

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8K
From: Staff
Date: March 20, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of North Palm Beach Comprehensive Plan
Amendment No. 15-1ESR

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 North Palm Beach contains a text change to the Future Land Use Element 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 add new Policy 1.B.3 to the Future Land Use Element of the comprehensive plan. The purpose of the new policy is to allow assisted living facilities to be permitted as mixed-use developments under the commercial planned unit development process. Also, Policy 1.B.3 establishes use, intensity, density and occupancy requirements, and limitations for mixed-use assisted living facilities. The village staff report indicates there are no infrastructure impacts or specific projects associated with the proposed amendment at this time.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 25, 2014. 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 North Palm beach and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Proposed Text Change in Underline and Strikethrough Format

Exhibit 1 General Location Map

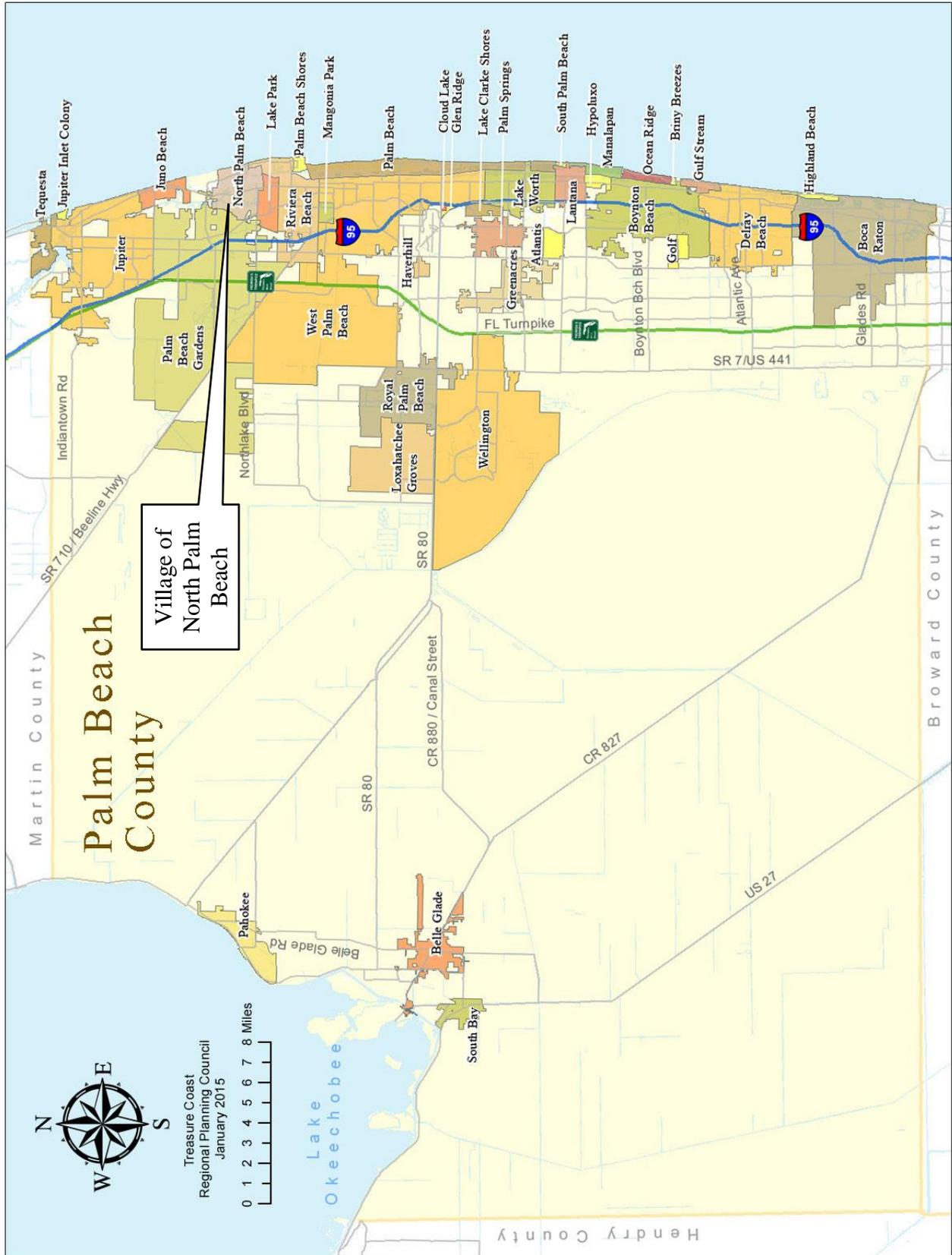


Exhibit 2

Proposed Text Change in Underline and Strikethrough Format

EXHIBIT A - NPBCP Amendment 14-1

NPBCP Amendment 14-1 (attached) consists of a text amendment to the Future Land Use Element of the Village of North Palm Beach Comprehensive Plan which consists of the addition of Policy 1.B.3. Additions to the text of the Comprehensive Plan are indicated in underline and deletions in ~~strikethrough~~ format. The only deletion is the renumbering of Policy 1.B.3 to 1.B.4.

OBJECTIVE 1.B: Mixed-use developments may be permitted through the commercial planned unit development approval process in areas with a Commercial Future Land Use designation, as depicted on the Future Land Use Map Series.

Policy 1.B.1: The following use and intensity standards shall be used to promote land use efficiency in infill and redevelopment activities, and determine maximum mixed-use development potential on a given parcel of land:

1. **Maximum development potential:** Maximum mixed-use development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
2. **Permitted uses:** Each mixed-use development must contain a residential component, together with at least one non-residential component consisting of uses authorized in the assigned underlying commercial zoning district, subject to conditions of approval.
3. **Mix of uses:** The non-residential component of a mixed-use development must comprise a minimum of 10% the gross floor area. The residential component of a mixed-use development must contain a minimum of 25% of the gross floor area.
4. **Residential density:** The residential component of a mixed-use development shall not exceed a density of 12 units per acre.
6. **Height limitations:** With the exception of those properties located along U.S. Highway 1, the maximum height of a mixed-use development shall be limited to that allowed by the underlying commercial zoning district. The maximum height for mixed-use developments with frontage along U.S. Highway 1 is related to the depth of the property, as measured from the U.S. Highway 1 right-of-way, as follows:
 - 250 feet or less: Maximum height of 2 stories.
 - Greater than 250 feet to 300 feet: Maximum height of 3 stories
 - Greater than 300 feet: Maximum height of 4 stories.

Policy 1.B.2: Workforce housing density bonus: The residential density of a mixed-use development may be increased from 12 to 24 units per acre provided that either: (a) bonus units are constructed on-site; or (2) funding is provided to assist in an affordable housing program in another jurisdiction. If alternative (a) is selected, 50% of the bonus units shall be affordable as defined by the County's Workforce Housing Program income guidelines. If alternative (b) is selected, an amount equal to 5% of the cost of

construction of the bonus units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Village of North Palm Beach.

Policy 1.B.3: Assisted Living Facilities, as defined in Section 429.02 of the Florida Statutes and licensed by the Florida Agency for Health Care Administration may be permitted as mixed-use developments through the commercial planned unit development approval process subject to the following use and intensity standards:

1. Required uses: Each mixed-use Assisted Living Facility shall contain a residential component, together with a non-residential component consisting of administrative offices, central kitchen and communal dining facilities, and separate or shared spaces for the provision of medical, recreation, social, religious, and personal services.
2. Residential uses: The residential component shall consist of hallways, attendant stations, mechanical service rooms, and lounge areas, etc. within a designated residential wing of a mixed-use Assisted Living Facility.
3. Non-residential uses: The non-residential component shall be limited to providing goods and services to Assisted Living Facility residents and visitors and facility staff.
4. Maximum floor area: Maximum mixed-use Assisted Living Facility development potential is subject to the floor-area limitations established in Policy 1.A.4, subject to the application of the Village's land development regulations.
5. Maximum resident occupancy: The residential density of a mixed-use Assisted Living Facility may be increased by the Village Council to an equivalent of 24 units per acre. The maximum resident occupancy shall then be determined by multiplying the equivalent residential density by 1.97 residents per unit. Maximum resident occupancy shall be determined on a project-by-project basis based upon an assessment of site characteristics and the application of Village land development regulations.
6. Height limitations: The maximum height of a mixed-use Assisted Living Facility shall be determined by the application of Policy 1.B.1.6
7. Waivers for reductions in minimum dwelling unit size and parking requirements may be requested during the commercial planned unit development approval process.

Policy 1.B.34 : Specific additional development limitations and conditions on proposed mixed-use developments shall be established, as necessary, by the Village through the planned unit development process.