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. 18-2ESR

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 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 change the future land use designation of a 101.36-acre parcel from Palm Beach County Low Residential, 1 unit per acre (RL-1), to a city designation of Residential Low. The property, known as the Osprey Isles Residential Planned Unit Development (PUD), was annexed into the city by referendum on March 14, 2017. The intent of the amendment is to assign a City of Palm Beach Gardens land use designation that is consistent with the current County land use designation and the current uses of the parcels; preserve the environmental resources; and maintain neighborhood integrity.

The subject property is located approximately four miles west of Beeline Highway on the north side of Northlake Boulevard. Adjacent land uses include Conservation Preserved Land owned by Palm Beach County to the north; Conservation (Carlton Oaks PUD environmental pod) and Institutional (Star of David Cemetery) to the east; Commercial Low-Office with an underlying 8 dwelling units per acre (unbuilt Northlake congregate living facility (CLF) approved for medical
offices and a 125-bed CLF) to the south; and a city designation of Golf (city-owned Sandhill Crane Golf Club) to the west.

The Osprey Isles Residential PUD is currently built out with 101 single-family dwelling units, and no further development is proposed. The staff report indicates the site 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

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Site Location Map
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