

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5H

From: Staff

Date: October 17, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Palm Beach Gardens Comprehensive Plan
DCA Reference No. 08-1ER

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The City of Palm Beach Gardens has proposed text amendments to all elements of the City Comprehensive Plan. The amendments are pursuant to an Evaluation and Appraisal Report (EAR) that was adopted by the City on December 21, 2006 and found sufficient by the DCA on February 26, 2007. The City requested that the amendments be formally reviewed.

The following is taken from the amendment materials: The City of Palm Beach Gardens is located in northern Palm Beach County and is surrounded by the Town of Jupiter to the north; the Town of Juno Beach and the Village of North Palm Beach to the east, and the Town of Lake Park, the Cities of West Palm Beach and Riviera Beach to the south. Most of the City lies west of the Intracoastal Waterway (ICWW), but a portion of the municipal limits run east of the ICWW and U.S. Highway One on both the north and south sides of PGA Boulevard with a small part running to the Little Lake Worth water

feature. The City was incorporated in 1959 and most development has occurred since its incorporation. There is no traditional downtown area within the City. Commercial development is primarily located along the arterial roads, such as PGA Boulevard and Northlake Boulevard. The Gardens Mall consists of 1.39 million square feet of retail area and attracts approximately 15,000 to 20,000 shoppers per day.

The University of Florida's Bureau of Economic and Business Research estimates that the City's permanent population has grown to approximately 49,387 in 2007. It is estimated that the City has grown by 14,329 persons since the 2000 census. Projections from the County's 2006 Population Model indicates that the City's 2015 population will be 61,076. According to 2007 data, the median income for a household in the City is \$59,776, and the median income for a family is \$74,548. The per capita income for the City is \$42,975.

Evaluation

The City has made a significant number of revisions to the goals, objectives, and policies of the comprehensive plan; especially to the Future Land Use, Transportation, and Housing Elements. The City has also totally revised and updated the support documents.

Following are some of the highlights of the proposed amendments:

1. Future Land Use Element

- Revised and clarified the description of the Future Land Use Map (FLUM) categories.
- Included new criteria to guide development within the mixed use FLUM categories.
- New Objective 1.1.2 addresses overlays and designations of areas of special concern including the Northlake Boulevard Overlay Zone, the Western Northlake Corridor Planning Area, the PGA Boulevard Corridor Overlay, and the MacArthur Boulevard Historic Overlay.
- New Policy 1.1.2.8 defines the Urban Growth Boundary as areas east of the Loxahatchee Slough.
- New Policy 1.1.2.10 commits the City to study the potential for a new overlay to address transit ready development.
- Policy 1.1.3.6 is revised to indicate schools should be located proximate to residential areas and to serve as community focal points.
- New Goal 1.2 encourages development and redevelopment activities.
- New Goal 1.3 is the promotion of livable communities.
- New Objective 1.3.5 is to promote the location of a rail station in the City and sustainable development that encourages multi-modal transit.
- New Policy 1.3.5.1 commits the City to conduct a community-based planning process to establish a Transit Oriented Development (TOD) Zoning Overlay.
- New Objective 1.3.6 addresses certification by Leadership in Energy and Environmental Design, the U.S. Green Building Council, and the Florida

Green Building Coalition. Policies under this objective address the reduction of greenhouse gas emissions and other pollutants and encourage walking, bicycling, and the use of public transit.

- New Objective 1.3.7 addresses the annexation of enclaves and the provision of services within those enclave areas.
- New Policy 1.3.7.3 indicates the City will prepare a comprehensive annexation study by the end of 2009.
- New Objective 1.3.8 and its implementing policies concern the use of a community-based planning process and updating the City's Vision Plan.

2. Transportation Element

- New Policy 2.1.1.7 requires the preparation of a transportation analysis for all proposed FLUM amendments.
- New Policy 2.1.1.10 sets forth the options the City will consider in mitigating future level of service deficiencies.
- New Goal 2.2 is for a balance of traffic circulation systems, public transportation, and pedestrian and bicycle networks.
- Revised Policy 2.2.1.4 commits the City to adopt a City-wide bicycle and pedestrian network plan.
- New Policy 2.2.1.6 encourages the connectivity of roadways and cross connection of property.
- New Policy 2.2.4.2 indicates the City will seek to accommodate the needs of compact, four and two wheel vehicles in parking requirements and other provisions.
- Revised Policy 2.2.5.2 commits the City to adopt a City-wide streetscape and landscaping plan that will address pedestrian and bicycle use, aesthetics and traffic calming techniques.
- New Policy 2.2.7.5 is to develop a people moving system.
- New Policy 2.2.6.6 commits the City to adopt a sustainable Multi-Modal Transportation Plan.
- New Goal 2.3 is to provide a public transit system as a sustainable and economically feasible alternative to automobile use.
- New Objective 2.3.3 recognizes the direct relationship between public transit, land use, workforce housing, and economic development.

3. Housing Element

- New Objective 3.1.1 and its implementing policies are to fulfill the City's housing needs while promoting sustainable and energy efficient standards.
- New Objective 3.1.4 and its implementing policies encourage housing and supportive services for the elderly and special needs residents.
- New Policy 3.1.4.3 specifically addresses the elderly being able to remain in their own neighborhoods.
- New Goal 3.2 is the provision of affordable and workforce housing in new development and by preserving and rehabilitating neighborhoods.

- New Policy 3.2.1.2 commits the City to develop an affordable/workforce housing needs assessment and implementation plan by the end of 2010.
- New Policy 3.2.1.8 indicates the City shall encourage the development of auxiliary dwelling units.
- New Policy 3.2.1.9 commits the City to provide incentives to the private sector in the provision of sustainable, workforce housing (including expedited permitting, density bonuses, traffic performance standards mitigation).
- New Policy 3.2.2.1 commits the City to identify infill and redevelopment sites appropriate for affordable housing in conjunction with TOD.
- New Policy 3.2.2.3 indicates the City shall consider adopting inclusionary regulations.

4. Infrastructure Element

- Revised Goal 4.8.2 addresses coordination with Palm Beach County on Hazardous Materials Response.
- Revised Objective 4.C.1.1 commits the City to update and maintain the 2002 City Stormwater Management Plan.
- New Policy 4.D.2.2.3 is to adopt a Ten-Year Water Supply Facilities Work Plan.

5. Coastal Management Element

- New Objective 5.1.6 and its implementing policies are to maintain and implement the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan of 2007.
- New Goal 5.2 is to protect human life and capital facilities from the destructive effects of hurricanes, other natural disasters, and hazards.

6. Conservation Element

- New Policy 6.1.6.3 is to protect and conserve unique vegetation communities that exist in the Loxahatchee Slough, Sandhill Crane Natural Area, and Hungryland Slough; all of which fall in multiple jurisdictions.
- New Policy 6.1.6.4 is to prepare a management plan for newly designated ecosites and to assign a Conservation FLUM designation to such sites.
- New Goal 6.2 is to reduce greenhouse gases and other pollutants and to reduce the use of non-renewable resources.
- New Objective 6.2.2 is to increase education about sustainable building practices and the use of environmentally sustainable products.

7. Recreation and Open Space Element

- New Policy 7.1.1.3 calls for a revision of level of service standards to reflect current recreational trends.

- New Policy 7.1.1.5 is to adopt standards that will result in open space and mini-parks within a walkable distance of homes and employment centers.
- New Policy 7.1.3.3 is to encourage the linkage of bicycle and pedestrian trails to parks and open space.
- New Policy 7.1.4.8 is to prepare a Parks and Recreation Master Plan.

8. Intergovernmental Coordination Element

- New Policy 8.1.2.4 commits the City to coordinate with other jurisdictions when facilities are to be impacted in one jurisdiction by development in another.
- New Objective 8.1.7 is to coordinate transportation planning efforts with the South Florida Regional Transportation Authority, Treasure Coast Regional Planning Council, and other government entities and transit providers.

Extrajurisdictional Impacts

The City provided a copy of the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee. The amendments were distributed for review on September 2, 2008. Based on the information available to the Treasure Coast Regional Planning Council, no objections have been made to the proposed amendments.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The amendments are considered to be consistent with the SRPP. The following comments/recommendations are for consideration of the City prior to adoption:

1. New Policy 3.2.1.2 of the Housing Element indicates the City will prepare a housing needs assessment and implementation plan by December 31, 2010. Given the lack of adequate affordable housing for the workforce in the region, the City is encouraged to accelerate the preparation of the needs assessment.
2. New Policies 5.2.1.1 and 5.2.1.2 of the Coastal Management Element make reference to hurricane evacuation zones in defining the City's Coastal High Hazard Area and Hurricane Vulnerability Zone. It is recommended that the City utilize the term "storm surge zone" in these policies (rather than hurricane evacuation zone), consistent with Section 163.3178, Florida Statutes. Policy 5.2.1.1 should be revised to readas determined by the most current Sea, Lake and Overland Surges from Hurricanes (SLOSH) model available.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Future Land Use Map

Exhibit 1
General Location Map
City of Palm Beach Gardens



