To: Council Members

From: Staff

Date: June 15, 2012 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Palm Beach Gardens Comprehensive Plan
Amendment No. 12-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

Background

The City of Palm Beach Gardens is proposing one Future Land Use Map (FLUM) amendment, and several text amendments to the Future Land Use, Transportation, and Public Safety Elements of the City Comprehensive Plan.

Evaluation

A. Hood Road Townhome FLUM

The proposed amendment is for two parcels of land comprising 10.4 acres, located at the southwest corner of I-95 and Hood Road. The site is primarily vacant, with an existing single family residence in the northeast corner. The current land use designation of the properties is Residential Low, which allows up to four dwelling units per acre. The proposed land use designation is Residential Medium, which allows up to seven dwelling units per acre. The properties directly south, east and west of the subject site have a Residential Medium future land use designation. The property to the north is designated Mixed Use. The site is proposed to be developed as a Planned Unit Development with 75 multi-family residential dwelling
units. The City staff analysis indicates there will not be any direct adverse impacts on adopted Level of Service standards for traffic, sanitary sewer, potable water, solid waste, parks and recreation, and public safety.

B. Text Amendments

Several text amendments are being proposed in order to provide nomenclature and to revise, clarify, and provide internal consistency within the plan.

1. Future Land Use Element

The following changes are proposed:

- modify Policy 1.1.1.9 to include corporate headquarters and office parks in the Industrial Land Use designation, and allow office or industrial park arrangements to include multiple buildings of varying height and configuration, separated by parking and open space, but linked by circulation;
- modify Policy 1.1.3.3 to require that a Planned Community District developed under one master plan includes land use types that are consistent with the list of permitted, conditional, and accessory uses as set forth in the City’s Land Development Regulations;
- modify Policy 1.1.3.3 to allow the City Council to include height and lot coverage in possible waivers granted for non-residential intensities;
- remove references to deadlines from policies with respect to design guidelines and incentives for rehabilitation or upgrading of landscaping or buildings on existing properties having non-conforming lot sizes; and
- modify Policy 1.3.1.5 to delete references to the City Economic Development Advisory Board because this group is no longer active.

2. Transportation Element

The Level of Service Standards for Constrained Roadways at Lower Level of Service (CRALLS) table is being updated to provide for consistency with Palm Beach County’s current CRALLS numbers and the City’s existing comprehensive plan.

3. Public Safety Element

At the request of the City’s Fire Rescue department, Policy 10.1.2.1 is being revised to reflect changes to the Fire Rescue response standard to be consistent with the new requirements set forth by the Center for Public Safety Excellence/Commission on Fire Accreditation International.

Extrajurisdictional Impacts

The proposed amendment for the Hood Road Townhome Site was provided by City staff to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) on
January 23, 2012. The text amendments were circulated by the IPARC Clearinghouse Coordinator on March 3, 2012. No extrajurisdictional impacts have been identified.

**Effects on Significant Regional Resources and Facilities**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendments are not in conflict or inconsistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to the City of Palm Beach Gardens and the Florida Department of Economic Opportunity.

Attachments
## List of Exhibits

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Exhibit 1
General Location Map

Palm Beach Gardens
Exhibit 2
Site Location Map
Exhibit 3
Site Aerial Photo
Exhibit 5
Proposed Future Land Use Map