MEMORANDUM

To: Council Members

From: Staff

Date: May 18, 2018 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County 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 Palm Beach County was received on February 8, 2018 and contains changes to the Future Land Use Map and the Housing Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

A. Proposed Private Map Amendments

1. School District Transportation Facility

The proposed amendment is to change the future land use designation on 25.39 acres from Medium Density Residential 5 (MR-5) to Institutional with an underlying 5 units per acre density (INST/5). The subject property is located along the north side of Belvedere Road west of Skees Road and just west of the Florida Turnpike. The property is currently vacant and wooded. Adjacent future land use designations are Medium Residential-5 (MR-5) and High Residential-12 (HR-12) to the north where a public middle school is anticipated to be built; Institutional (INST), Institutional with an underlying Industrial (INST/IND), and Industrial (IND) to the south; Industrial (IND) to the east; Medium Residential-5 (MR-5) to the west; and High Residential-12 (HR-12) further to the west.
The applicant is proposing the construction of a School District of Palm Beach County transportation facility intended to accommodate 300 school buses and a 26 bay repair facility. A fueling area, employee parking, and an administration building are also proposed. The county staff report indicates that the proposed amendment is compatible with the surrounding area and there will be no adverse impacts on the adopted level of service standards for traffic, potable water and sanitary sewer (provided through Palm Beach County), drainage, solid waste, and recreation. The report also indicates that development in this location will better support the efficient transportation of school children than the existing 5.86 acre bus facility in Royal Palm Beach.

B. Proposed County Initiated Text Amendments

1. Housing Element Update

The proposed amendment would revise the Housing Element to update data and policies as part of regular maintenance and to reflect existing, ongoing programs previously established by the county, state, or federal government and to eliminate discontinued programs. The amendment also changes references for the relevant county department from the Department of Economic Sustainability (DES) to the Department of Housing and Economic Sustainability (HES).

The county has provided the changes in strikethrough and underline format. Because of the extensive volume of material in the amendment package, the revised element has been provided as a supplement to this report on Council’s website.

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 November 29, 2017 and December 24, 2017. 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 Palm Beach County and the Florida Department of Economic Opportunity.

Attachments
## List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Aerial Photograph</td>
</tr>
<tr>
<td>3</td>
<td>Future Land Use Map</td>
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Exhibit 1
General Location Map
**Exhibit 3**

**Future Land Use Map**

<table>
<thead>
<tr>
<th>Amendment No:</th>
<th>West Central Transportation Facility (LGA 2018-003)</th>
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<tbody>
<tr>
<td>FLUA Page No:</td>
<td>56 and 63</td>
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<tr>
<td>Amendment:</td>
<td>From Medium Residential, with an underlying 5 units per acre (MR-5) to Institutional with an underlying 5 units per acre (INST/5)</td>
</tr>
<tr>
<td>Location:</td>
<td>North side of Belvedere Road, west of Skees Road</td>
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<tr>
<td>Size:</td>
<td>25.39 acres approximately</td>
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<tr>
<td>Conditions:</td>
<td>None</td>
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![Future Land Use Map Diagram]