AGENDA ITEM 4B10

To: Council Members

From: Staff

Date: August 14, 2019

Subject: Local Government Comprehensive Plan Review

Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan Amendment No. 19-02ESR

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 July 17, 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 was voluntarily annexed into the City. The property is approximately 977.81 acres in size and is divided into five distinct pods collectively known as the Bay Hill Estates Planned Unit Development (PUD). The subject site is located on the south side of Northlake Boulevard approximately 0.5 miles east of Coconut Boulevard. The proposed Future Land Use Map amendments change the land use designations on each of the pods from the County designation of Rural Residential, 1 dwelling unit per 2.5 acres (RR-2.5) to City future land use designations that are most closely aligned with the uses and approvals from the County. The changes are as follows:

- **Pod 1** contains the development portion of Bay Hill Estates and is mostly built out. The proposed land use designation is Residential Low (RL), which allows up to 4 dwelling units per acre.
- **Pod 2** contains ten undeveloped lots and a parcel reserved for a golf course. The proposed land use designation is Residential Low (RL), which allows up to 4 dwelling units per acre.
- **Pod 3** has 34 undeveloped lots as well as platted preserve and lake tracts. The proposed land use designation is Residential Low (RL), which allows up to 4 dwelling units per acre.
- **Pod 4** is built out and contains The Preserve at Bay Hill Estates development, the clubhouse and maintenance area, and a golf driving range. The proposed land use designation is Residential Low (RL), which allows up to 4 dwelling units per acre.
- **Pod 5** contains the wetland preserve and has a conservation easement. The proposed land use designation is Conservation (CONS).

Adjacent land uses include County Mixed Use (MXD) and Rural Residential, 1 dwelling unit per 5 acres (RR-5), and City Residential Low (RL) to the north; County Rural Residential, 1 dwelling unit per 2.5 acres (RR-2.5) to the south; County Rural Residential, 1 dwelling unit per 5 acres (RR-5) and City of West Palm Beach Planned Community (PC) (Ibis) to the east; and County Rural Residential, 1 dwelling unit per 2.5 acres (RR-2.5) and County Rural Residential, 1 dwelling unit per 10 acres (RR-10) to the west.

The site is mostly built out, however further development will occur in Pods 1, 2, and 3. The staff report indicates that these pods are serviced for potable water and sanitary sewer by the Palm Beach County Water Utilities Department; the Solid Waste Authority has sufficient capacity and will not be negatively impacted by the proposed amendment; and traffic, stormwater, and school impacts have been previously mitigated for the existing approved development. The staff report also notes that the City’s police department has been patrolling the property since annexation, and fire-rescue service will not be negatively impacted as the subject parcel is currently covered by an Interlocal Service Agreement for fire-rescue service that will continue for the foreseeable future.

**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 14, 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.
Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O’Bryan from Indian River County seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Site Location Map
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Proposed Future Land Use Map