

Agenda Item #   R - 4  

**Village of Royal Palm Beach**  
**Village Council**  
**Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-024 (COMP PLAN – TEXT AMENDMENT) AND ADOPTION OF ORDINANCE NO. 1057 ON SECOND READING, AN APPLICATION BY THE VILLAGE OF ROYAL PALM BEACH, AMENDING THE FUTURE LAND USE ELEMENT OF THE VILLAGE’S COMPREHENSIVE PLAN TO CREATE AN ENTIRELY NEW FUTURE LAND USE DESIGNATION, THE MIXED USE SOCIAL CENTER LESS THAN 40 ACRES (MXS<40).**

**Issue:**

In June 2021, the Village of Royal Palm Beach (Village) entered into an agreement with the Treasure Coast Regional Planning Council (TCRPC) to conduct a State Road 7 Corridor Study. The intention of this planning effort by the TCRPC was to assist the Village in visualizing potential future redevelopment along the SR-7 corridor and make recommendations for text amendments to the Village’s Comprehensive Plan and Zoning Code that meet potential future redevelopment market demands.

This corridor is made up almost exclusively of commercial uses and like many communities in South Florida, the Village is experiencing increased pressure for residential and mixed use development. The study area was the State Road 7 Corridor from Okeechobee Boulevard south to Southern Boulevard. The study included a series of public outreach efforts, explored potential redevelopment scenarios along the SR-7 corridor, and Land Use Text Amendment and Zoning Text Amendment recommendations.

As part of the State Road 7 Corridor Study, the TCRPC developed a series of conceptual redevelopment plans for four (4) sites along the corridor. The redevelopment concepts illustrate new buildings, blocks and roadways, and public open spaces. These concepts were intended to test densities and intensities of potential future redevelopment. These densities and intensities formed the TCRPC’s recommendations for text amendments to the Village’s Comprehensive Plan and Zoning Code. At the Village Council meeting on February 16, 2023, the Village Council voted to accept the results of the State Road 7 Corridor Study. Village Council has since instructed Staff as part of a Strategic Planning Initiative to bring forward a Comprehensive Plan Text Amendment and subsequently a Zoning Text Amendment based on the recommendations of the TCRPC.

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	11-20-2025	Action

The Applicant, the Village of Royal Palm Beach, is requesting a Comprehensive Plan Text Amendment to create an entirely new Future Land Use Designation, the Mixed Use Social Center Less Than 40 Acres (MXS<40).

**Mixed Use Social Center Less Than 40 Acres** – The Mixed Use Social Center Less Than 40 Acres (MXS<40) future land use designation is intended to allow for medium to large-scale, innovative, and urban mixed use developments that provide integrated, vibrant, compatible, and complimentary uses within a single development along the State Road 7 Corridor. This future land use designation allows for greater intensities and densities than would otherwise be permissible in typical zoning allowances.

The MXS<40 category shall include residential, commercial, office, and public open space to allow for living, working, and entertainment in a pedestrian-oriented community. In an MXS<40 land use category, multi-purpose buildings that permit a mixture of compatible uses are required. Land use standards shall clearly require integration of uses within or among buildings, which will be accomplished through the:

- a. Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses, excluding non-residential uses over residential uses;
- b. Use of horizontal integration may be permitted if buildings are placed and oriented to front on well designed, usable public spaces; and designed with appropriate pedestrian connectivity; and
- c. Use of shared space creating live-work space within a single unit in a building.

The compatible zoning district for this category shall be the MXS Mixed Use Social Center District. This future land use designation shall be a site-specific designation and shall have frontage along the State Road 7 (441) Corridor.

MXS<40 projects shall be reviewed to ensure that provisions for transition areas are established with adjacent land uses. At a minimum, MXS<40 developments shall meet the following standards:

- a. Minimum project size shall be between 15 and less than 40 acres; and
- b. Residential uses shall meet the following density based on the gross acreage of the total project site:

	<u>Min.</u>	<u>Max.</u>
<u>Density</u>	<u>14 du/ac</u>	<u>25 du/ac</u>

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c. Non-residential uses shall meet the following standards based on the gross acreage of the total project site:

	<u>Min. FAR</u>	<u>Max. FAR</u>
<u>Office/Retail/Service</u>	<u>0.2</u>	<u>0.75</u>

e. Open Space shall be provided at no less than 20% of the total site of the project site.

f. Mass transit or multi-modal facilities may be included within project site, or convenient access shall be provided to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Mixed Use Social Center Less Than 40 Acres (MXS<40) project is proposed in order to reduce the number of automobile trips internally and to ultimately support an integrated multi-modal transportation system.

The Local Planning Agency considered the application on July 22, 2025, and recommended Approval by a vote of 5-0.

The Village Council considered Ordinance No. 1057 on second reading on September 18, 2025, and recommended Approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of Application No. 25-024 (Comp Plan – Text Amendment) and Ordinance No. 1057 on second reading.

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Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	11-20-2025	Action

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**ORDINANCE NO. 1057**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, PURSUANT TO VILLAGE-INITIATED APPLICATION NO. 25-024(CPA TEXT), WHICH PROVIDES FOR AMENDMENTS TO THE TEXT AT “FUTURE LAND USE ELEMENT” IN ORDER TO CREATE AN ENTIRELY NEW FUTURE LAND USE DESIGNATION “MIXED USE SOCIAL CENTER LESS THAN 40 ACRES (MXS<40)”; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, the Village of Royal Palm Beach, Florida, has initiated Application No. 25-024(CPA TEXT) requesting an amendment to the Comprehensive Development Plan of the Village of Royal Palm Beach, which is more specifically described in Exhibit “A”, attached hereto and incorporated herein; and

WHEREAS, the Village Council received the results of the Village of Royal Palm Beach State Road 7 Corridor Study (“Corridor Study”) dated February 2023 and prepared by the Treasure Coast Regional Planning Council; and

WHEREAS, in order to implement the redevelopment recommendations proposed in the Corridor Study, a key recommendation was to create a new future land use category to provide an option for the parcels zoned exclusively commercial on State Road 7 to pursue more sustainable development; and

WHEREAS, the Village of Royal Palm Beach, Florida, has carefully prepared an amendment to its Comprehensive Development Plan in order to update it and to amend the Future Land Use Element to create an entirely new future land use designation “Mixed Use Social Center Less Than 40 Acres (MXS<40)”; and

WHEREAS, the Village of Royal Palm Beach has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Department of

Economic Opportunity and after the proposed amendment of the plan was returned to the Village of Royal Palm Beach, in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the Village Council desires to adopt the proposed text amendment to the current Comprehensive Development Plan to guide and control the future development of the Village, and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

**Section 1:** The Village of Royal Palm Beach Comprehensive Development Plan is hereby amended at “Future Land Use Element” by adopting an entirely new future land use designation “Mixed Use Social Center Less Than 40 Acres (MXS<40)” within the Village as more specifically set forth in Exhibit “A”, which is attached hereto and incorporated herein.

**Section 2:** A copy of the Comprehensive Development Plan, as amended, is on file in the office of the Village Clerk, Village of Royal Palm Beach, Florida.

**Section 3:** The Village’s Planning and Zoning Director is hereby directed to transmit within ten (10) working days after adoption one (1) paper copy and two (2) electronic PDF format copies of the amendment to the current Comprehensive Development Plan to the State Land Planning Agency, along with one copy to any other agency or unit of local government that timely provided comments in accordance with Section 163.3184(3)(c)2, Florida Statutes.

**Section 4:** Each and every other section and subsection of the Village of Royal Palm Beach Comprehensive Development Plan shall remain in full force and effect as previously adopted.

**Section 5:** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 6:** Specific authority is hereby given to codify this Ordinance and make it part of the Village’s Comprehensive Development Plan.

**Section 7:** This plan amendment shall not become effective until 31 days after the State Land Planning Agency notifies the Village that the plan amendment is complete. If timely challenged, this amendment does not become effective until the State Land Planning Agency or Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(3)(c)4, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence

before it has become effective.

FIRST READING this 21st day of August, 2025.

SECOND AND FINAL READING this 20th day of November, 2025.

VILLAGE OF ROYAL PALM BEACH

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MAYOR JEFF HMARA

ATTEST:

(Seal)

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DIANE DISANTO, VILLAGE CLERK

## EXHIBIT “A”

### Future Land Use Element

(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~~.)

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#### **PERMITTED USES IN AREAS DESIGNATED MIXED USE ~~DEVELOPMENT~~**

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

**Mixed Use Development** – The Mixed Use Development (MXD) future land use designation is intended to allow for innovative mixed use developments that provide compatible, balanced, and integrated land uses within a single project. The MXD category must include residential, commercial and public open space to allow for living, working and entertainment in a pedestrian oriented community. In an MXD land use category, multi-purpose buildings that permit a mixture of compatible uses are required. Land use standards shall clearly require integration of uses within or among buildings, which will be accomplished through the:

- a. Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses;
- b. Use of horizontal integration may be permitted if buildings are placed and oriented to front on well designed, useable public spaces; and/or,
- c. Use of shared space creating live-work space within a single unit in a building.

The compatible zoning district for this category shall be the MXD Mixed Use Development District.

MXD projects shall be reviewed to ensure that provisions for transition areas are established with adjacent land uses. At a minimum, MXD developments shall meet the following standards:

- a. Minimum project size shall be 30 acres; and,
- b. Density shall be based on a maximum of 5 du/acre of the gross acreage of the entire project site. This density shall be comprised of no less than 2 housing types. A minimum of 15% of the total allowable density shall be required for any one housing type. A minimum of 50% of the total project site shall be dedicated to residential development.

- c. Commercial uses shall meet the following standards based on the gross acreage of the total project site:

	Min. FAR	Max. FAR
Office	0.041	0.062
Retail/Service	0.020	0.041

In no case may the combined total FAR for commercial and office uses exceed 0.082 of the total project site.

- d. Open Space shall be provided at no less than 40% of the total site of the entire project.

**Mixed Use Social Center** – The Mixed Use Social Center (MXS) future land use designation is intended to allow for large-scale, innovative, and urban mixed use developments that provide integrated, vibrant, compatible, and complimentary uses within a single development. This future land use designation allows for greater intensities and densities than would otherwise be permissible in typical zoning allowances. However, the increased density allowed through the MXS district does not exceed the existing highest density currently permitted in the Village of Royal Palm Beach Residential Future Land Use categories.

The MXS category shall include residential, commercial, office, and public open space to allow for living, working, and entertainment in a pedestrian-oriented community. In an MXS land use category, multi-purpose buildings that permit a mixture of compatible uses are required. Land use standards shall clearly require integration of uses within or among buildings, which will be accomplished through the:

- Use of vertical integration such as residential uses over office or retail uses, office uses over retail uses, or other compatible combinations of uses, excluding non-residential uses over residential uses;
- Use of horizontal integration may be permitted if buildings are placed and oriented to front on well designed, usable public spaces; and designed with appropriate pedestrian connectivity; and
- Use of shared space creating live-work space within a single unit in a building.

The compatible zoning district for this category shall be the MXS Mixed Use Social Center District. This future land use designation shall be a site-specific designation and shall have frontage on at least one (1) principal arterial road, as defined in this Comprehensive Plan; or is part of an overall Master Plan that has frontage on two (2) principal arterial roads.

MXS projects shall be reviewed to ensure that provisions for transition areas are established with adjacent land uses. At a minimum, MXS developments shall meet the following standards:



- a. Minimum affected area shall be 40 acres; and
- b. Density shall be based on a maximum of 10 du/acre of the gross acreage of the total project Site; and
- c. Non-residential uses shall meet the following standards based on the gross acreage of the total project site:

	Min. FAR	Max. FAR
Office	0.04	0.09
Retail/Service	0.22	0.31

- d. Residential uses shall meet the following standards based on the gross acreage of the total project site:

	Min. FAR	Max. FAR
Residential	0.25	0.33

- e. Structured parking shall meet the following standards based on the gross acreage of the total project site:

	Min. FAR	Max. FAR
Structured Parking	0.43	0.65

- f. Total FAR for the project site shall meet the following standards:

	Min. FAR	Max. FAR
Total	1.0	1.3

- g. Open Space shall be provided at no less than 20% of the total site of the project site.
- h. Mass transit or multi-modal facilities may be included within project site, or may be included within an adopted plan to be located within a half-mile of mass transit or multi-modal facilities upon buildout of the Mixed Use Social Center. Convenient access shall be provided to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Mixed Use Social Center is proposed in order to reduce the number of automobile trips internally and to ultimately support an integrated multi-modal transportation system.

**Mixed Use Social Center Less Than 40 Acres – The Mixed Use Social Center Less Than 40 Acres (MXS<40) future land use designation is intended to allow for medium to large-scale, innovative, and urban mixed use developments that provide integrated, vibrant, compatible, and complimentary uses within a single development along the State Road 7 Corridor. This future land use designation allows for greater intensities and densities than would otherwise be permissible in**

typical zoning allowances.

The MXS<40 category shall include residential, commercial, office, and public open space to allow for living, working, and entertainment in a pedestrian-oriented community. In an MXS<40 land use category, multi-purpose buildings that permit a mixture of compatible uses are required. Land use standards shall clearly require integration of uses within or among buildings, which will be accomplished through the:

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The compatible zoning district for this category shall be the MXS Mixed Use Social Center District. This future land use designation shall be a site-specific designation and shall have frontage along the State Road 7 (441) Corridor.

MXS<40 projects shall be reviewed to ensure that provisions for transition areas are established with adjacent land uses. At a minimum, MXS<40 developments shall meet the following standards:

- a. Minimum project size shall be between 15 and less than 40 acres; and
- b. Residential uses shall meet the following density based on the gross acreage of the total project site:

	<u>Min.</u>	<u>Max.</u>
<u>Density</u>	<u>14 du/ac</u>	<u>25 du/ac</u>

- c. Non-residential uses shall meet the following standards based on the gross acreage of the total project site:

	<u>Min. FAR</u>	<u>Max. FAR</u>
<u>Office/Retail/Service</u>	<u>0.2</u>	<u>0.75</u>

- e. Open Space shall be provided at no less than 20% of the total site of the project site.
- f. Mass transit or multi-modal facilities may be included within project site, or convenient access shall be provided to mass transit, community shuttle or multi- modal facilities where such facilities are in place or planned to be in place at the time the Mixed Use Social Center Less Than 40 Acres (MXS<40) project is proposed in order to reduce the number

of automobile trips internally and to ultimately support an integrated multi-modal transportation system.