

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C3

From: Staff

Date: July 15, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 16-1ESR

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 Future Land Use (FLU) Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise the text in Policy 1.1.3 of the FLU Element regarding allowance of commercial uses within the Multifamily FLU designation. Currently, the Multifamily FLU designation “is intended for parcels best suited for multifamily residential use ranging in density from 14.52 to 32.27 dwelling units per acre.” In addition to the residential uses, the Multifamily FLU designation also allows “limited commercial uses that do not occupy more than five percent of the total project square footage” if they: a) are located within a Planned Development district; b) are designed for the convenience of the residents and are neighborhood serving commercial uses; and c) are vertically integrated with the residential uses. The proposed change is to remove the “convenience” and “neighborhood serving” language and replace it with language indicating non-residential uses be “compatible with the residential project and surrounding neighborhood.” The city staff report indicates the proposed change offers greater

flexibility and allows additional non-residential uses to be considered within the Multifamily FLU designation, while maintaining compatibility and scale with respect to surrounding uses.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The city has indicated the proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on May 10, 2016.

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 West Palm Beach and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

Exhibit 1 General Location Map

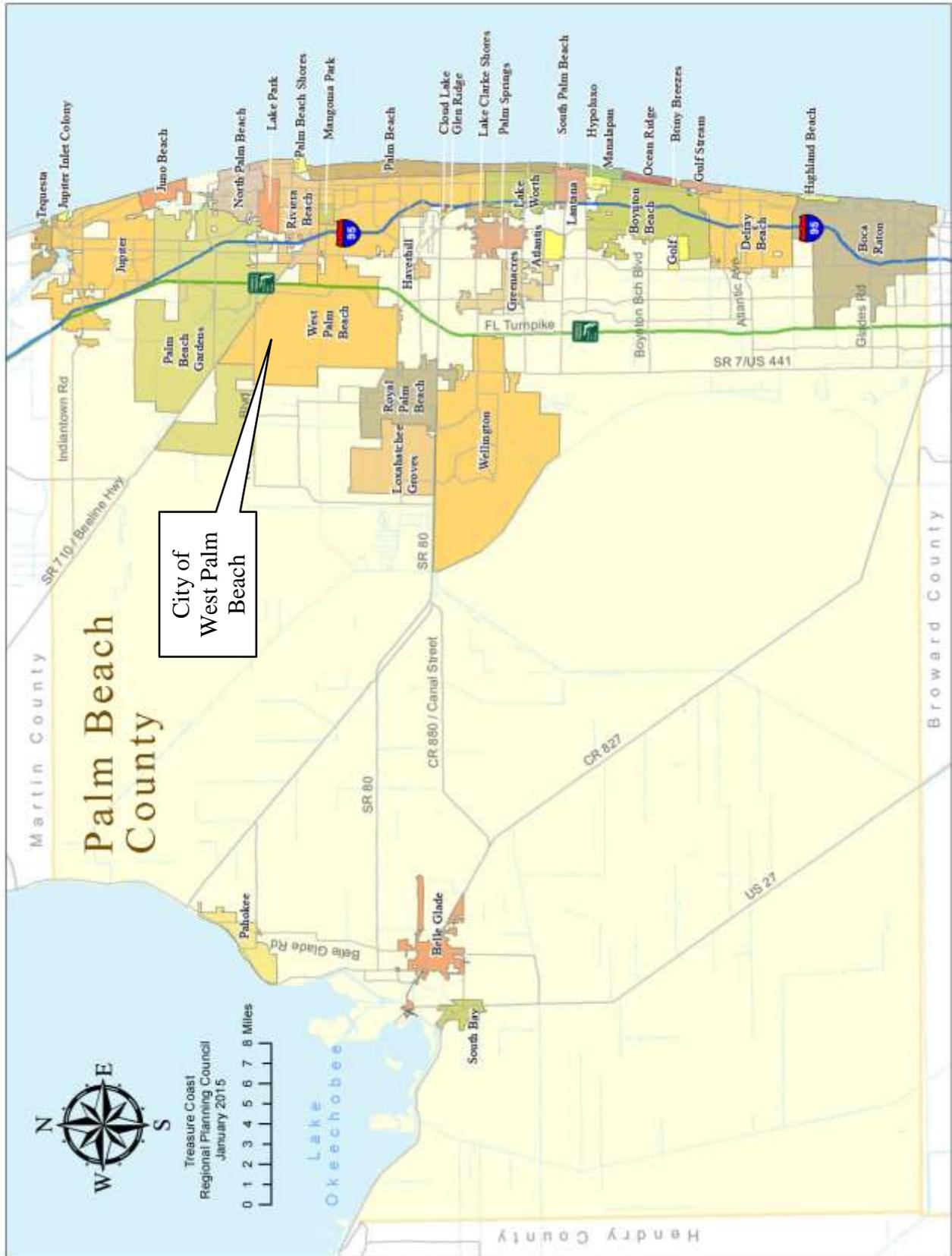


Exhibit 2

Text Changes in Underline and Strikethrough Format

ATTACHMENT V - PROPOSED TEXT AMENDMENT

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL PROMOTE APPROPRIATE LAND USES AND DEVELOPMENT PATTERNS CONSISTENT WITH SUSTAINABLE COMMUNITY/SMART GROWTH PRINCIPLES, AND SHALL IMPLEMENT STRATEGIES THAT MAXIMIZE THE NATURAL, SOCIOECONOMIC AND GOVERNMENTAL RESOURCES WHILE PRESERVING, PROMOTING AND IMPROVING THE HEALTH, SAFETY AND WELFARE OF ITS RESIDENTS AND VISITORS.

Objective 1.1: The City shall continue to regulate future growth and development through the administration of the City Comprehensive Plan, Zoning and Land Development Regulations, City Code and, Building Code.

Policy 1.1.3: The following Future Land Use Designations, and their associated densities and intensities shall be utilized to guide the future growth and development in the City:

FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/ Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Single Family Low Density (SFLD)	1 TO 3	-
Single Family Medium Density (SFMD)	3 TO 5	-
Single Family (SF)	7.26 TO 13.40	-
Multifamily Medium Density (MFMD)	7 TO 20	-
Multifamily (MF)	14.52 TO 32.27	**
Commercial (C)	-	0.75
Commercial East (CE) (East of I-95)	1 TO 32.27	1.50
Commercial DRI (C-DRI) (within an approved Development of Regional Impact (DRI))	As regulated by the DRI Master Plan	As regulated by the DRI Master Plan
Industrial (I)	-	0.75
Conservation (CON)	-	.01
Utility (UT)	-	.75 (with 70% lot coverage)

Language underlined added, and language ~~stricken~~ deleted.

ATTACHMENT V - PROPOSED TEXT AMENDMENT (continued)

FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/ Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Community Service (CS)	****	1.00
Office Residential (OR)***	1 to 14	.75
Planned Community (PC) Residential Non-Residential (5% of PC project land area)	1 to 10	0.50
Mixed Use District* (MU)	See Policies 1.7.2 through 1.7.2.4.	See Policies 1.7.2 through 1.7.2.4.
Urban Central Business District (UCBD)	See Downtown Master Plan Element Policies 3.1.1 and 3.1.3	

* The Mixed Use District (MU) shall permit both residential development and commercial land uses. The commercial land uses may include those typically associated with neighborhood retail and/or professional offices, including art merchandising; art and drafting supplies; beauty salons; book and stationary stores; personal and convenience sales; day care facilities, florists; food stores; mail services; newspaper and magazine shops; medical offices; professional service offices; restaurants; etc. which could service those living in the proposed residential neighborhoods.

** For the Multi-Family (MF) future land use designation, limited commercial uses that do not occupy more than 5% of the total project square footage may be permitted if they: a) are located within a Planned Development district; b) are ~~designed for the convenience of the residents and are neighborhood serving commercial uses~~compatible with the residential project and surrounding neighborhood; and c) are vertically integrated with the residential uses.

*** For the Office Residential (OR) Future Land Use designation, a project may utilize up to 100% of the allowable residential density, 100 % of the allowable office intensity, or a portion of the allowable residential and a portion of the allowable office uses. For example: if developing with both residential and office uses, an owner chooses to develop 60% of the allowable residential density then they may also develop up to 40% of the allowable office intensity. For a one (1) acre parcel, developing at 60% residential yields 8 units leaving a total allowable office development at 40% or 13,068 sf. If both office and residential uses are proposed on a site, they shall be located in the same building.

**** For the Community Service (CS) future land use designation, limited residential uses may be permitted if: a) they are complimentary of and serve an ancillary function to the primary community service use; b) they are compatible with the community service use on the site, and with the surrounding area; c) the square footage of residential use does not exceed 5% of the total land area of the project;

Language underlined added, and language ~~stricken~~ deleted.

and d) the square footage of residential use does not exceed 10% of the total project square footage (residential + non-residential). The square footage allocated toward residential use shall count toward the maximum allowable FAR.

Note: Special Impact Zone (SIZ) notations on the Future Land Use Map do not reflect or change densities or intensities but are to ensure heightened site plan review and compatibility analysis. SIZ noted areas can be subject to more restrictive site plan requirements (see Future Land Use policies 1.7.4 and 1.7.5).

Note: A hyphen (-) under the Density or FAR columns denotes that no residential uses/densities or nonresidential uses/intensities (FAR) are allowed for those specific designations.

FUTURE LAND USE DESIGNATIONS: DESCRIPTIONS AND ALLOWED USES

A. Residential Designations:

Certain Neighborhood or Community serving Institutional/Community Service uses shall be allowed in residential designations provided the uses are consistent with the Comprehensive Plan and the Zoning and Land Development regulations. Such uses may include: schools; day care facilities; adult day care facilities; group homes; public safety facilities operated by a public entity; religious uses; and community centers, provided the uses are of a residential scale compatible with the surrounding areas and are consistent with the Comprehensive Plan and the Zoning and Land Development regulations.

Light Utility uses are permitted in all residential designations provided the uses are consistent with the Comprehensive Plan and the Zoning and Land Development regulations.

The following depict the City's residential Future Land Use Designations:

MULTI FAMILY (MF): The Multi Family (MF) designation is intended for parcels best suited for multifamily residential use ranging in density from 14.52 to 32.27 dwelling units per acre. Limited commercial uses that do not occupy more than 5% of the total project square footage may be permitted if they: a) are located within a Planned Development district; b) are ~~designed for the convenience of the residents and are neighborhood-serving commercial uses~~compatible with the residential project and surrounding neighborhood; and c) are vertically integrated with the residential uses.