MEMORANDUM

To: Council Members
From: Staff
Date: July 20, 2018 Council Meeting
Subject: Local Government Comprehensive Plan Review
        Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan
        Amendment No. 18-1ESR

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 was received on June 15, 2018 and contains changes to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment is to assign future land use designations to approximately 142.84 acres known as the Carleton Oaks Planned Unit Development (PUD), which was annexed into the city by referendum on March 14, 2017. The intent of the amendment is to assign City of Palm Beach Gardens land use designations that are consistent with the current County land use designations and the current uses of the parcels; preserve the environmental resources; and maintain neighborhood integrity.

The Carleton Oaks PUD is located at the northeast corner of the intersection of Northlake Boulevard and Memorial Park Road and has county future land use designations of Low Residential, 1 dwelling unit per acre (LR-1) and Conservation. Adjacent land uses include Conservation Preserved Land as part of the Loxahatchee Slough owned by Palm Beach County to the north and east; Medium Residential density to the south (Ibis Golf and Country Club within the City of West Palm Beach); and Low Residential 1, Institutional, and Commercial...
Low-Office with an underlying 8 dwelling units per acre (Osprey Isles Residential PUD, Star of David Cemetery, and the Northlake congregate living facility) to the west.

The Carleton Oaks PUD contains three distinct pods. The amendment proposes to assign a Conservation land use designation to the environmental pod, which is approximately 79.34 acres owned by the Palm Beach County Environmental Resources Management department; a Residential Low designation to the residential pod, which is approximately 59.74 acres that is built out with 142 single-family dwelling units; and a Public land use designation to the civic pod, which is approximately 3.76 acres that contains a temporary fire station (the permanent station is currently being constructed).

The staff report indicates the property is sufficiently served for potable water and sanitary sewer, and all stormwater, school and traffic impacts have been previously mitigated in conjunction with the existing development. No new traffic impacts will be created. Additionally, the report states there will be no negative impacts from police and fire-rescue services with the land use designation change since service is already being provided.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 5, 2018. 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

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Site Location Map</td>
</tr>
<tr>
<td>3</td>
<td>Existing Future Land Use Map</td>
</tr>
<tr>
<td>4</td>
<td>Proposed Future Land Use Map</td>
</tr>
</tbody>
</table>
Exhibit 1
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Exhibit 3
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Exhibit 4
Proposed Future Land Use Map