

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8J

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. 15-3ESR

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 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 Open Space (OS) on five tracts of land totaling approximately 20.76 acres. The subject property is located on the south side of Southern Boulevard approximately 0.6 miles west of State Road 7. This site currently has several single family homes on large tracts. The site is considered an enclave and is currently being annexed into the Village of Royal Palm Beach. The subject property is proposed to feature construction of a roadway and associated bridge over the C-51 Canal connecting residential developments to the west and south to Southern Boulevard. Adjacent land uses include: Industrial and Commercial (Village of Royal Palm Beach) to the north; Low Residential, 2 units per acre (Palm Beach County) to the east; Low Residential, 2 units per acre (Palm Beach County) to the south; and Low Residential, 2 units per acre (Palm Beach County) to the west.

The amendment materials indicate the village's Open Space land use designation will allow for the accommodation of the proposed roadway and will preserve private land area until such time that a development program is finalized. The proposed future land use designation of Open Space is a temporary placeholder to accommodate the roadway connection. A development proposal for the property is forthcoming.

The proposed amendment for this 20.76-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 October 23, 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.

Attachments

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 1 General Location Map



Exhibit 2 Aerial Map



Exhibit 3 Existing Future Land Use Map

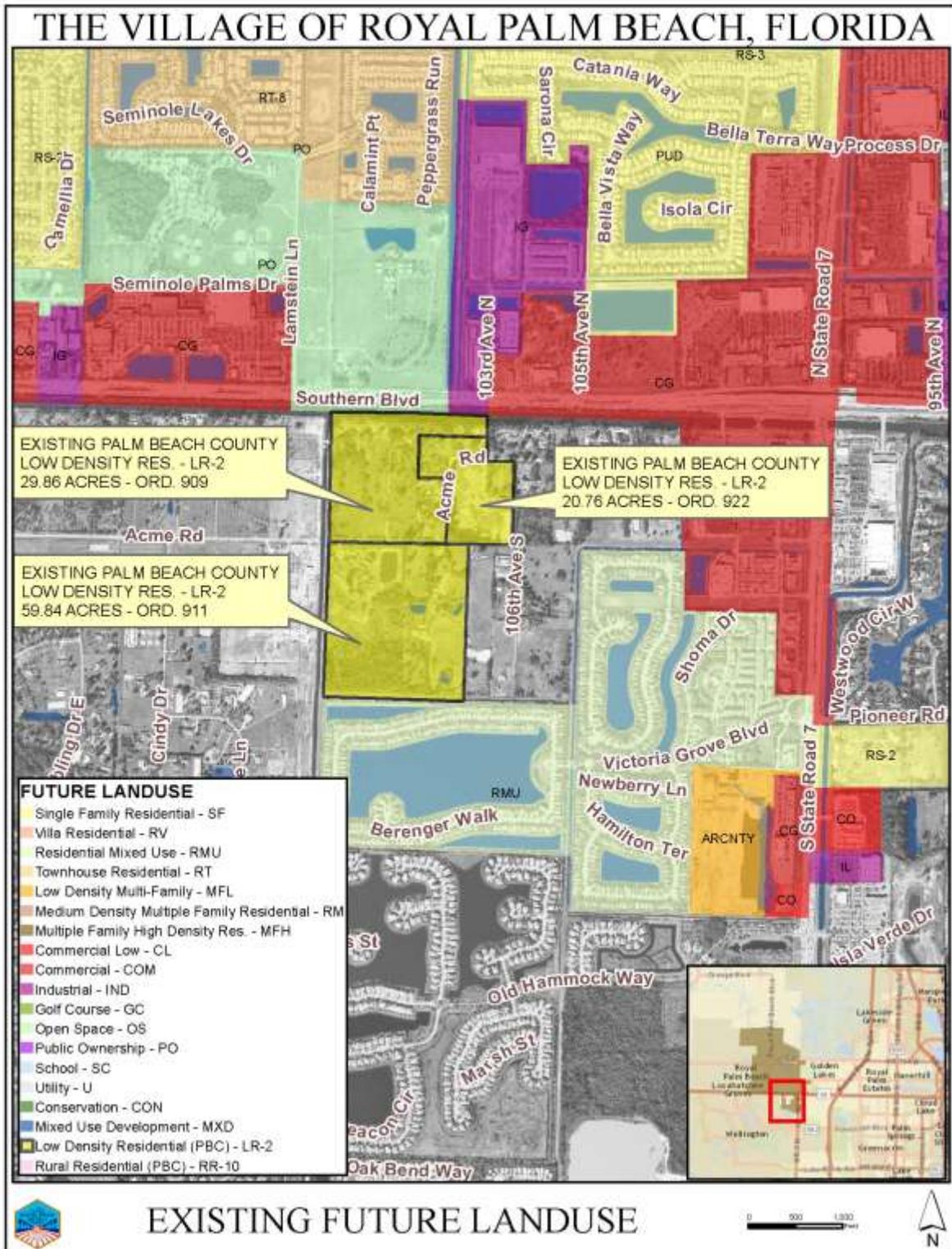


Exhibit 4 Proposed Future Land Use Map

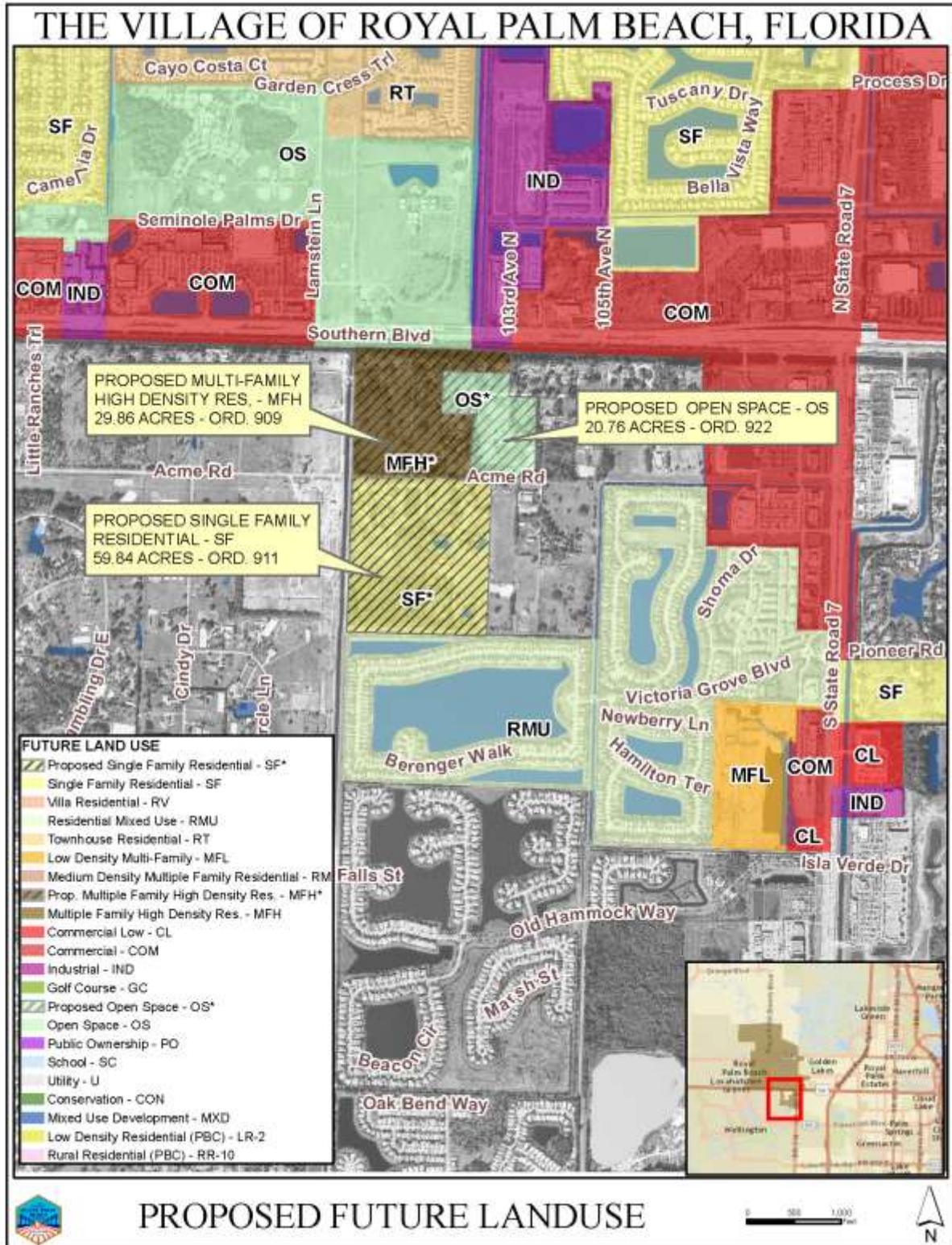


Exhibit 5 Draft Site Plan

