To: Council Members                                      AGENDA ITEM 5K
From: Staff
Date: September 19, 2008 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Palm Beach Gardens Comprehensive Plan
DCA Reference No. 08-2

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 proposes three amendments to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City requests a formal review of the amendments.
Table 1
Proposed Amendments to the Future Land Use Map
Palm Beach Gardens Comprehensive Plan
DCA Reference No. 08-2

<table>
<thead>
<tr>
<th>Amendment Number/Name</th>
<th>Approx. Acreage</th>
<th>Current FLUM Designation</th>
<th>Proposed FLUM Designation</th>
<th>Approximate Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Sandhill Crane Site</td>
<td>1,461.1</td>
<td>CR</td>
<td>CONS</td>
<td>South of Jupiter Farms along the northern 1/3 of the County’s Loxahatchee Slough Natural Area.</td>
</tr>
<tr>
<td>2. Loxahatchee Slough Natural Area (Low Residential)</td>
<td>477.9</td>
<td>RL</td>
<td>CONS</td>
<td>North of the Beeline Highway, approximately 1 mile northeast of PGA Boulevard.</td>
</tr>
<tr>
<td>3. Loxahatchee Slough Natural Area (Industrial)</td>
<td>85.1</td>
<td>I</td>
<td>CONS</td>
<td>North of Northlake Boulevard, approximately 3 miles west of the Beeline Highway.</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>2,024.1</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Key to FLUM Designations

I  Industrial
CR  Commercial Recreation
CONS  Conservation
RL  Residential Low – maximum of one dwelling unit per acre

Evaluation

The FLUM amendments consist of three separate parcels of land totaling 2,024 acres. They are all owned by Palm Beach County. The amendments are summarized in Table 1. The locations of the properties are shown on the attached maps.

The amendments represent a cooperative effort between the City and Palm Beach County to assign the appropriate FLUM designation of Conservation to these properties. Each of the properties is located along the Loxahatchee Slough. The Loxahatchee Slough Natural Area is the largest natural area owned by Palm Beach County. It is a regionally significant wetland mosaic of high quality freshwater wetlands such as cypress swamps, marshes, and wet prairies, interspersed with flatwoods and hammocks.

The subject properties were acquired to preserve and maintain the native habitat in the Loxahatchee Slough and Sandhill Crane Natural Areas. Much of the land in the Loxahatchee Slough Natural Area (10,839 acres) was purchased by Palm Beach County in October, 1996. The Sandhill Crane property was acquired by the County in 2007.

Parcel #1 (Sandhill Crane Site) has a current FLUM designation of Commercial Recreation. It is surrounded by Conservation lands on three sides, and by the low density...
Caloosa residential development on the west. Parcel #2 has a current FLUM designation of Residential Low Density. It is an irregularly shaped property bounded by Conservation lands and residential development. Parcel #3 has a current FLUM designation of Industrial. It is bordered by Conservation lands on the north and east, by a low density residential development (Carlton Oaks) on the west and by Northlake Boulevard on the south.

The City considers the proposed amendments to be consistent with the goals, objectives, and policies of the City Comprehensive Plan.

Extrajurisdictional Impacts

The City provided the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee. The amendments were distributed for review on June 10, 2008. Based on the information available to Council, there have been no objections 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

Council has no comments/recommendations for modification to the proposed amendments. The City is commended for assigning the appropriate FLUM designation to preservation lands consistent with Regional Goals 6.6 and 6.7 regarding the protection of wetland habitats and upland natural communities and ecosystems. The amendments are considered to be consistent with the SRPP.

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  Amendment Location Map
3  Proposed Future Land Use Designations
Exhibit 1
General Location Map
City of Palm Beach Gardens