

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8E

From: Staff

Date: June 19, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 15-2ESR

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 West Palm Beach contains a text amendment to the Downtown Master Plan Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment modifies Policy 1.1.1 in the Downtown Master Plan Element of the comprehensive plan regarding the Quadrille Business District. This district is located on the west side of the Clematis-Waterfront District and forms a connection to the CityPlace District. The proposed changes allow the use of transfer of development rights (TDRs) to increase development capacity and height for residential uses in addition to Class A office uses and full service hotels. Class A office space is characterized as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. The city currently has four Class A office buildings located in the downtown area comprising more than one million square feet of office space.

The original language in Policy 1.1.1 restricted the additional development capacity to only Class A office uses and full service hotels, and allowed residential uses only with the base floor

area ratio (FAR) substantially less than the one permitted by the TDR incentive. The objective of the proposed change is to fill the gap between Clematis Street and CityPlace, even if the proposed use is not what was originally preferred for the Quadrille Business District. The city is continuing to offer additional incentives for the construction of Class A office uses and full service hotels, which are translated in the Zoning and Land Development Regulations in the conveyance of city-owned TDRs at no cost to the developer. The proposed change does not increase the overall development capacity of the downtown areas, because the increased FAR will be obtained through TDRs that are currently available from historic structures or public open spaces.

Regional Impacts

No adverse effects on regional resources or facilities have been identified. However, Council offers the following advisory comment for the city to consider in addressing planning alternatives:

- The city staff report indicates the city intends to continue incenting Class A office and full-service hotel uses in the Quadrille Business District through Land Development Regulation provisions that provide city-owned TDRs at no cost to the applicant. These incentives for TDRs at no cost will not be offered for residential uses. Council recommends that the city allow TDRs for residential uses, particularly for workforce housing, in this district. This will provide a better balance of uses and may be especially important to enhance the potential for transit oriented development within the Quadrille Business District.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on March 9, 2015. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. The report contains an advisory comment for the city to consider in addressing planning alternatives for the downtown.

Recommendation

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

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Proposed Text Changes in Underline and Strikethrough Format
- 3 District Boundaries Map

Exhibit 1 General Location Map

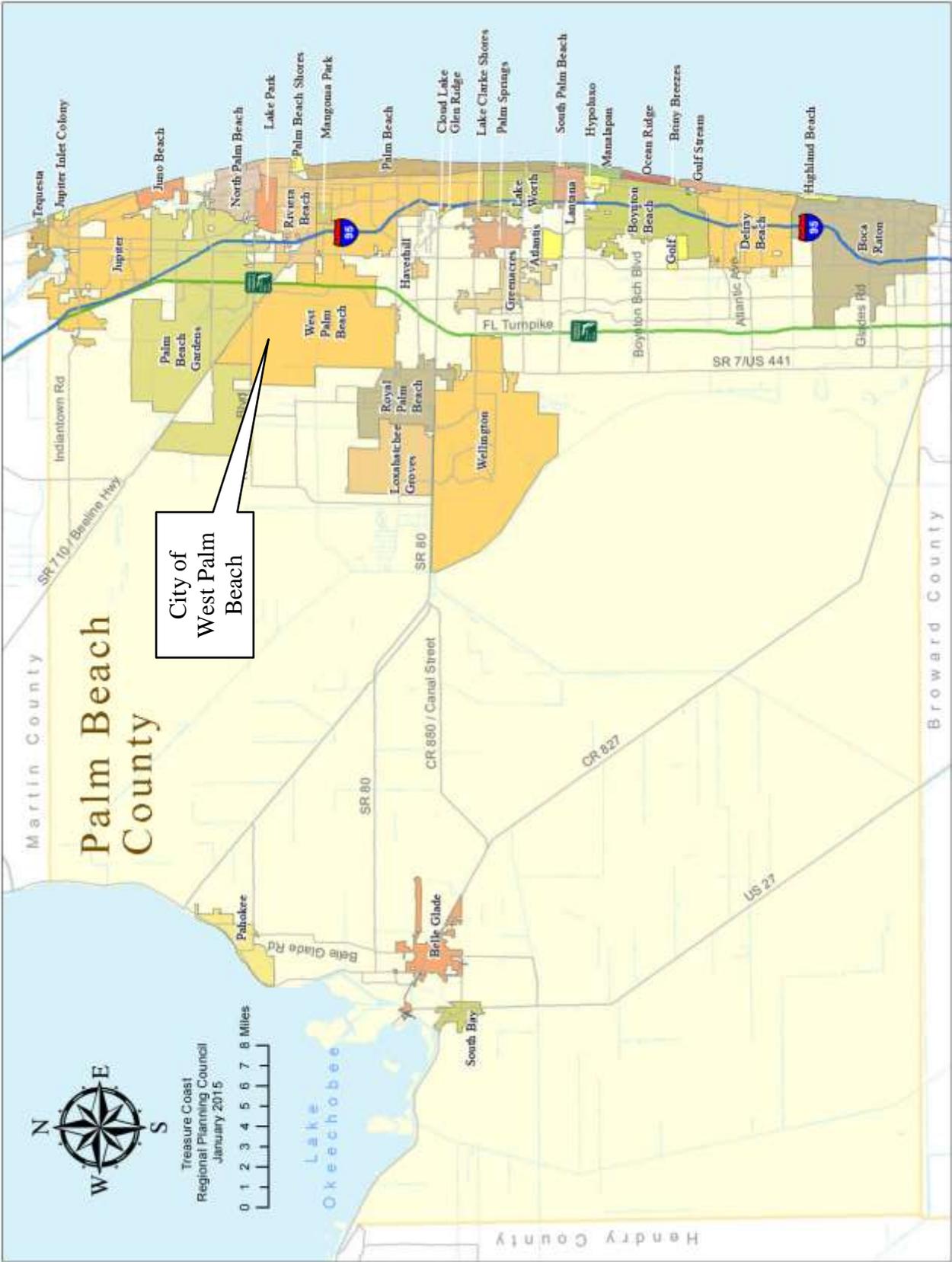


Exhibit 2

Proposed Text Changes in Underline and Strikethrough Format

ORDINANCE NO. 4562-15

EXHIBIT A

Future Land Use Element

Revisions are shown as ~~strikethrough~~ for deletions and underline for additions.

- 1) **Objective 1.1:** The City shall promote, reinforce and protect the identity of each neighborhood, district, and corridor within the Downtown through the development and implementation of policies which establish appropriate regulations, consistent with the character of each neighborhood, district, and corridor.

~~Existing Policy 1.1.1: The Quadrille Business District (QBD) is the prime location of office use and includes, with incentives, the greatest potential density of development and tallest building heights in the Downtown. The intent is to create an activity center that connects the retail areas at CityPlace and Clematis Street retail corridor. The QBD focuses the most intense development along Quadrille Boulevard to create a true office corridor. Although the district will include a mixture of uses, such as retail commercial, hotel, and residential, the office uses will be preferred. Additional building height in this district is tied to the provision of substantial office space and the creation of the new road on the west side of the FEC corridor between Clematis Street and Gardenia Street. At the same time, the district respects the scale of Clematis Street and Rosemary Avenue by stepping down building heights along those corridors. This district shall create a strong connection with the Northwest Neighborhood through a transition from Banyan Boulevard that integrates the single family neighborhood.~~

Revised Policy 1.1.1: The Quadrille Business District (QBD) is the prime location of office uses and includes, with incentives, the greatest potential density of development and tallest building heights in the Downtown. The district intent is to create an activity center that connects the retail areas at CityPlace and Clematis Street .The district focuses the most intense development along Quadrille Boulevard to create a true business corridor, but respects the scale of Clematis Street and Rosemary Avenue by stepping down building heights along those corridors. Although the district will include a mixture of uses, and incentives will be offered for office, hotels, and residential, additional incentives offered by the City for the area between Quadrille Boulevard and Rosemary Avenue will be related to the provision of substantial Class A office space, full service hotels, and the creation of a new road on the west side of the FEC corridor between Datura Street and Gardenia Street. This district shall also create a strong connection with the Northwest Neighborhood through a transition from Banyan Boulevard that integrates the single family neighborhood.

Exhibit 3 District Boundaries Map

