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. 18-3ESR

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 extraterritorial 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 30.15-acre parcel from Palm Beach County Institutional (INST), to a city designation of Residential Low. The parcel, known as the Star of David Cemetery, 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; recognizes the existing development pattern; and maintains the compatible land uses and their relationship with the surrounding properties.

The subject property is located approximately 0.07 miles north of Northlake Boulevard and 3.65 miles west of the Beeline Highway. Adjacent land uses include Low Residential – 1 (Osprey Isles Planned Unit Development) to the north, east and west; and Commercial Low-Office with an underlying 8 dwelling units per acre (unbuilt Northlake congregate living facility (CLF) property approved for medical offices and a 125-bed CLF) to the south.
The parcel is developed with a mausoleum and cemetery use with funeral chapels. The site is built out in accordance with an approved special exception plan from Palm Beach County, and no further development is proposed at this time. However, additional developable space exists on the site. The staff report indicates the site is sufficiently served for potable water and sanitary sewer, and stormwater, school, and traffic impacts have been previously mitigated. Any future development will be required to address any additional impacts at that time. 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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Exhibit 4
Proposed Future Land Use Map