To: Council Members

From: Staff

Date: July 12, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan Amendment No. 19-01ESR

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 June 13, 2019 and contains one text amendment to the Future Land Use Element and one amendment to the Future Land Use Map. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed Future Land Use Map amendment changes the land use designation of 13.58 acres from Commercial (C) to Mixed Use (MXD), with a restriction capping gross density and intensity for the site at 136 multifamily units (10 dwelling units per acre), 34,666 square feet of commercial, 57,501 square feet of office, and 6,896 square feet of financial institution. The subject site is located on the southwest corner of PGA Boulevard and U.S. Highway One. Adjacent land uses include both County and City Commercial to the north; City Commercial to the east; Village of North Palm Beach Commercial to the south; and City Commercial High/Residential, 12 dwelling units per acre (CH/12) and County High Density Residential, 12 dwelling units per acre (HR/12) to the west.

The proposed text amendment revises Future Land Use Element Policy 1.1.3.4.(c) to add a provision for a workforce or affordable housing density bonus in residential portions of Mixed
Use Planned Unit Developments. The proposed changes are shown in strikeout and underline format below:

Policy 1.1.3.4.(c) In addition to the above, PUDs with an underlying Future Land Use designation of RH may have densities permitted up to 15.0 dwelling units per gross acre, and PUDs with an underlying Future Land Use of MXD may have densities permitted up to 10.0 dwelling units per gross acre, for the provision of affordable or workforce housing, as defined in this Plan. PUDs may be eligible for a density bonus for Assisted Living Facilities pursuant to Policy 3.1.5.6. except in Coastal High Hazard Areas that are Category 1 Hurricane Evacuation Zones.

The City’s staff report indicates the proposed development will have no adverse impacts on the adopted Level of Service standards for drainage, public safety, recreation, sanitary sewer and potable water, solid waste, and traffic. Regarding public school capacity, the school district has determined that a payment of $18,037 will address the deficiency caused by the new residential units being proposed.

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 May 2, 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 – July 19, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Councilmember Marino from the City of Palm Beach Gardens seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Exhibit 4
Proposed Future Land Use Map