To: Council Members  
From: Staff  
Date: January 20, 2017 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan  
Amendment No. 16-2ESR  

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 96.80 acres from Palm Beach County Rural Residential, 1 unit per 10 acres (RR-10) to City of Palm Beach Gardens Residential Low (RL) with a cap of 97 single-family units on the property. The proposed amendment also amends the Urban Growth Boundary to include the property. The site, which is known as the Ancient Tree property, is located on the north side of Northlake Boulevard, approximately three-quarters of a mile east of Coconut Boulevard. Adjacent land uses are Mixed Use Development to the north and west; Golf to the east; and Palm Beach County Rural Residential, 1 unit per 2.5 acres to the south. The Avenir Planned Community District is directly adjacent to the north and west and the city’s Sandhill Crane Golf Club is adjacent to the east.

The Ancient Tree property is in the process of being annexed into the City of Palm Beach Gardens. The property is currently undeveloped and has been used for agriculture. The
Residential Low land use designation allows a maximum density of 4 dwelling units per acre. However, the applicant is proposing a 97-unit single family residential community, which represents a density of 1 unit per acre. A note on the FLU Map restricts the proposed development to a maximum of 97 single family units. The proposed amendment would result in an increase of about 87 more units than what the existing FLU designation allows on the property.

The city staff report indicated the proposed amendment is compatible with the surrounding area and there will be no direct adverse impacts on the adopted level of service (LOS) standards for water, wastewater, solid waste, schools, recreation, police and fire services, and traffic. Regarding traffic, the city staff report noted the analyzed links for Northlake Boulevard have been identified as not meeting the LOS standards for year 2040. For those deficiencies caused by the proposed development, a general mitigation program has been established that includes Transportation Demand Management (TDM) strategies that will be implemented through the project's development order. These include providing shared vehicular access with the adjacent municipal golf course property through the project's entrance located on Northlake Boulevard; providing non-motorized linkages with the abutting Avenir parcels; and providing a bus bay or bus stop along Northlake Boulevard frontage, as requested by Palm Tran. The city staff report indicated these TDM strategies will adequately mitigate LOS deficiencies.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 13, 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

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Exhibit 2
Ancient Tree Location Map