TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: January 11, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan
Amendment No. 18-04ESR

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 December 17, 2018 and contains one amendment to the Future Land Use Map (FLUM). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation of an 11.09-acre parcel from Commercial (C) to Residential High (RH) up to 10 dwelling units per acre. The subject property is located on the south side of RCA Boulevard, approximately 500 feet east of Alternate A1A. Adjacent land uses include Mixed Use Development (MXD) to the North, Residential Medium (RM) up to 7 dwelling units per acre to the west and south; and Commercial (C) to the east. The site currently contains the Amara Shrine Center building and an outdoor recreational vehicle storage lot.

As part of the land use amendment, the applicant is requesting a rezoning from General Commercial (CG-1) to Planned Unit Development (PUD) Overlay with an underlying Residential High (RH) zoning district; site plan approvals; and a major conditional use approval for development of a 326-bed/163-unit 55+ age-restricted independent living facility. The City staff report indicates the applicant is requesting a density bonus in accordance with Policy 3.1.5.6 of the Housing Element of the City’s comprehensive plan to allow up to 24 dwelling
units per acre in the Residential High (RH) land use designation for assisted living facilities within a PUD, subject to Council approval. The proposed density of the project is 14.69 dwelling units per acre, and will be restricted through a site-specific note on the FLUM restricting the parcel to a maximum of 15 dwelling units per acre.

The City’s staff report indicates the proposed project is compatible with the surrounding area and will serve as a transition between the existing Catalina Lakes residential community and the existing commercial land use of the Moose Lodge property. The staff report further indicates the site is an ideal location for the Residential High (RH) land-use designation because of its proximity to retail, commercial, and restaurants, and is within a one-half mile radius of a proposed future Tri-Rail station. The subject property is located within the Urban Service Boundary and a level of service analysis indicates adequate capacity is available for traffic, water, sewer, solid waste, drainage, police, fire, and recreation services.

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 October 30, 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.

Council Action – January 18, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Townsend from St. Lucie 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 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map