

City of
Palm Beach Gardens

Proposed Comprehensive Plan
Amendment No. #16-1ESR

Council's Role

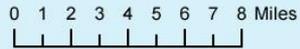
- Chapter 163 of the Florida Statutes requires the RPC review of local government comprehensive plan amendments prior to their adoption.
- Council's role is to provide comments on:
 - Adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP); and
 - Extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Proposed Amendment

- Change the Future Land Use Map designation from Rural Residential (RR10 & RR20) to Mixed Use Development (MXD) on 4,763 acres
- Modify Urban Growth Boundary to include this property, which is the site of a proposed development known as Avenir



Treasure Coast
Regional Planning Council
January 2015



Martin County

Palm Beach County

Tequesta
Jupiter Inlet Colony

Indiantown Rd

SR 710 / Beeline Hwy

Jupiter

Palm
Beach
Gardens

Juno Beach

Pahokee

Northlake Blvd

North Palm Beach

Lake Park

Lake
Okeechobee

Belle Glade Rd

SR 80

West
Palm
Beach

Riviera
Beach

Palm Beach Shores

Mangonia Park

Lake
Okeechobee

CR 880 / Canal Street

SR 80

Loxahatchee
Groves

Royal
Palm
Beach

Haverhill

Palm Beach

Cloud Lake
Glen Ridge

South Bay

Belle Glade

Wellington

Greenacres

Lake
Worth

Palm Springs

Hendry County

CR 827

FL Turnpike

Atlantis

Lantana

South Palm Beach

Hypoluxo

Manalapan

SR 7 / US 441

Boynton Bch Blvd

Boynton
Beach

Ocean Ridge

Briny Breezes

Gulf Stream

Golf

Atlantic Ave

Delray
Beach

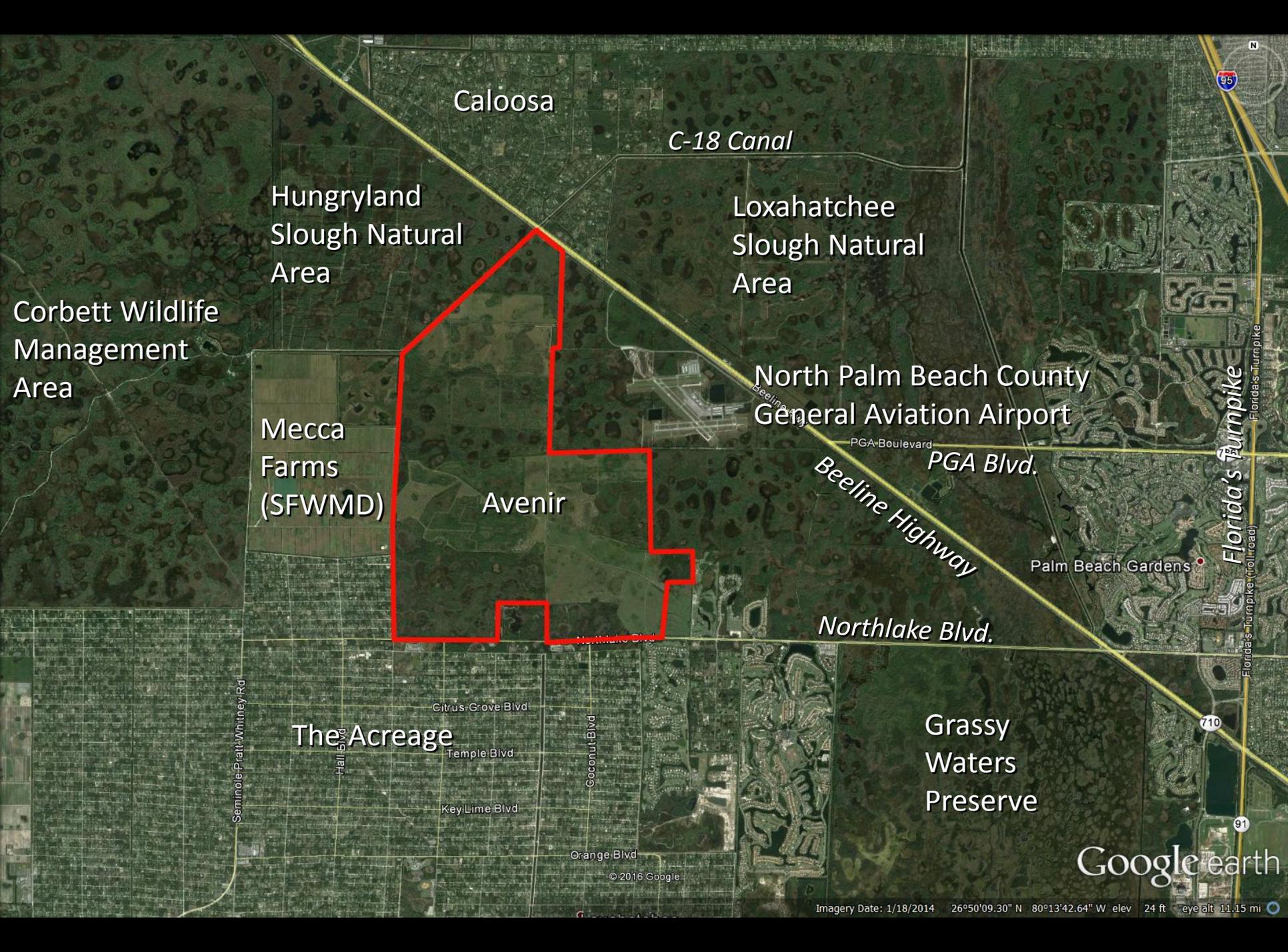
Highland Beach

US 27

Glades Rd

Boca
Raton

Broward County



Caloosa

C-18 Canal

Hungryland
Slough Natural
Area

Loxahatchee
Slough Natural
Area

Corbett Wildlife
Management
Area

Mecca
Farms
(SFWMD)

Avenir

North Palm Beach County
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710

91

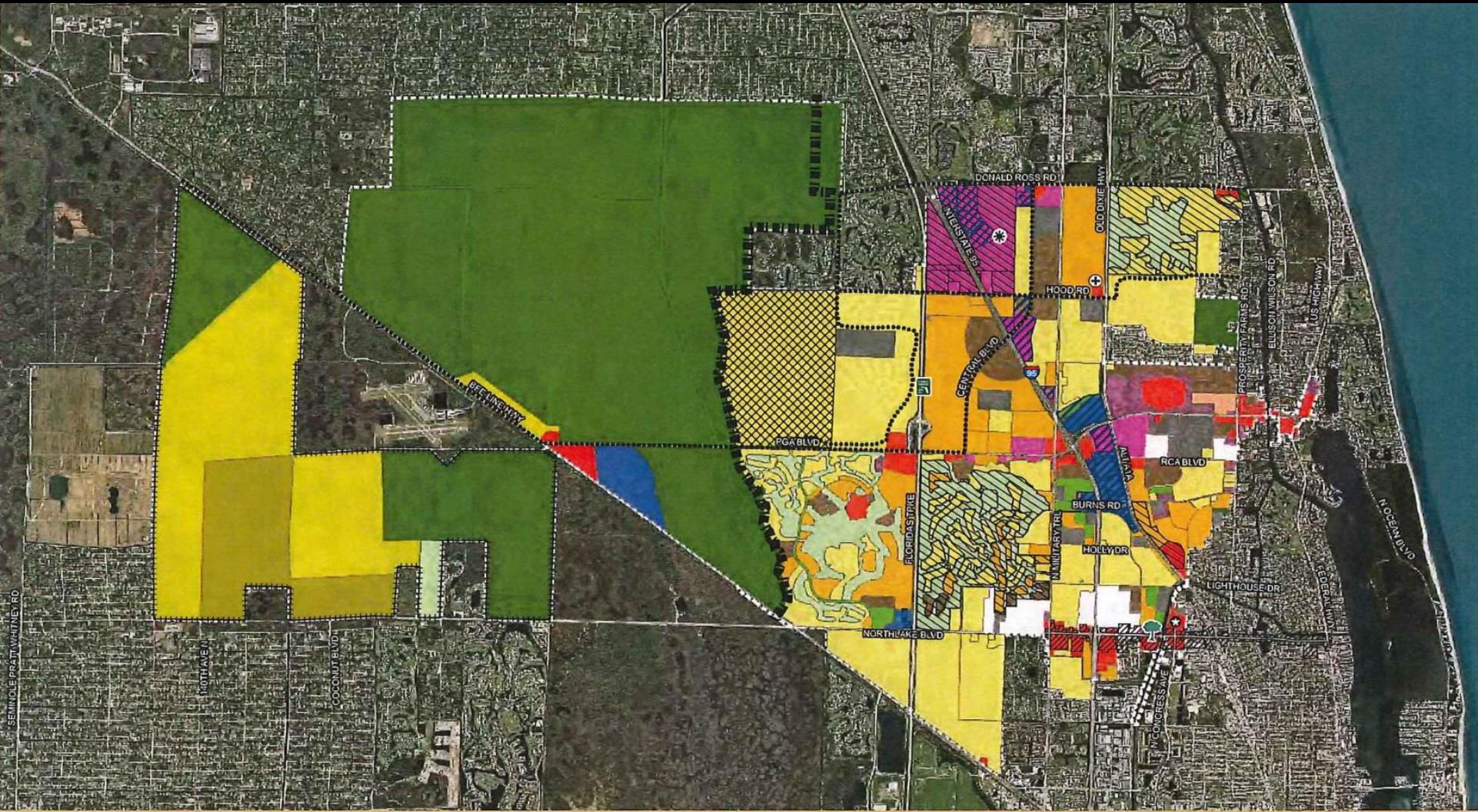
Florida's Turnpike

Florida's Turnpike (toll road)

Google earth

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Imagery Date: 1/18/2014 26°50'09.30" N 80°13'42.64" W elev 24 ft eye alt 11.15 mi



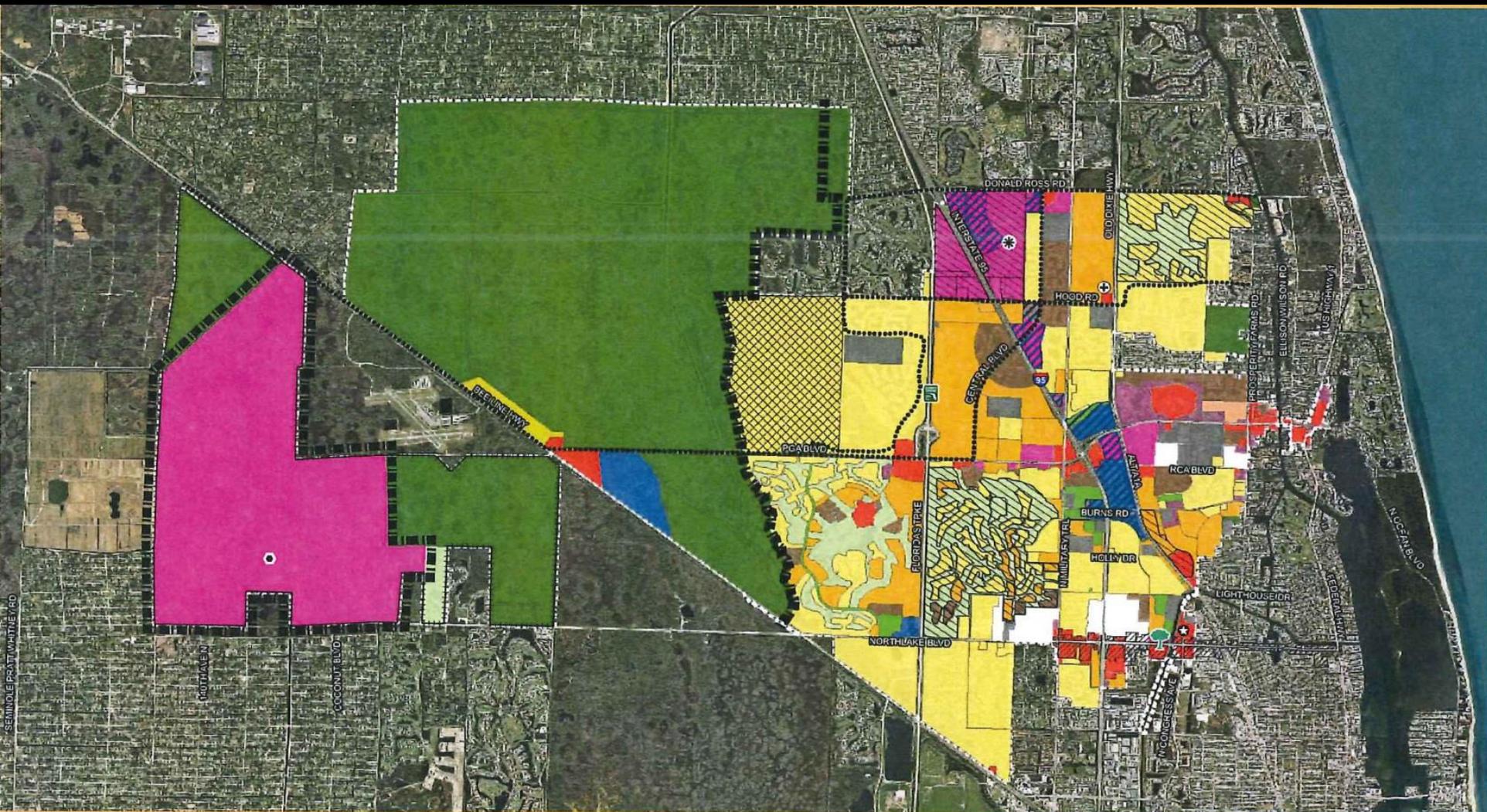
MAP A.1. FUTURE LAND USE

City of Palm Beach Gardens Palm Beach County, Florida

- RL - RESIDENTIAL LOW
- C - COMMERCIAL
- ROS - RECREATION OPEN SPACE
- MHD - MIXED USE
- URBAN OR GROWTH BOUNDARY
- MAXIMUM 150,000 SQUARE FEET OF GROSS COMMERCIAL RETAIL SPACE OR EQUIVALENT THEREOF
- RM - RESIDENTIAL MEDIUM
- PO - PROFESSIONAL OFFICE
- CR - COMMERCIAL RECREATION
- RR II - RURAL RESIDENTIAL II PER 10 ACRES
- DISCRETE RESEARCH PROTECTION OVERLAY (DRPO)
- GENERAL COMMERCIAL OR THE EQUIVALENT NUMBER OF NET TRIPS
- RH - RESIDENTIAL HIGH
- I - INDUSTRIAL
- CONS - CONSERVATION
- RP II - RURAL RESIDENTIAL II PER 30 ACRES
- NORTHLAKE BOULEVARD OVERLAY ZONE (NB02)
- MH - MOBILE HOME
- P - PUBLIC
- G - GOLF
- RVL - RESIDENTIAL VERY LOW
- MICARTHUR BOULEVARD PROTECTION OVERLAY
- APPROVED DRIPCD WITH MASTER SITE PLAN ON FILE
- WESTERN NORTHLAKE BOULEVARD CORRIDOR PLANNING AREA
- BENEFIT REDUCTION OVERLAY
- PARKWAY SYSTEM
- MUNICIPAL BOUNDARY
- UNINCORPORATED PALM BEACH COUNTY



MIXED USE (MHD) LAND-USE DESIGNATION LIMITED TO 2 BILLION SQUARE FEET OF RESEARCH AND DEVELOPMENT (INCLUDING A DEDICATED RESEARCH CLINIC), 1,000 MULTI-FAMILY WORKFORCE UNITS, AND 20,000 SQUARE FEET OF COMMERCIAL OR THE EQUIVALENT THEREOF.
 18 HIGER TRACT: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 3:35 AM AND 5:52 PM NET NEW PEAK HOUR TRIPS
 POWER PLAY SPORTS TRACT: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 1:24 AM AND 3:51 PM NET NEW PEAK HOUR TRIPS
 1 BALEY: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 1:21 AM AND 3:51 PM NET NEW PEAK HOUR TRIPS
 2 BALEY: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 3:41 AM AND 3:51 PM NET NEW PEAK HOUR TRIPS
 3 BALEY: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 2:28 AM AND 1:18 PM NET NEW PEAK HOUR TRIPS
 4 BALEY: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 1:21 AM AND 3:51 PM NET NEW PEAK HOUR TRIPS
 5 BALEY: MHD AUTHORIZED USES PRODUCING A MAXIMUM OF 1:21 AM AND 3:51 PM NET NEW PEAK HOUR TRIPS



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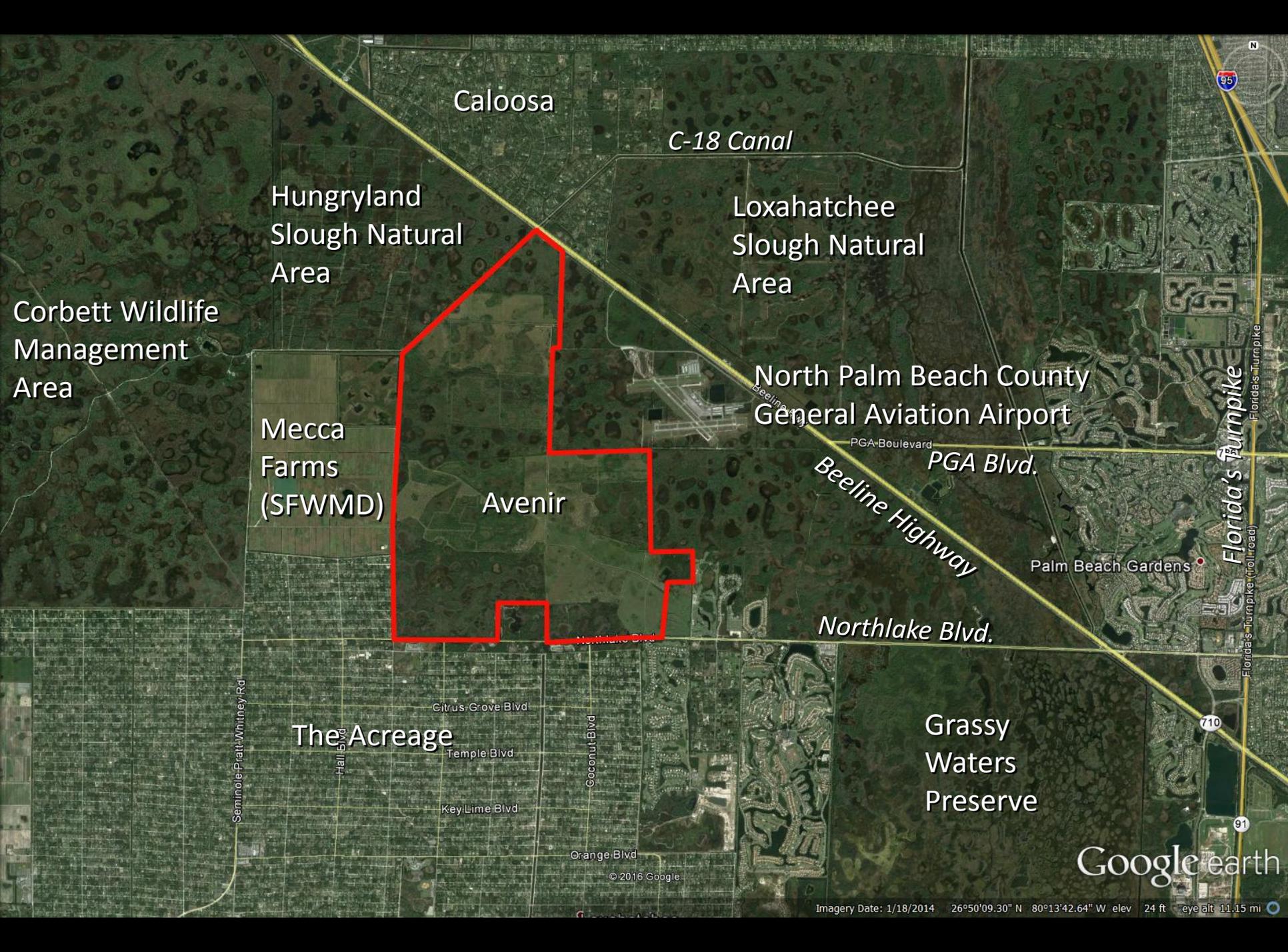


- RL - RESIDENTIAL LOW
- RM - RESIDENTIAL MEDIUM
- RH - RESIDENTIAL HIGH
- MH - MIDDLE HOME
- C - COMMERCIAL
- PO - PROFESSIONAL OFFICE
- I - INDUSTRIAL
- P - PARKS
- ROE - RECREATION OPEN SPACE
- ROR - RURAL RESIDENTIAL PER 20 ACRES
- RROR - RURAL RESIDENTIAL PER 10 ACRES
- ROL - RURAL RESIDENTIAL LOW
- CR - COMMERCIAL RECREATION
- COA - CONSERVATION
- G - GOLF
- ROE - RECREATION OPEN SPACE
- CR - COMMERCIAL RECREATION
- COA - CONSERVATION
- G - GOLF
- BIRDCEASE RESEARCH PROTECTION OVERLAY (BRPO)
- NORTHLAKE BOULEVARD OVERLAY ZONE (NBZO)
- MALCOLM BOULEVARD PROTECTION OVERLAY
- APPROVED EIR/CD WITH MASTER SITE PLAN OR FILE
- WESTERN NORTHLAKE BOULEVARD CORRIDOR PLANNING AND DENSITY REDUCTION OVERLAY
- PARKWAY SYSTEM
- UNINCORPORATED PALM BEACH COUNTY
- UNINCORPORATED PALM BEACH COUNTY

- MAXIMUM 20,000 SQUARE FEET OF GROSS COMMERCIAL RETAIL SPACE OR EQUIVALENT THEREOF
- THE MAXIMUM INTENSITY IS LIMITED TO NO MORE THAN 100 AS SQUARE FEET OF GENERAL COMMERCIAL OR THE EQUIVALENT NUMBER OF NET TSPS
- FIVE-DASH (M2) LAND USE DESIGNATION IS LIMITED TO 5 MILLION SQUARE FEET OF RESEARCH AND DEVELOPMENT, INCLUDING A MIXED-USE RESEARCH CLUSTER, AND MULTI-FAMILY WORKSPACE UNITS, AND 20,000 SQUARE FEET OF COMMERCIAL OR THE EQUIVALENT THEREOF
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 100 AM AND 100 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 200 AM AND 200 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 400 AM AND 400 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 600 AM AND 600 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 800 AM AND 800 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 1,000 AM AND 1,000 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 1,200 AM AND 1,200 PM NET NEW PEAK HOUR TRIPS
- FIVE-DASH TRACT: MIXED-USE DEVELOPMENT PRODUCING A MAXIMUM OF 1,400 AM AND 1,400 PM NET NEW PEAK HOUR TRIPS
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Proposed Amendment

- Future Land Use Map development intensity restrictions:
 - 3,000 Single-family Units
 - 250 Multi-family Units
 - 1,940,000 square feet Professional Office
 - 200,000 square feet Medical Office
 - 400,000 square feet Commercial
 - 300-room Hotel
 - 20 acres Agriculture
 - 55-acre Park
 - 60-acre Civic/Recreation Parcel
 - 15-acre Police/Fire/City Annex Parcel
 - 15-acre School Site



Caloosa

C-18 Canal

Hungryland
Slough Natural
Area

Loxahatchee
Slough Natural
Area

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Florida's Turnpike

Florida's Turnpike (toll road)

Google earth

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Imagery Date: 1/18/2014 26°50'09.30" N 80°13'42.64" W elev 24 ft eye alt 11.15 mi

Regional Resources

- Wetland and Upland Natural Communities
- Regional Drainage System
- C-18 Canal
- Loxahatchee River
- Adjacent Conservation Areas
- North Palm Beach County General Aviation Airport
- Regional Roadway Network

Regional Concerns

Environmental Impacts

- 2,407 acres proposed for conservation and restoration, but not defined on the FLUM
- There are no plan policies specifically instructing restoration of the area

Regional Concerns

Transportation Impacts

- The long range analysis (2040) indicates the net impact is an increase of 54,111 daily trips
- Several components of the regional roadway network will be impacted, including:
 - Northlake Boulevard
 - Beeline Highway
 - Royal Palm Beach Boulevard
 - Blue Heron Boulevard

Regional Concerns

Urban Design Issues

- Minimum net densities in neighborhoods and districts are needed to support transit
- Transit-supportive policies are needed in the city's plan
- The amendment does not include a map illustrating the areas to be developed

Extrajurisdictional Impacts

Town of Jupiter

- Intensity and density cap and use conversion limitations
- Public beach and boat launch facility access

City of West Palm Beach

- Traffic
- Stormwater runoff
- Grassy Waters Preserve's water quality
- Endangered species and their habitat
- Quality of life in the Western Communities

Council Recommendations

1. Designate the 2,407-acre area as Conservation
2. Establish plan policies for restoration
3. Include a phasing plan to balance uses
4. Establish minimum net neighborhood densities
5. Adopt a series of transit-supportive plan policies
6. Illustrate boundaries of the area to be developed
7. Work with Jupiter and West Palm Beach to resolve extrajurisdictional issues

Staff Recommendation

- Council should approve the report and authorize its transmittal to the City of Palm Beach Gardens and the Florida Department of Economic Opportunity.