

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8B8

From: Staff

Date: February 17, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan
Amendment No. 17-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or 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. Council 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.

The amendment package from the City of Palm Beach Gardens contains an amendment to the Future Land Use (FLU) Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLU designation on 12.50 acres from Residential Low (RL) to Residential Medium (RM) with a cap of 50 residential units on the property. The subject property is located on the north side of Hood Road, just west of Florida's Turnpike. The property is currently vacant and heavily wooded with exotic invasive vegetation. Adjacent land uses are Mixed Use Development to the east (Alton Development of Regional Impact); Residential Low to the south (Marsh Pointe Elementary School in Mirasol Planned Community Development); and Palm Beach County Low Residential, 2 units per acre to the north and west (Eastpointe Country Club).

The applicant is proposing the Trevi Isle Planned Unit Development, which includes a 50-unit residential townhome community at 4 dwelling units per acre. The existing Residential Low land use designation allows a maximum density of 4 dwelling units per acre. However, the townhouse

unit type is not allowed in the Residential Low zoning district. The proposed change to Residential Medium land use designation and rezoning will allow construction of townhomes. The Residential Medium land use designation allows a maximum density of 7.0 units per acre, but the proposed amendment includes a note on the FLU map to limit development on the subject property to a maximum of 50 residential units. Therefore the proposed amendment does not result in an increase in density. The city staff report indicated the proposed amendment is compatible with the surrounding area and there will be no adverse impacts on the adopted level of service standards for drainage, public safety, recreation, sanitary sewer and potable water, schools, solid waste, and traffic.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The city staff report indicated the proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 8, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

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

Exhibit

- 1 General Location Map
- 2 Site Location Aerial Photo
- 3 Future Land Use Map

EXHIBIT 1 General Location Map

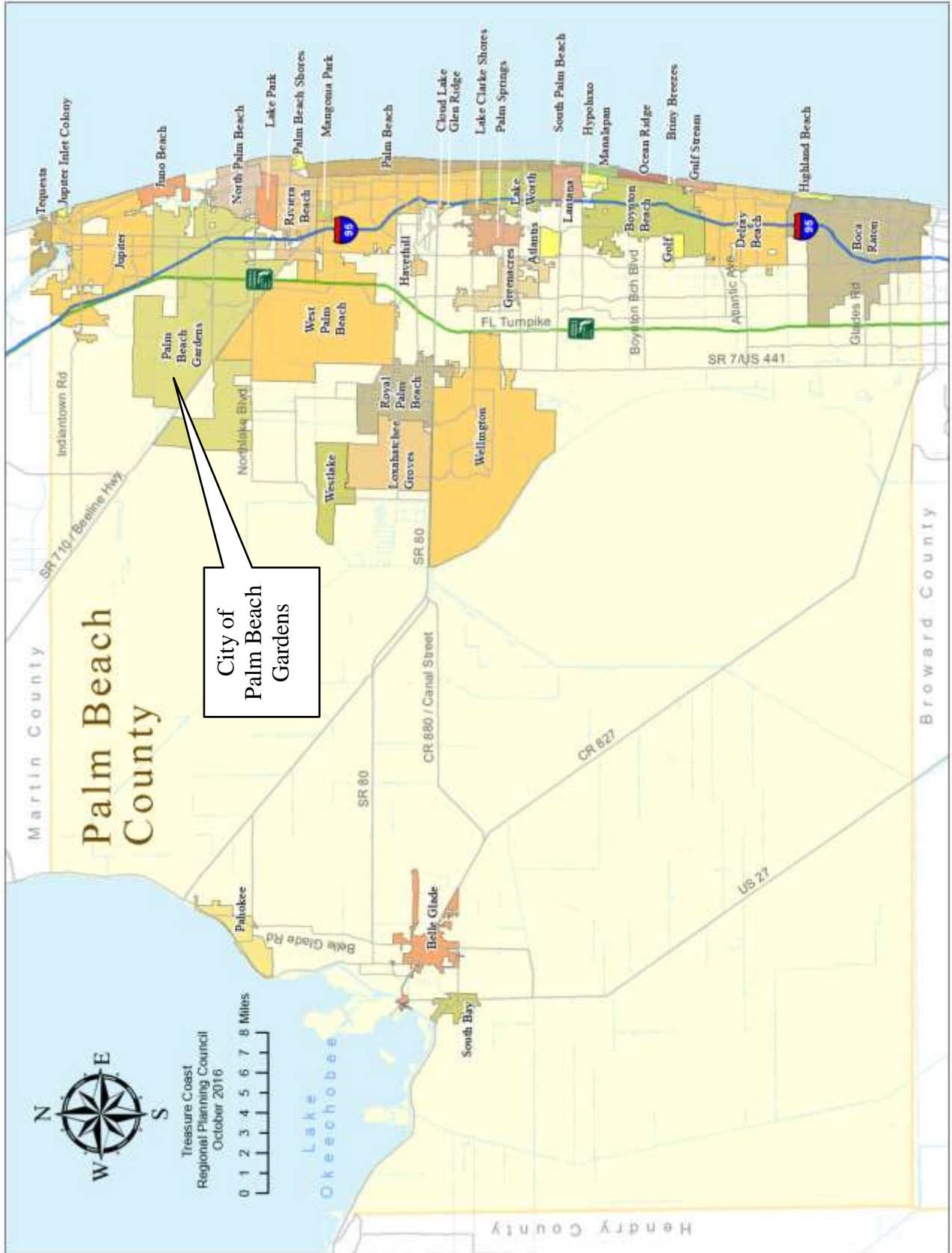


EXHIBIT 2
Site Location Aerial Photo

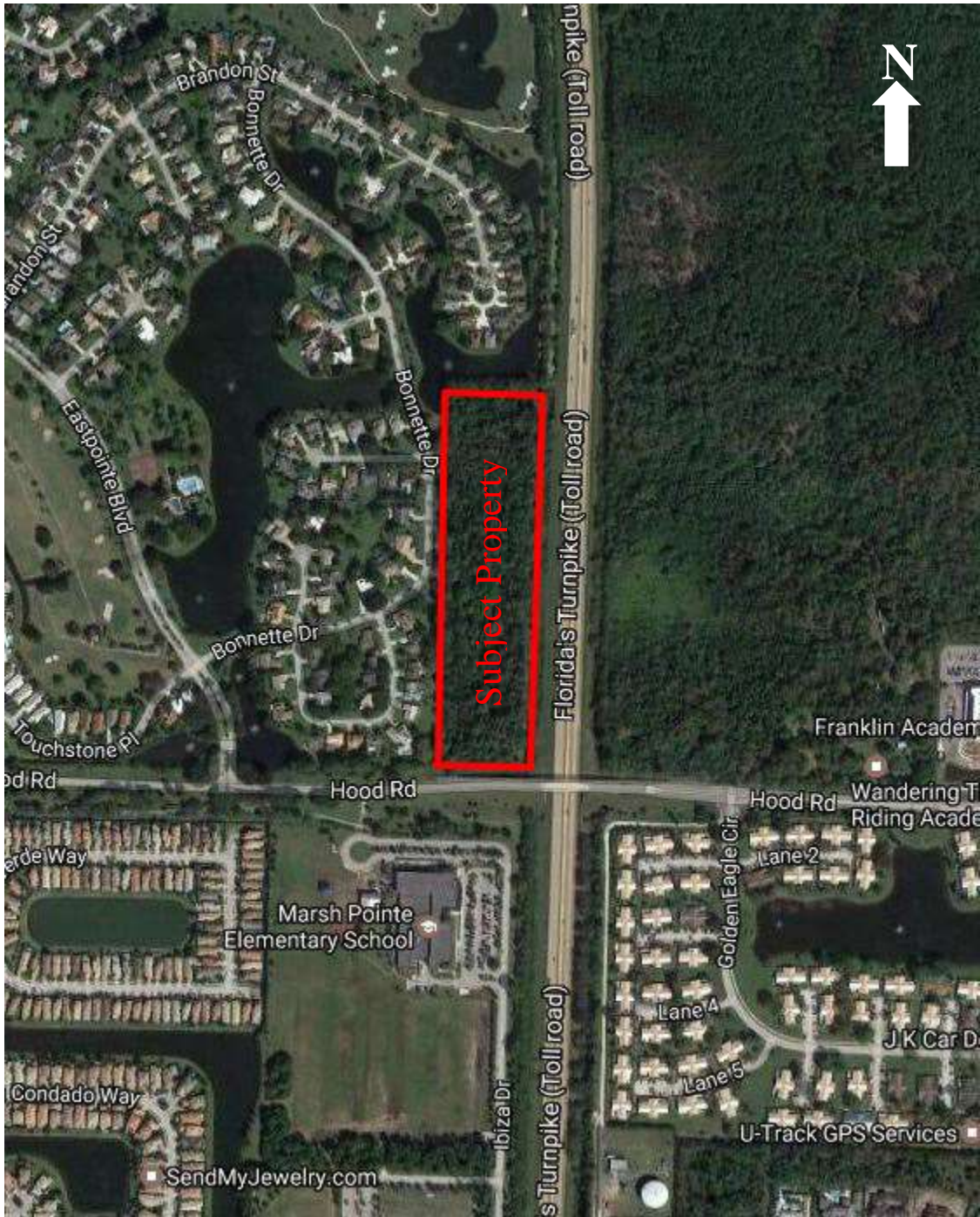


EXHIBIT 3
Future Land Use Map

**TREVI ISLE PLANNED UNIT DEVELOPMENT
FLUP AMENDMENT and REZONING
PALM BEACH GARDENS, FLORIDA**

