To:       Council Members                          AGENDA ITEM 4B18
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. 19-4ESR

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 text amendments to the Future Land Use Element. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

On March 13, 2018, the approximately 388 acre Rustic Lakes community was annexed into the City as part of an annexation referendum. The site is located on the south side of Northlake Boulevard approximately 0.5 miles east of Coconut Boulevard. 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 existing County zoning districts are Agricultural Residential and Residential Estates, which permit uses not currently allowed within the City’s land development regulations.

Concurrent with this amendment, through Amendment No. 19-03ESR the City is assigning the Rural Residential (RR) land use designation to Rustic Lakes as the designation that is most closely aligned with the uses and approvals from the County. This amendment will add newly created Agricultural Residential (AR) and Agricultural Estate (AE) zoning districts as compatible with the Rural Residential (RR) future land use designation and establish maximum
densities of 1 dwelling unit per 5 acres and 1 dwelling unit per 2.5 acres respectively. The AR and AE zoning districts are being created by the City to accommodate the existing property rights of the Rustic Lakes community, and allow a variety of agricultural uses similar to the County’s Unified Land Development Code. The proposed amendments are provided in strikeout and underline format as Exhibit 2; only sections of the Future Land Use Element that are being revised are attached.

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  Proposed Text Amendment Shown in Strikeout and Underline Format
Goals, Objectives and Policies

GOAL 1.1.: CONTINUE TO ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH A MIXTURE OF LAND USES THAT WILL MAXIMIZE PALM BEACH GARDENS' NATURAL AND MANMADE RESOURCES WHILE MINIMIZING ANY THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE CITY'S CITIZENS THAT IS CAUSED BY INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION, BY MAINTAINING COMPATIBLE LAND USES WHICH CONSIDER THE INTENSITIES AND DENSITIES OF LAND USE ACTIVITIES, THEIR RELATIONSHIP TO SURROUNDING PROPERTIES AND THE PROPER TRANSITION OF LAND USES.

Objective 1.1.1.: Future Land Use Categories

Future land use for Palm Beach Gardens is depicted using a total of 15 land use categories including general land uses and recommended improvements associated with specific land uses. The Future Land Use Element shall outline the desired development pattern for the City of Palm Beach Gardens through a land use category system that provides the allowed uses, location criteria and density of development. The City shall ensure that the City’s Zoning Map is consistent with the Future Land Use Map (Map A.1.). The City shall utilize the following chart when assigning a zoning district consistent with the property’s Future Land Use category:

Table 1-1: Future Land Use – Zoning Consistency Chart

<table>
<thead>
<tr>
<th>Future Land Use Category</th>
<th>Consistent Zoning District(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>AR/AE/RR10/RR20/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Residential Very Low</td>
<td>RE/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Residential Low</td>
<td>RL1/RL2/RL3/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>RL1/RL2/RL3/RM/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Residential High</td>
<td>RL1/RL2/RL3/RM/RH/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>RMH/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Commercial</td>
<td>CN/CR/CG1/CG2/PO/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Professional Office</td>
<td>PO/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Industrial</td>
<td>M1/M1A/M2/PDA (PCD/PUD)</td>
</tr>
<tr>
<td>Public</td>
<td>P/IPDA</td>
</tr>
<tr>
<td>Recreation and Open Space</td>
<td>P/I, CONS/PDA</td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>CR/PDA</td>
</tr>
<tr>
<td>Conservation</td>
<td>CONS/PDA</td>
</tr>
<tr>
<td>Golf</td>
<td>P/I /PDA or as a part of a PUD, PCD</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MXD/PDA (PCD/PUD)</td>
</tr>
</tbody>
</table>

FUTURE LAND USE

1-1
The Future Land Use Map designates an urban growth boundary. Urban land uses are designated within this boundary. Rural or low density land uses are designated outside of this boundary. The primary reason for this is to provide a long-term positive and realistic expectation of orderly service provision, concurrent with the impact of development.

The City of Palm Beach Gardens shall designate all property with one of the land use categories contained in the corresponding policies on the Future Land Use Map. (Map A.1.)

Policy 1.1.1.1.: Rural Residential (RR RR10 and RR20):

The predominant dwelling type in the Rural Residential categories is single-family detached housing and those uses consistent with the land development regulations. The intent of the rural residential categories is to provide low density development in these areas while encouraging more intense, compact growth in the eastern areas and to prevent urban sprawl. Furthermore, the categories encourage clustering of development to protect natural resources. In the Rural Residential sub-categories, limited agricultural uses are expected to co-exist with residential uses. Approved agriculture uses within the Rural Residential categories must be compatible with the environmental characteristics and natural resources, as well as with the lifestyle and quality of life of the residents. The compatible zoning districts for the categories shall be the AR/AE/RR10/20 zoning districts.

The Rural Residential categories are encouraged in areas outside of the urban service boundary and shall be located in areas that afford attractive natural or rural environments. Rural areas that are extremely wet are encouraged to be designated Rural Residential 20 to protect the wetland values. The density of the Rural Residential land uses are one of these rural sub-categories:

**Agricultural Estate:** one dwelling unit per 2.5 acres

**Agricultural Residential:** one dwelling unit per 5 acres

Rural Residential 10: one dwelling unit per ten acres

Rural Residential 20: one dwelling unit per twenty acres

Policy 1.1.1.2.: Residential Very Low (RVL):

The predominant dwelling type in the Residential Very Low category is single-family detached housing and those uses consistent with the land development regulations. The intent of the category is to provide low density development in these areas while encouraging the preservation of vast amounts of open space and natural resources. The compatible zoning district for this category shall be the RE zoning district.
m. Cooperate with Seacoast Utility Authority through cooperation on the Seacoast Utility Board to insure the maximum utilization of their water and wastewater transport plan so as to implement the economic expansion of facilities within definitive service boundaries.

**Policy 1.1.3.2.:** Unless the City Council approves density bonuses available under the provisions of Planned Unit Developments (PUDs) and Planned Community Developments (PCDs), the City shall maintain land development regulations which permit residential development only at densities equal to or less than the following:

a. Rural Residential 20 (RR20) - up to a maximum of 0.05 dwelling units per gross acre, or one dwelling unit per twenty acres;

b. Rural Residential 10 (RR10) - up to a maximum of 0.1 dwelling units per gross acre, or one dwelling unit per ten acres;

c. Agricultural Residential (AR) – up to a maximum of 0.2 dwelling units per gross acre, or one dwelling unit per 5 acres;

d. Agricultural Estate (AE) – up to a maximum of 0.4 dwelling units per gross acre, or one dwelling unit per 2.5 acres;

eg. Residential Very Low (RVL) - up to a maximum of 1.0 dwelling units per gross acre;

df. Residential Low (RL) - up to a maximum of 4.0 dwelling units per gross acre;

eg. Residential Medium (RM) - up to a maximum of 7.0 dwelling units per gross acre;

fh. Residential High (RH) - up to a maximum of 10.0 dwelling units per gross acre;

gi. Mobile Home (MH) - up to a maximum of 7.0 mobile homes per gross acre.

**Policy 1.1.3.3. through Policy 1.3.8.2** omitted for brevity.