To: Regional Planning Council Members

From: Staff

Date: December 11, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan
DCA Reference No. 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 amendment within 30 days of its receipt.

Background

The City of Palm Beach Gardens has proposed one amendment to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City has requested a formal review of the amendment by the DCA.

Evaluation

The proposed amendment is for a 23.2 acre property located north of Northlake Boulevard and east of the C-17 Canal at the extreme southwestern edge of the City (see Exhibits 2 through 6). The property is known as Hilltop Gardens. The property is currently vacant and was formerly used for a mobile home park. The proposed use is for commercial development, although no master or site plan has been submitted.
The current FLUM designation is Residential Medium (maximum 7 dwelling units per acre). The proposed FLUM designation is Commercial. The proposed amendment is conditioned by a notation on the FLUM limiting development to a maximum of 250,000 square feet of commercial retail use.

The land uses on surrounding properties are:

<table>
<thead>
<tr>
<th>Existing</th>
<th>FLUM</th>
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</thead>
<tbody>
<tr>
<td>North Vacant property, water treatment plant</td>
<td>Public, Utilities</td>
</tr>
<tr>
<td>East residential (mobile home park)</td>
<td>High Density Residential</td>
</tr>
<tr>
<td>South commercial retail, vacant commercial building</td>
<td>Commercial</td>
</tr>
<tr>
<td>West canal, middle school, park</td>
<td>Public, Recreation and Open Space</td>
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</tbody>
</table>

The site is immediately adjacent to the Northlake Boulevard Overlay Zone. Overlay zones are utilized by the City to address areas of special concern. City Objective 1.3.3, which applies to the Northlake Boulevard Corridor is to pursue various means to encourage improvement, enhancement, renovation or redevelopment of the older properties along Northlake Boulevard, east of Military Trail, and thereby arrest a decline in the quality of land uses and the consequent negative impact on taxable values and the overall aesthetic appearance of the corridor.

The City considers the amendment to be compatible with surrounding uses and FLUM designations. The amendment meets the City goal of expanding the economic base of providing additional commercial space on an infill site near one of the City’s major commercial corridors. Public sewer and water service is available for the site, and levels of service for transportation will be met with the limitation to development of 250,000 square feet.

The City considers the amendment consistent with the Goals, Objectives and Policies of the Comprehensive Plan. The amendment materials suggest that the Residential Medium designation is not appropriate for the site because it could not be adequately separated or buffered from major streets or commercial and industrial activities. This is especially appropriate given City and County plans that project the extension of Congress Boulevard through the site. The City concludes that a commercial designation is more appropriate; and that there is a need for an increased amount of commercial space in this portion of the City.

Extrajurisdictional Impacts

The City provided a notice of the proposed amendment to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) on June 12, 2009. A notice was distributed by IPARC to surrounding local governments and other appropriate agencies on June 22, 2009. Council is not aware of any significant adverse extrajurisdictional impacts that will occur as a result of the amendment.
Effects on Significant Regional Resources or Facilities

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

Analysis of Consistency with Strategic Regional Policy Plan

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning 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  Existing Future Land Use Map
3  Proposed Future Land Use Map
4  Hilltop Mobile Home Park – Location Map
5  Hilltop Mobile Home Park – Proposed Land Use Map
6  Hilltop Gardens – Proposed Future Land Use Map
Exhibit 1
General Location Map
City of Palm Beach Gardens

Palm Beach Gardens
Exhibit 3
Proposed Future Land Use Map
Exhibit 4
Hilltop Mobile Home Park – Location Map
Exhibit 6
Hilltop Gardens – Proposed Future Land Use Map