TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: September 17, 2010 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Palm Beach Gardens Comprehensive Plan
DCA Reference No. 10-1

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 amendments within 30 days of its receipt.

Background

The City of Palm Beach Gardens has proposed text amendments to the Future Land Use, Transportation, Housing, Infrastructure, Recreation and Open Space and Capital Improvements Elements; and five amendments to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City has requested a formal review of the amendments by the DCA.

Evaluation

A. FLUM Amendments

Information on the FLUM amendments is contained in Table 1 and maps of the FLUM amendment locations and characteristics are included as exhibits. The first four amendments shown in table 1 are considered “housekeeping” by the City. They are City-initiated, and intended to assign FLUM designations that are consistent with zoning classifications or better characterize development on the ground.
Table 1
Proposed Amendments to the Future Land Use Map
Palm Beach Gardens Comprehensive Plan
DCA Reference No. 10-1

<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. CPMA-10-03-000012(a) (St. Ignatius Church)</td>
<td>10.1</td>
<td>Residential Low</td>
<td>Residential Medium</td>
<td>Southwest corner of Holly Drive and Military Trail.</td>
</tr>
<tr>
<td>2. CPMA-10-03-000012(c) (Westwood Gardens/ Westwood Lakes)</td>
<td>129.4</td>
<td>Residential Low</td>
<td>Residential Medium</td>
<td>South side of Hood Road between Florida Turnpike and Central Boulevard.</td>
</tr>
<tr>
<td>3. CPMA-10-03-000012(d) (Paloma Planned Unit Development)</td>
<td>108.8</td>
<td>Residential High Residential Medium</td>
<td>Residential Low</td>
<td>South of Hood Road, west of Military Trail, east of Central Boulevard and I-95.</td>
</tr>
<tr>
<td>4. CPMA-10-03-000012(e) (Oaks Planned Unit Development)</td>
<td>93.3</td>
<td>Residential Low (65.3 acres) Residential Medium (28.0 acres)</td>
<td>Residential High (65.3 acres) Residential Low (28 acres)</td>
<td>Between RCA Boulevard and Burns Road.</td>
</tr>
<tr>
<td>5. CPMA-10-03-000013 (95 Hood, LLC Parcel 18.A07)</td>
<td>12.4</td>
<td>Low Density Residential *</td>
<td>Residential Low</td>
<td>Northwest corner of Hood Road and Florida Turnpike.</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>354.0</strong></td>
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<td></td>
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</table>

* County Designation

**Key to FLUM Designations**

**City Designations**
- Residential Low: maximum 4 dwelling units per acre
- Residential Medium: maximum 7 dwelling units per acre
- Residential High: maximum 10 dwelling units per acre

**County Designation**
- Low Density Residential (LR-2): maximum 2 dwelling units per acre

1. **St. Ignatius Church Property (CPMA-10-03-000012(a))**

   This 19.4 acre property is located at the southwest corner of Holly Drive and Military Trail (see Exhibits 3-6). The property contains a church and associated buildings. There is no proposed change in the existing land use. The buildings are located on the eastern portion of the property.

   The present FLUM designation is Residential Medium (RM) on the developed portion of the property and Residential Low (RL) on the undeveloped western portion. The proposed designation is RM for the entire property. The property is surrounded by residential development with FLUM designations of RL or RM. The property was annexed by the City in 1987.
The amendment applies to the 10.1 acres of the property which is currently designated RL. The City considers an RM designation a more appropriate one so there is compatibility between the FLUM designation and zoning classification, and because of the location of the property along Military Trail, a major arterial.

2. Westwood Gardens/Westwood Lakes (CPMA-10-03-000012(c))

This 129.4 acre property is located on the south side of Hood Road, between the Florida Turnpike and Central Boulevard (see Exhibits 7-10). The eastern portion of the property is split by I-95. The property contains a built-out residential development. No change is proposed in the use. The development includes 699 townhome units and a 2.4 acre commercial out parcel.

The current FLUM designation is RL. The proposed designation is RM. The property is surrounded by a mix of uses including a church, single family homes, a utility site, the Florida Turnpike and an elementary school. Some adjacent lands are undeveloped. The FLUM designations on surrounding lands are also varied, including Mixed Use Development (MXD), RL, RM Residential High (RH) and Public. The City annexed the property in 1990. Most of the existing development was approved under the County Plan. The amendment will ensure the development built is consistent with the City FLUM designation.

3. Paloma Planned Unit Development (CPMA-10-03-000012(d))

The Paloma Planned Unit Development (PUD) contains 156 acres and lies south of Hood Road, west of Military Trail and east of Central Boulevard and I-95 (see Exhibits 11-14). The property consists of two parcels, with designations of RM and RH. The PUD is approximately one-third built out. No change is proposed in the approved use.

The proposed amendment would change the FLUM designation on 108.8 acres which contain the single family residential development and preserve land to RL. The portion of the property containing the multi-family homes would retain an RM designation. The property is surrounded by residential development and two churches. The FLUM designations on surrounding lands are RL, RM, RH, MXD and Professional Office. The amendment would ensure consistency between the FLUM and zoning designations.

4. The Oaks Planned Unit Development (CPMA-10-03-000012(e))

The Oaks PUD is a 235 acre property bounded by RCA Boulevard on the north and Burns Road on the south (see Exhibits 15-18). The property is bisected by Campus Drive, connecting RCA and Burns Roads. The property contains 484 multi-family units on the western portion of the PUD and 416 single family units on the eastern portion of the PUD. No change is proposed to the use.
The current FLUM designations are RL for the western portion of the PUD; and RL and RM for the eastern portion of the PUD. The proposed designations are RH for the western portion and RL for the eastern portion. The amendment affects only 93.3 acres of the entire property. The remainder of the property will retain its RL designation.

The existing land uses on surrounding properties includes a college campus, library and residential development to the north; offices, a restaurant and residential development to the east; residential development and a church to the south; and residential, office and institutional uses to the west. Surrounding FLUM designations are varied, reflecting the wide mix of uses. The proposed amendment will better reflect the built densities on the property.

5. 95 Hood LLC, Parcel 18.A07 (CPMA10-03-000013)

This is a privately-initiated FLUM amendment for property located at the northwest corner of Hood Road and the Florida Turnpike (see Exhibits 19-21). The property is in the unincorporated County, but is being annexed concurrent with the FLUM amendment.

The property is vacant and heavily wooded. The proposed use is for residential development. The current FLUM designation under the County Plan is Low Density Residential (LR-2). The proposed FLUM designation by the City is RL. The existing land use on surrounding properties is residential golf course development to the north and west, the Florida Turnpike and vacant land to the east, and Hood Road and an elementary school beyond to the south. The FLUM designations on surrounding lands are LR-2 to the north and west, and Planned Community Development to the east and south.

The City considers the proposed FLUM designation to be consistent with the City Plan, although it will increase the maximum allowable density from 2 to 4 dwelling units per acre. During the public meetings when there was some opposition to the proposed density, the City indicated that actual approved density will be limited by buffer, open space and other requirements. In addition, City staff indicates there is a likelihood this property will remain undeveloped and serve as mitigation for the planned development of property elsewhere in the City that is under the same ownership as the subject parcel. Access to the subject property is complicated by the Hood Road Turnpike overpass.

B. Text Amendments

The City indicates that the purpose of the text amendments are to update several elements, including minor modifications to certain tabular data, nomenclature, and other amendments to revise, clarify and provide for internal consistency. Some of the highlights of the amendments follow:
1. Future Land Use Element
   a. Table 1.1 under Objective 1.1.1 (Future Land Use Categories) is modified to permit lower residential density zoning districts within medium and high density FLUM designations. In addition, Professional Office zoning will be allowed under the Commercial FLUM designation.
   b. Policy 1.1.1.15 (Mixed Use Development) is revised to include a table containing maximum intensity standards, minimum percentage mix and exceptions. The standards contained in this table replace a list of required components for mixed use development. The amendment also eliminates the ability for the City Council to waive density or intensity standards listed in the comprehensive plan.
   c. Policy 1.2.4.4(a) is revised to further protect natural areas west of the Urban Growth Boundary.

2. Transportation Element
   a. Policy 1.2.1.1 is revised to be consistent with the updated 2009 Florida Department of Transportation Guidelines/Level of Service Handbook and Palm Beach County’s Countywide Traffic Performance Standards.
   b. Map A19 (Conceptual Thoroughfare Plan) is revised to remove conceptual thoroughfares 6, 7 and 8 in the western part of the City (see Exhibits 22-23). These conceptual thoroughfares are no longer considered appropriate. They would run through an undeveloped area of the City known as the Vavrus Ranch. Two of these thoroughfares (#6 and #7) are not on the County Thoroughfare ROW Identification Map. The other (#8) is outside the City jurisdiction. The removal of these thoroughfares is consistent with the City’s continued emphasis on encouraging development opportunities in the urbanized, eastern portion of the City, while protecting the undeveloped lands west of the Urban Growth Boundary. The Vavrus Ranch and Mecca Property are no longer planned for urban development in connection with a scenic and technology research center.

3. Recreation and Open Space Element
   a. Policy 7.1.1.1 is revised to include a higher level of service for public parks and a wider range of facilities.

Extrajurisdictional Impacts

The proposed amendments were provided by the City to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on April 13, 2010. The City indicates that no objections to the proposed amendments were received. However, the City indicated that Palm Beach County
sent a letter of objection to the voluntary annexation, based on a lack of reasonable compactness. The City indicates that the annexation meets all the criteria of Chapter 171, Florida Statutes; and that the site is contiguous to the City, reasonably compact, and does not create an irregular protrusion or enclave.

**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.

**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

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
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<td>2</td>
<td>Amendment Location Map</td>
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<tr>
<td>3</td>
<td>St. Ignatius Church – Location Map</td>
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<tr>
<td>4</td>
<td>St. Ignatius Church – Aerial Location Map</td>
</tr>
<tr>
<td>5</td>
<td>St. Ignatius Church – Existing Future Land Use Map</td>
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<tr>
<td>6</td>
<td>St. Ignatius Church – Proposed Future Land Use Map</td>
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<tr>
<td>7</td>
<td>Westwood Gardens/Westwood Lakes – Location Map</td>
</tr>
<tr>
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<td>10</td>
<td>Westwood Gardens/Westwood Lakes – Proposed Future Land Use Map</td>
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<td>Paloma PUD – Location Map</td>
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</tr>
<tr>
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</tr>
<tr>
<td>22</td>
<td>Conceptual Thoroughfare Plan – Elimination of Thoroughfares #6, #7 and #8</td>
</tr>
<tr>
<td>23</td>
<td>Conceptual Thoroughfare Plan – Existing Plan Map</td>
</tr>
</tbody>
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Exhibit 1
General Location Map
City of Palm Beach Gardens

City of Palm Gardens

Broward
may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

The location of the subject property is shown on the map below:

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk’s Office at 561-799-4122 no later than 5 days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).
PLEASE TAKE NOTICE AND BE ADVISED that if any interested party wishes to appeal any decision made by the City Council with respect to any matter considered at this public hearing, such interested persons will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. The location of the subject property is shown on the map below:

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LOCATION MAP

The Oaks PUD Sun
Exhibit 1. Location Map
Conceptual Thoroughfare Plan – Elimination of Thoroughfares #6, #7, & #8