

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8G
From: Staff
Date: February 19, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan
Amendment No. 16-1ESR

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 Royal Palm Beach includes a proposed change to the Future Land Use Map (FLUM) 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 FLUM designation from Single Family Residential (SF) to Townhouse Residential (RT) on 12.95 acres property located on the southeast corner of State Road 7 and Pioneer Road. The property consists of two tracts of land that are vacant. The FLUM designations on adjacent properties are: Rural Residential (Palm Beach County) to the north; Low Residential 2 (Palm Beach County) to the east and south; and Commercial to the west.

The subject property is undeveloped with some vegetation in a low lying area at the east end of the property. The south side of the property is adjacent to the Lake Worth Drainage District L-5 Canal. The South Florida Water Management District has issued an environmental resource permit for the stormwater management system to serve the property in conjunction with the commercial property located to the west. The city's comprehensive plan allows the Townhouse

Residential future land use designation to be developed up to 8 dwelling units per acre. The applicant has indicated the ultimate goal of the amendment is to develop the property as a 96 unit townhouse development.

The city staff report indicates 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 Palm Beach County Traffic Division has indicated that the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to certain conditions. The applicant will be required to participate in the proportionate share of any improvement cost necessary and/or provide infrastructure needed to serve the proposed development. The city staff report concluded the proposed development is compatible with surrounding uses and the proposed development will meet level of service standards for all necessary public facilities.

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 January 26, 2016. 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.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Location Map
- 3 Aerial Photograph
- 4 Existing Future Land Use Map
- 5 Proposed Future Land Use Map

Exhibit 2 Location Map



Exhibit 3
Aerial Photograph



Exhibit 4 Existing Future Land Map

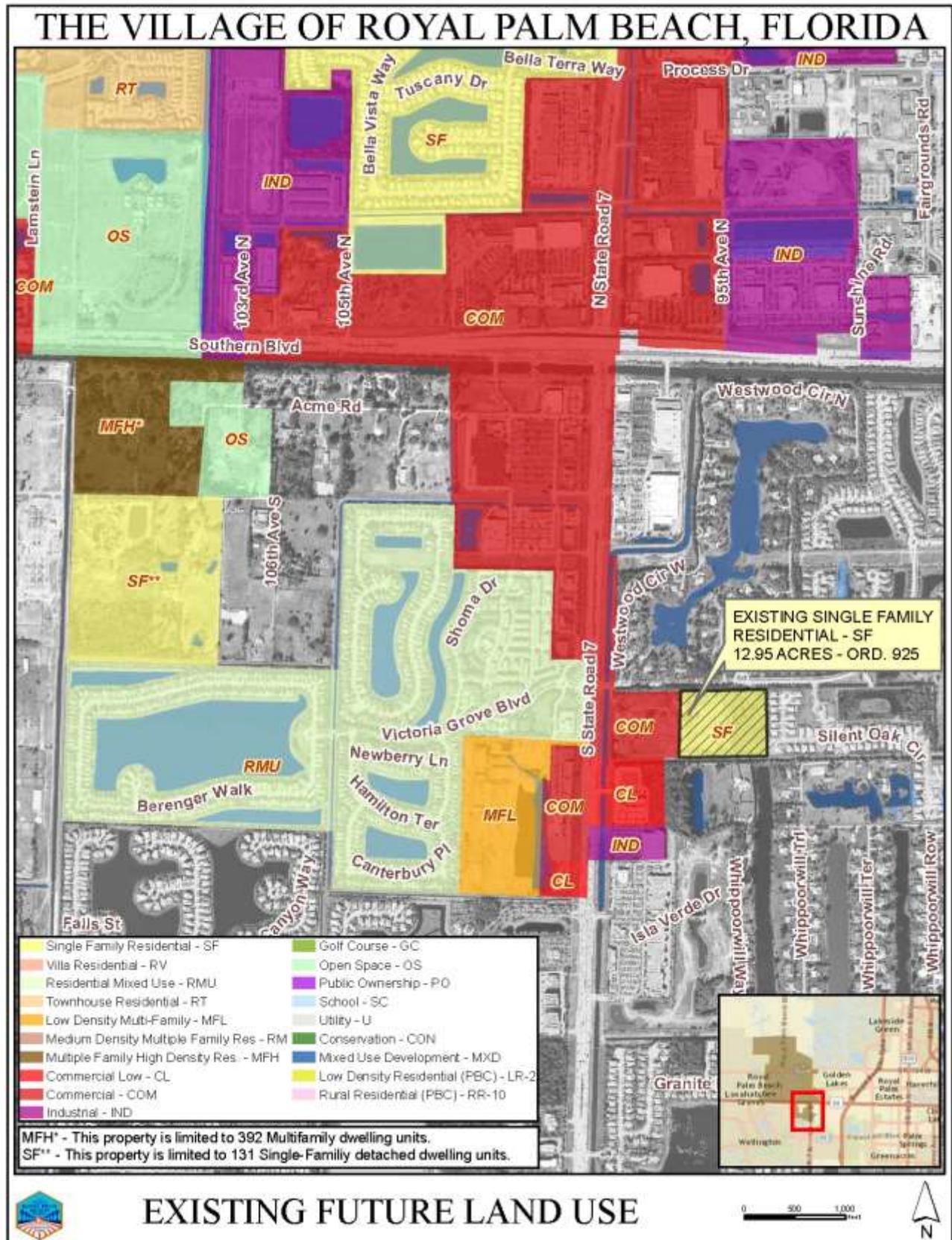


Exhibit 5 Proposed Future Land Use Map

