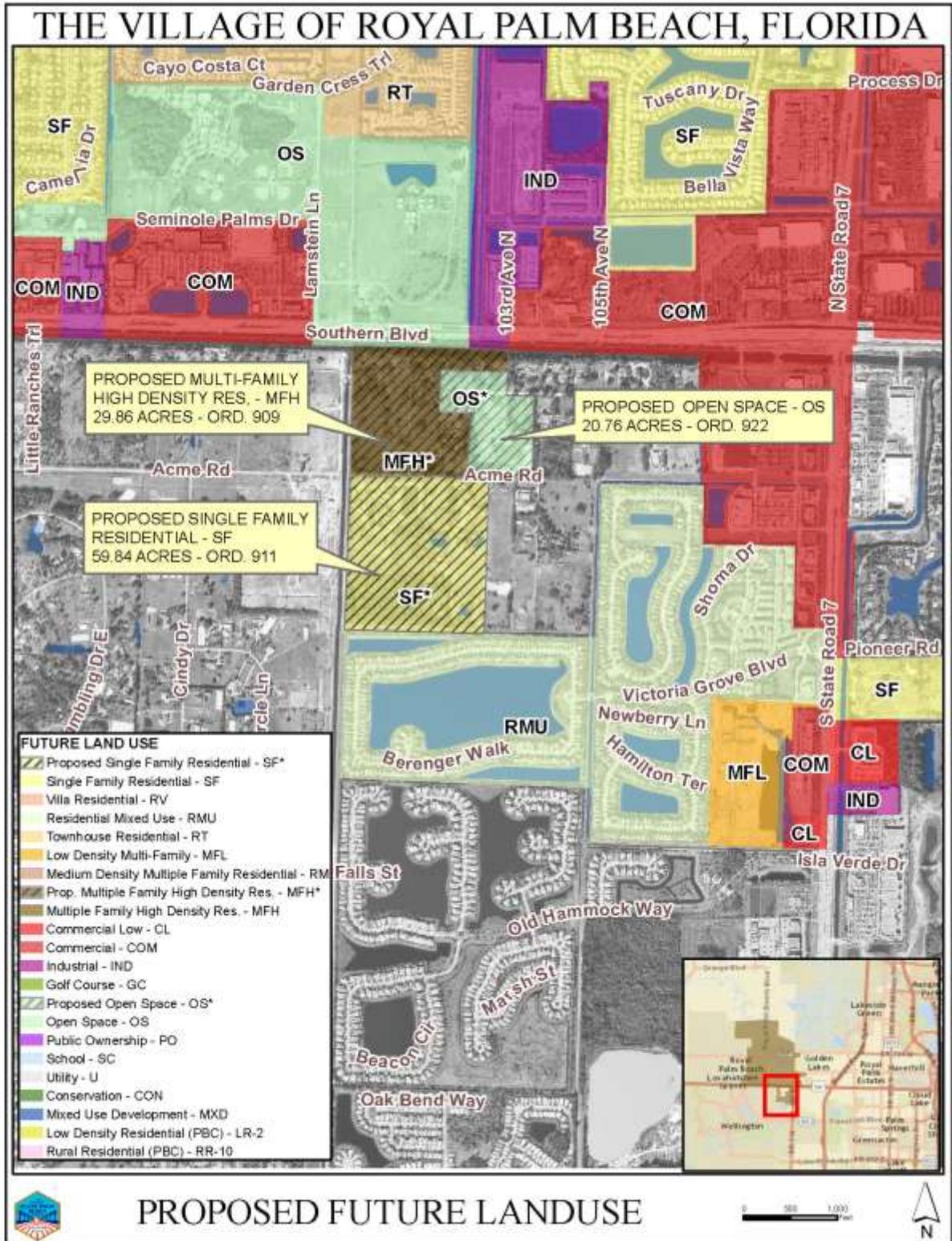
## Exhibit 2 Aerial Map



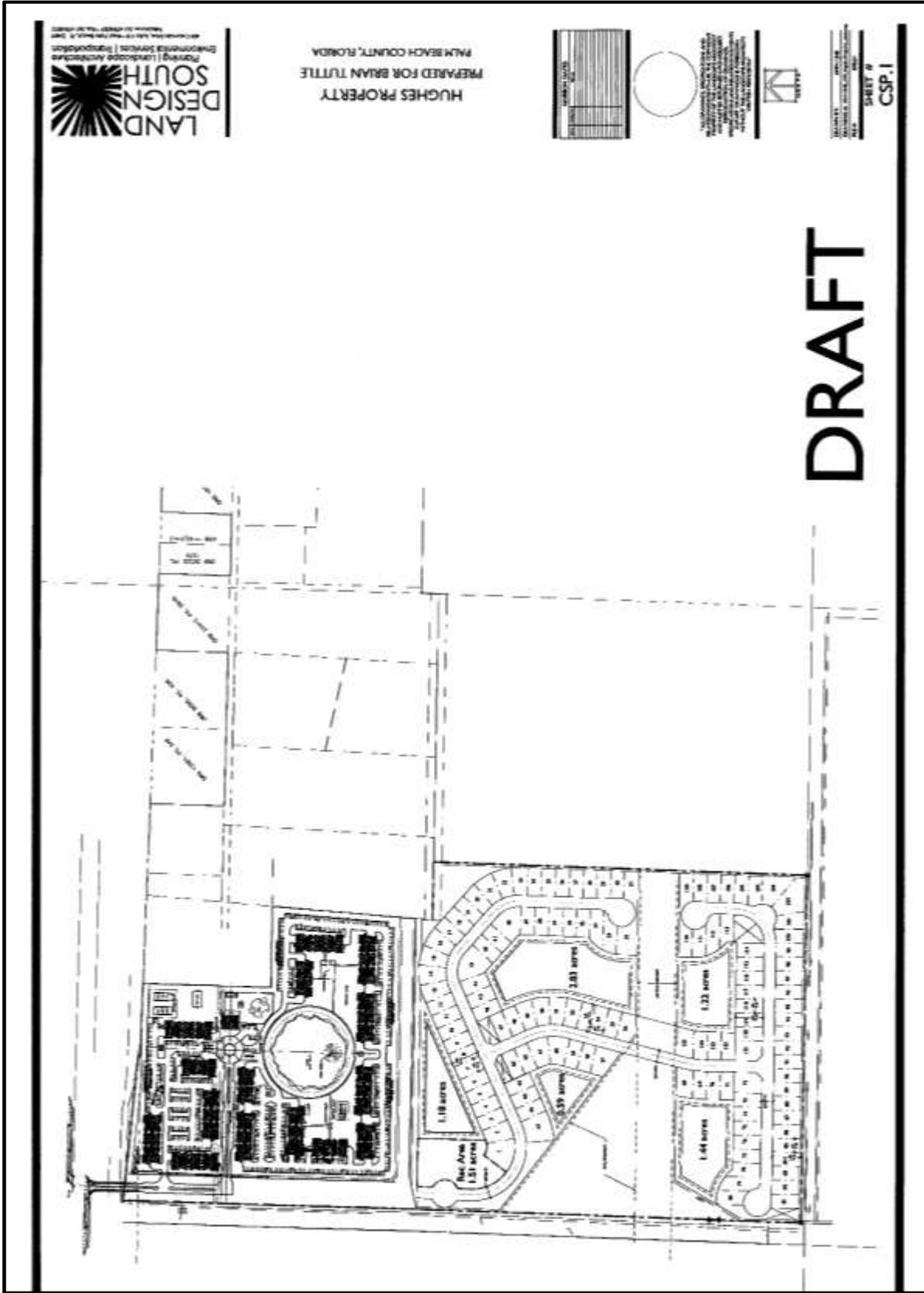
# Exhibit 3 Existing Future Land Use Map



# Exhibit 4 Proposed Future Land Use Map



# Exhibit 5 Draft Site Plan



HUGHES PROPERTY  
PREPARED FOR BRIAN TUTTLE  
PALM BEACH COUNTY, FLORIDA

NO.	DESCRIPTION	DATE



SCALE: AS SHOWN  
DATE: 10/15/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]



SHEET #  
CSP.1