TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                           AGENDA ITEM 4B17
From: Staff
Date: December 6, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan Amendment No. 19-3ESR

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 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 November 15, 2019 and contains amendments to the Future Land Use Map. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

On March 13, 2018, the subject property and commercial parcels along Northlake Boulevard were annexed into the City as part of an annexation referendum. The property is approximately 387.7 acres in size and known as the Rustic Lakes community. The subject site is located on the south side of Northlake Boulevard approximately 0.5 miles east of Coconut Boulevard.

The proposed amendments change the land use designation of the residential community from Palm Beach County Rural Residential, 1 unit per 5 acres (RR-5), to Palm Beach Gardens Rural Residential (RR), and the land use designation of the commercial parcels from Palm Beach County Commercial Low, with an underlying Rural Residential, 1 unit per 5 acres (CL/RR-5) and Commercial Low-Office, with an underlying Rural Residential, 1 unit per 5 acres (CL-O/RR-5) to Palm Beach Gardens Commercial (C). The intention of the amendment is to assign City future land use designations to this annexed area that are most closely aligned with the uses and approvals from the County.
Adjacent land uses include City designations of Golf (G), Residential Low (RL), Professional Office (PO), and Residential Medium (RM) to the north across Northlake Boulevard; City of West Palm Beach Planned Community (PC) (Ibis) to the east; and City Residential Low (RL) to the south and west.

The Rustic Lake community is rural in nature and developed at a very low density with a mixture of residential and agricultural uses. The neighborhood, initially subdivided in 1971 with an unrecorded plat, consists of 68 large parcels ranging from 2.5 acres to 10 acres in size. The parcels abutting the south side of Northlake Boulevard have a mix of residential and commercial uses. One parcel has County approval for professional office development, but remains vacant. The City is proposing a Commercial designation for this property. Four parcels are owned by Northlake 20, LLC. The two western parcels have a land use designation of Rural Residential, 1 dwelling unit per 5 acres (RR-5), and the two eastern parcels have a land use designation of Commercial Low/ with an underlying Rural Residential, 1 dwelling unit per 5 acres (CL/RR-5). To be consistent with the County land use designations, the City is proposing a land use designation of Rural Residential for the two western parcels and a Commercial land use designation for the two eastern parcels. The final parcel along Northlake Boulevard is owned by Comcast and is developed as a communication tower and equipment storage facilities and has a land use designation of Rural Residential, 1 dwelling unit per 5 acres (RR-5). The City is proposing a land use of Rural Residential for this parcel. The neighborhood is approximately 50 percent built out and the Comcast parcel is the only commercial site that has been developed.

The staff report indicates that the commercial parcels along Northlake Boulevard will have to connect to the central water and sewer service mains through the City of West Palm Beach across Northlake Boulevard or through the Palm Beach County Utilities Department from Bay Hill Estates to the west prior to being developed. The Rustic Lakes community is currently serviced by wells and septic tanks, and because it is located outside the Urban Growth Boundary, is not required to hook up to central water and sewer for the residential lots.

The staff report states that: the Solid Waste Authority has sufficient capacity and will not be adversely impacted by the proposed amendment; school impacts have been addressed for the residential community by the County; the community owns and maintains the drainage swales and ditches, and outflows stormwater into the Indian Trail Improvement District canals; traffic impacts for the unbuilt commercial have been mitigated through the County and the proposed assignment of land use designations will not create any new traffic impacts; and there are no anticipated negative impacts to police and fire rescue service as a result of the amendment.

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 September 29, 2019. 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.

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Site Location Map
3  Existing Future Land Use Map
4  Proposed Future Land Use Map
Exhibit 1
General Location Map
Exhibit 2
Site Location Map
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map