City of Palm Beach Gardens

Proposed Comprehensive Plan Amendment No. #16-1ESR
Chapter 163 of the Florida Statutes requires the RPC review of local government comprehensive plan amendments prior to their adoption.

Council’s role is to provide comments on:

- 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 affected local government within the Region.
Proposed Amendment

- Change the Future Land Use Map designation from Rural Residential (RR10 & RR20) to Mixed Use Development (MXD) on 4,763 acres
- Modify Urban Growth Boundary to include this property, which is the site of a proposed development known as Avenir
Proposed Amendment

- Future Land Use Map development intensity restrictions:
  - 3,000 Single-family Units
  - 250 Multi-family Units
  - 1,940,000 square feet Professional Office
  - 200,000 square feet Medical Office
  - 400,000 square feet Commercial
  - 300-room Hotel
  - 20 acres Agriculture
  - 55-acre Park
  - 60-acre Civic/Recreation Parcel
  - 15-acre Police/Fire/City Annex Parcel
  - 15-acre School Site
Regional Resources

- Wetland and Upland Natural Communities
- Regional Drainage System
- C-18 Canal
- Loxahatchee River
- Adjacent Conservation Areas
- North Palm Beach County General Aviation Airport
- Regional Roadway Network
Regional Concerns

Environmental Impacts

• 2,407 acres proposed for conservation and restoration, but not defined on the FLUM

• There are no plan policies specifically instructing restoration of the area
Regional Concerns

Transportation Impacts

• The long range analysis (2040) indicates the net impact is an increase of 54,111 daily trips

• Several components of the regional roadway network will be impacted, including:
  o Northlake Boulevard
  o Beeline Highway
  o Royal Palm Beach Boulevard
  o Blue Heron Boulevard
Regional Concerns

Urban Design Issues

• Minimum net densities in neighborhoods and districts are needed to support transit

• Transit-supportive policies are needed in the city’s plan

• The amendment does not include a map illustrating the areas to be developed
Extrajurisdictional Impacts

Town of Jupiter
- Intensity and density cap and use conversion limitations
- Public beach and boat launch facility access

City of West Palm Beach
- Traffic
- Stormwater runoff
- Grassy Waters Preserve’s water quality
- Endangered species and their habitat
- Quality of life in the Western Communities
Council Recommendations

1. Designate the 2,407-acre area as Conservation
2. Establish plan policies for restoration
3. Include a phasing plan to balance uses
4. Establish minimum net neighborhood densities
5. Adopt a series of transit-supportive plan policies
6. Illustrate boundaries of the area to be developed
7. Work with Jupiter and West Palm Beach to resolve extrajurisdictional issues
Staff Recommendation

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