

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C4

From: Staff

Date: October 21, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 16-3ESR

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 to expand the boundary of the properties eligible to apply for the Commercial East FLU designation. This designation is for parcels suitable for commercial, office, institutional, hotels/motels and light industrial uses at a maximum floor area ratio of 1.5. Residential densities are also permitted at densities up to 32.27 dwelling units per acre. Currently, this classification is applied to areas located east of I-95. The proposed amendment would expand the potential for this use west of I-95, east of Australian Avenue, between Okeechobee Boulevard and Belvedere Road. The proposed amendment does not change the land use on any parcels at this time. However, the proposed amendment will give properties in the expanded area the option of applying for the Commercial East designation in the future.

Properties in the expanded area currently have the option of applying for a Commercial designation. The Commercial East designation differs from the Commercial designation in that the Commercial East designation allows a 1.5 floor area ratio, but the Commercial designation allows a 0.75 floor area ratio. Also, the Commercial East designation allows residential single family attached and multifamily uses, but the Commercial use does not permit residential.

The city staff report indicates that the potential increase in density and intensity resulting from the proposed amendment is consistent with the current development pattern and uses in the expanded area. The development pattern in this area is predominantly office buildings, hotels/motels, and uses associated with the CenterPark Development of Regional Impact (DRI). The properties in the expanded area currently have Commercial, Commercial – DRI as part of the CentrePark DRI or Industrial future land use designations.

The city has indicated the proposed boundary change is consistent with the original intent of the Commercial East boundary, which was to encourage development and redevelopment around existing infrastructure. The Commercial East FLU designation was initially aligned with the boundaries of the “Eastward Ho!” initiative, a state planning initiative intended to attract development around existing infrastructure. The boundaries of Eastward Ho! included the geographic area between and adjacent to the CSX and FEC Railroad tracks, as well as within the downtowns, airports and seaports of the existing urban corridor in southeastern Florida. The city staff report indicates the proposed amendment keeps the original intent of the Eastward Ho! initiative to include properties around existing infrastructure including the CSX railway and properties located near the airport.

Regional Impacts

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

Extrajurisdictional Impacts

The city circulated the amendments through the Intergovernmental Plan Amendment Review Committee process on July 11, 2016. 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 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
- 3 Location Aerial Map

Exhibit 1 General Location Map

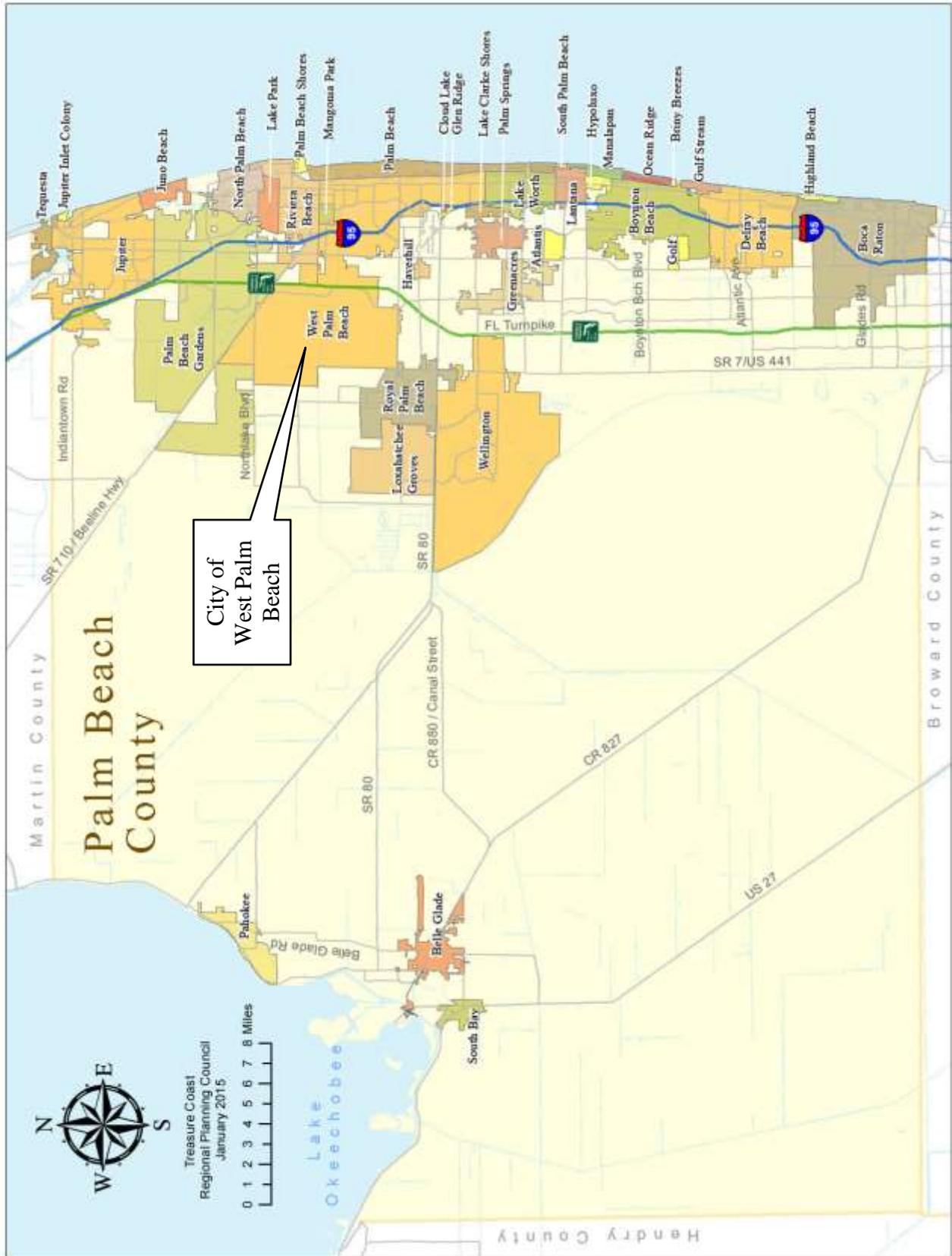


Exhibit 2 Text Changes in Underline and Strikethrough Format

PROPOSED TEXT AMENDMENTS

For purposes of brevity the Text and Tables below have been reduced to only callout the area affected by the proposed amendments.

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)
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	

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FUTURE LAND USE DESIGNATIONS: DESCRIPTIONS AND ALLOWED USES

B. Non -Residential Designations:

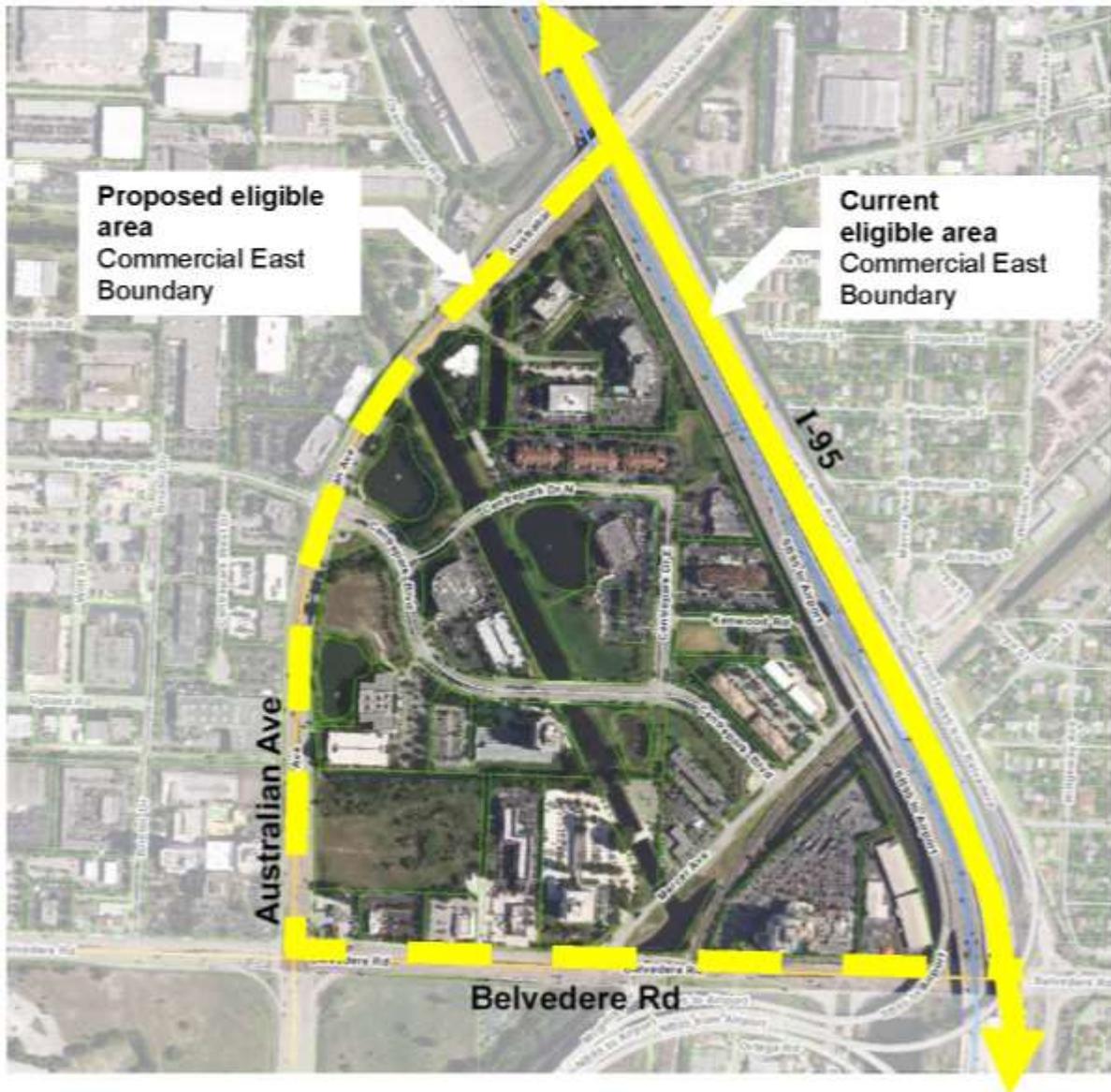
The following depicts the City's non-residential Future Land Use Designations:

COMMERCIAL EAST (CE): The Commercial East (CE) designation is for parcels suitable for commercial, office, institutional, hotels/motels and light industrial uses at a maximum FAR of 1.5. Residential uses are also permitted at densities up to 32.27 dwelling units per acre. This classification is applied to areas located east of I-95 and east of Australian Avenue between Okeechobee Boulevard and Belvedere Road

Permitted uses such as: retail uses; commercial services; offices; hotels/ motels; automotive services; light industrial uses with low external impact; residential single family attached; multi family; institutional; parks and recreation; recreation services and facilities; low impact utilities; and public safety facilities.

language ~~stricken~~ deleted, language underlined added

Exhibit 3 Location Aerial Map



Note: This request is for a text change of Policy 1.1.3 ONLY and is NOT changing the development potential of any parcel. This request gives the properties in the highlighted area the option of applying for the Commercial East (CE) future land use designation if they desire.