

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C7

From: Staff

Date: September 16, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Village of Palm Springs 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 Palm Springs contains a text amendment 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 adds new Objective O and Policies O.1 – O.3 to the Future Land Use Element of the comprehensive plan to create the College-Hospital Overlay (CHO) district. The purpose of the CHO is to expand development allowances and flexibility along South Congress Avenue in proximity to Palm Beach State College and JFK Hospital in recognition of the commuters travelling to these institutions. The overlay implements strategies of the Congress Avenue Corridor Study by promoting redevelopment of South Congress Avenue with high intensity, high density, multi-use development. The objectives are to foster a diversity and mix of restaurants, retail, offices, and other commercial uses that benefit Palm Beach State College and JFK Hospital; permit additional development density opportunities suitable to attract a critical mass of housing within proximity of the college and hospital; and create a higher quality environment for students and professors, medical professionals, and visitors through an urban corridor that offers a full complement of uses.

The CHO district is bordered on the north by L-12 Canal and on the south by the City of Atlantis. The district consists of approximately 55 acres. The district currently is an unincorporated area that the village is in the process of annexing. Upon annexation, the properties will be designated with a village land use designation of Commercial or Residential High, depending on the current use. The provisions of the CHO will only become applicable when a property owner petitions for a future land use map amendment to change to a Mixed Use designation.

The proposed overlay would increase the maximum development potential to 35 dwelling units per acre (du/ac) and 1.0 floor area ratio (FAR) for mixed-use projects within the district. This is an increase of 15 du/ac and 0.5 FAR over what is currently permissible. The allowances of the overlay would only be utilized within a mixed-use planned development that fulfills the objectives of the CHO to provide retail, restaurant, personal services, or housing to support the nearby college and hospital uses. The increase in development entitlements is expected to facilitate redevelopment and increase property values within the area.

#### Regional Impacts

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

#### Extrajurisdictional Impacts

The village circulated the amendments through the Intergovernmental Plan Amendment Review Committee process on July 22, 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 Palm Springs and the Florida Department of Economic Opportunity.

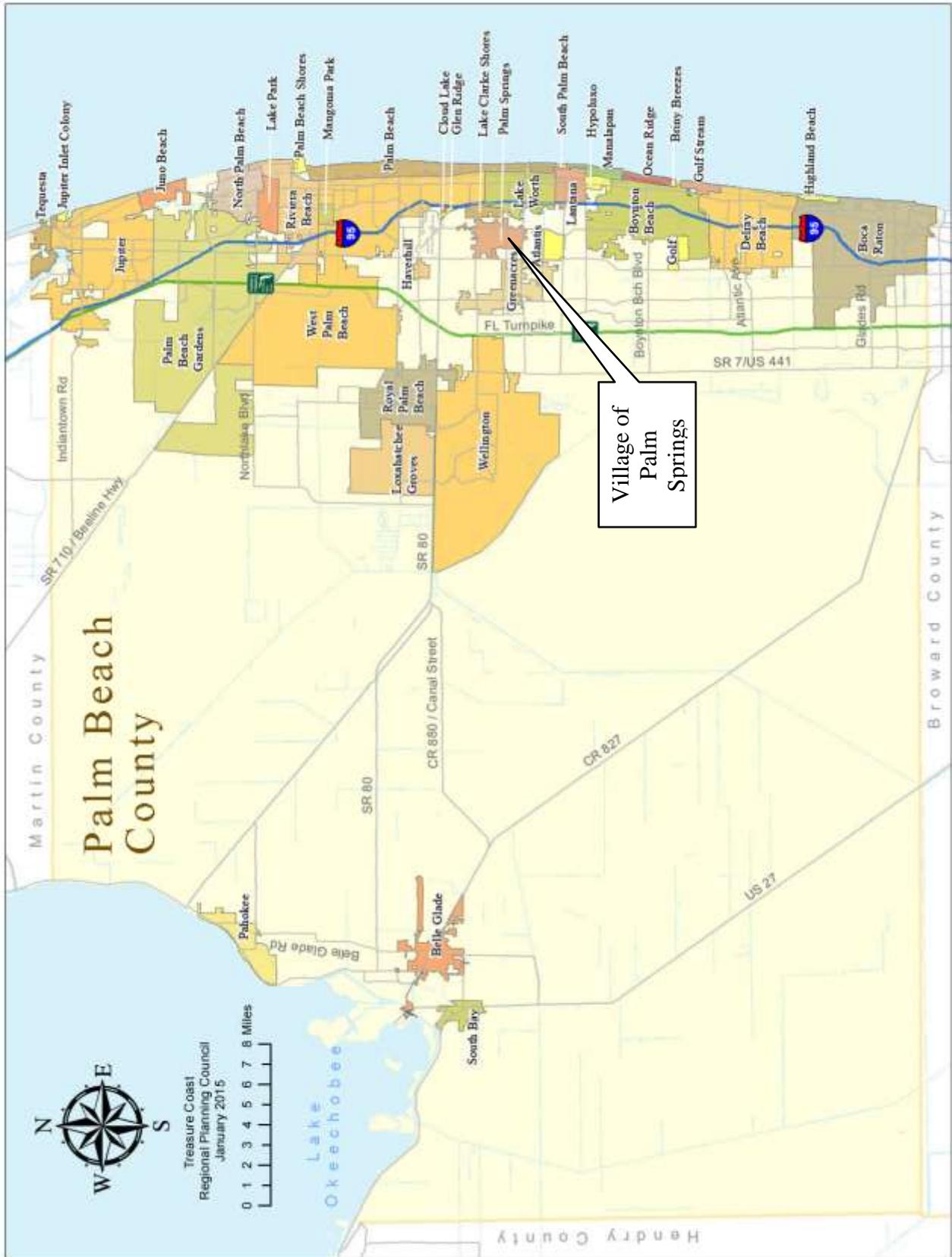
#### Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 New Text to be added to the Future Land Use Element
- 3 College-Hospital Overlay Map

# Exhibit 1 General Location Map



## Exhibit 2

### New Text to be Added to the Future Land Use Element

*Chapter I*  
*Future Land Use Element*  
*Goal, Objectives, and Policies*

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Addition of a new Objective O, and related Policies:

**Objective O:** A College-Hospital Overlay (“CHO” or “Overlay”) shall be maintained in the Village’s Land Development Regulations in order to implement strategies of the Congress Avenue Corridor Study and promote economic (re)development with high intensity/density value-added development along the corridor.

The CHO is established in recognition of the 30,000+ students and 2500 staff that attend Palm Beach State College (a commuter campus) and the 500 doctors and 2200 health care professionals that provide care to patients at the 472-bed JFK Hospital (a full service surgical and emergency facility), both institutions being located along South Congress Avenue and whose employees/clients generate a need for retail, restaurants and personal services in proximity to the campuses.

**Policy O.1:** The allowances of the CHO shall only be applicable to properties along the South Congress Avenue corridor, south of the LWDD L-12 canal, designated with the Mixed Use land use category and Mixed-Use (MU) zoning district that fulfill the objectives of the Overlay.

**Policy O.2:** The Village shall provide incentives through the CHO to promote a diverse mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College (a commuter campus) and JFK Hospital (a full service emergency facility), and to attract a critical mass of housing within proximity of and to serve the college and hospital and service-oriented uses.

**Policy O.3:** Mixed-use planned developments within the CHO that fulfill the objectives of the Overlay shall be allowed a residential density up to 35 dwelling units per acre and nonresidential intensity up to 1.0 FAR.

# Exhibit 3 College-Hospital Overlay Map

