

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8F

From: Staff

Date: March 18, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Royal Palm Beach Comprehensive Plan
Amendment No. 16-2ESR

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 a text amendment to the Future Land Use (FLU) 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 revise Policy LU-1.3.2 to reduce the maximum density from 18.0 to 14.0 dwelling units per gross acre for the Multi-Family High Density Residential FLU designation. The proposed amendment also makes a similar change to the section explaining and defining the FLU categories shown on the FLU map. The village staff report indicates the purpose of the change to 14.0 units per acre is to allow the high density designation to be consistent with the village code requirements related to open space, recreation, and parking. The density of 18.0 units per acre promoted the need for variations to the village code to accommodate the higher density.

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 February 8, 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 Text Changes in Underline and Strikethrough Format

Exhibit 2 Text Changes in Underline and Strikethrough Format

EXHIBIT "A"

Future Land Use Element Text Amendments

(For purposes of brevity, only those sections proposed to be modified are shown below. Proposed language is underlined and language to be deleted is ~~stricken~~.)

Policy LU-1.3.2 Land development regulations adopted to implement this plan shall allow new residential development to be permitted only at densities equal to or less than the following:

- a. SF – Single-Family Residential – a maximum of 5.0 dwelling units per gross acre;
- b. RV – Villa Residential – a maximum of 6.0 dwelling units per gross acre;
- c. RT – Townhouse Residential – a maximum of 8.0 dwelling units per gross acre;
- d. MFL– Multi-Family Low Density Residential – a maximum of 9.0 dwelling units per gross acre;
- e. MFM – Multi-Family Medium Density Residential – a maximum of 12.0 dwelling units per gross acre;
- f. MFH – Multi-Family High Density Residential – a maximum of ~~18.0~~ 14.0 dwelling units per gross acre.

FUTURE LAND USE

This section provides a brief explanation and definition of the future land use categories depicted on the Future Land Use Map. These descriptions are intended to be consistent with and compliment the goals, objectives and policies of this element.

PERMITTED USES IN AREAS DESIGNATED RESIDENTIAL

The following residential designations are intended primarily for residential use of the type and density provided in the descriptions. These uses will be allowed to the extent permitted by the applicable zoning districts.

Single Family – Only single-family detached dwelling units not to exceed 5.0 dwelling units per gross acre. These areas shall be designated by the letters SF on the Future Land Use Map.

Residential Mixed Use - A mix of housing types which may include single-family detached, single-family attached, zero lot line, villas, and multi-family units are allowed in this designation at a density of no greater than 5.0 dwelling units per gross acre

Villa Residential – Single- family detached, zero lot line and villas are allowed in this designation at a density no greater than 6.0 dwelling units per gross acre. These areas shall be designated by the letters RV on the Future Land Use Map.

Townhouse Residential – Single family detached, zero lot line, villas, and townhouse projects not to exceed 8.0 dwelling units per gross acre are permitted in areas with this designation. These areas shall be designated by the letters RT on the Future Land Use Map.

Multi-Family Low Density – Single family detached, zero lot line, Villas, townhouses, and multi-family dwelling units as a density not to exceed 9.0 dwelling units per gross acre are permitted. These areas shall be designated by the letters MFL on the Future Land Use Map.

Multi-Family Medium Density – Single family detached, zero lot line, villas, townhouses, and multi-family dwelling units as a density not to exceed 12.0 dwelling units per gross acre are permitted. These areas shall be designated by the letters MFM on the Future Land Use Map.

Multi-Family High Density – Single Family detached, zero lot line, villas, townhouses, and multi-family dwelling units as a density not to exceed ~~18.0~~ 14.0 dwelling per gross acre permitted. These areas shall be designated by the letters MFH on the Future Land Use Map.

In implementing a PUD zoning designation, the above densities will be used to calculate the gross allowable density of the proposed development. The Village Council, with input from the Village LPA, will have the ability to mix housing types (i.e. single family, villas, townhouses, multi-family up to the number of units allowed) and standard additional uses.