

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C9

From: Staff

Date: September 16, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 16-2ESR

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 proposed change to the Future Land Use (FLU) Map 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 change the FLU designation from Community Service to Commercial on 12.38 acres located on the southwestern corner of the intersection of Belvedere Road and Australian Avenue. The subject property is owned by Palm Beach County Department of Airports and is located on a portion of the Palm Beach International Airport (PBIA) property. The proposed request is part of PBIA plans to utilize additional unused property that is not viable for aviation uses. Land uses adjacent to the subject property are Commercial to the north and east; and Utilities and Transportation (Palm Beach County) to the south and west.

The existing land use designation would allow civic, government, and airport uses, and the proposed designation would allow commercial uses. The change from Community Service to Commercial will result in a decrease in the maximum floor area ratio from 1.0 to 0.75, which will result in less intense development. The city staff report concluded that commercial use of the

subject property is compatible with surrounding uses and the proposed change is not anticipated to have an adverse impact on levels of service and public facilities.

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 June 8, 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 Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1 General Location Map

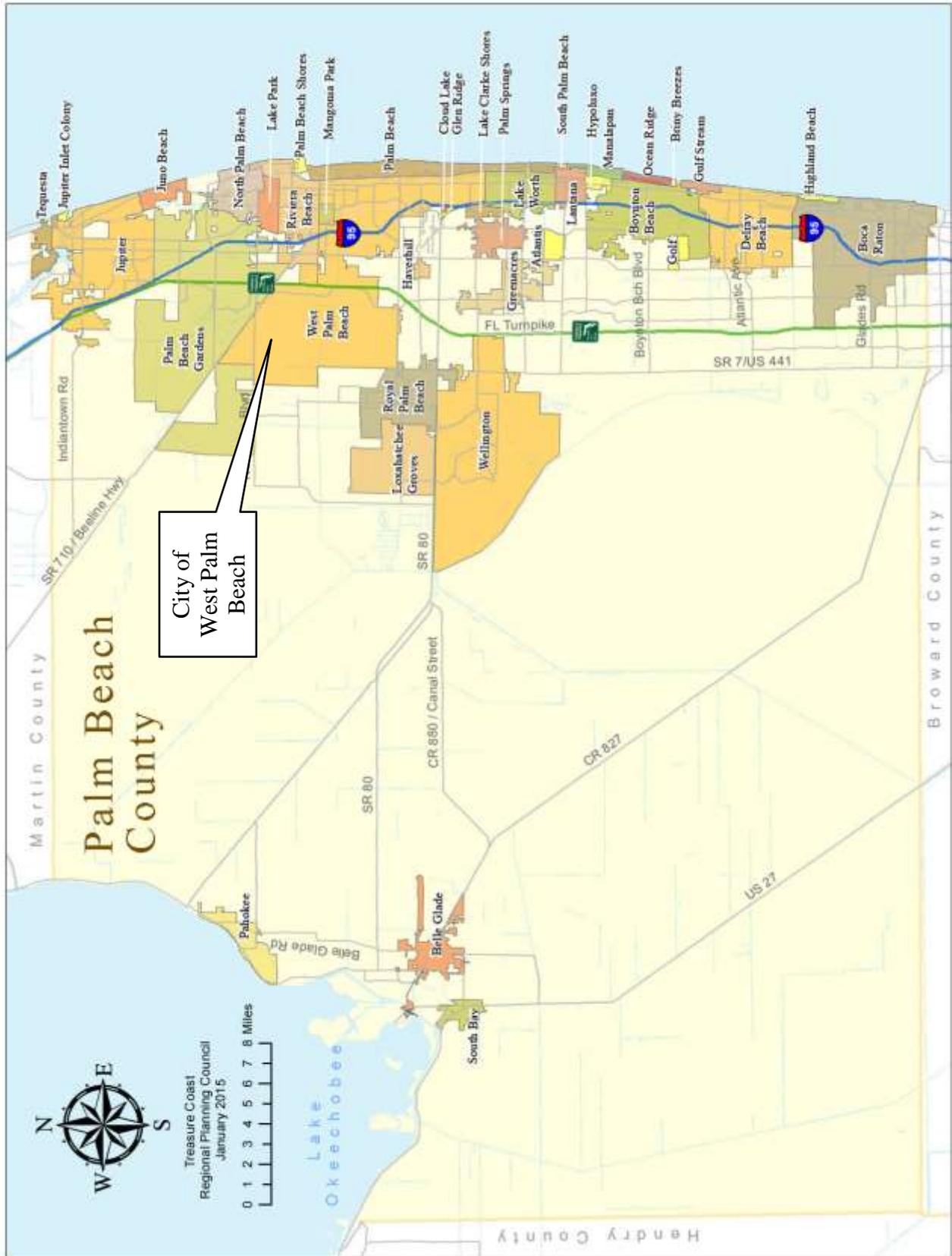


Exhibit 2 Location Map

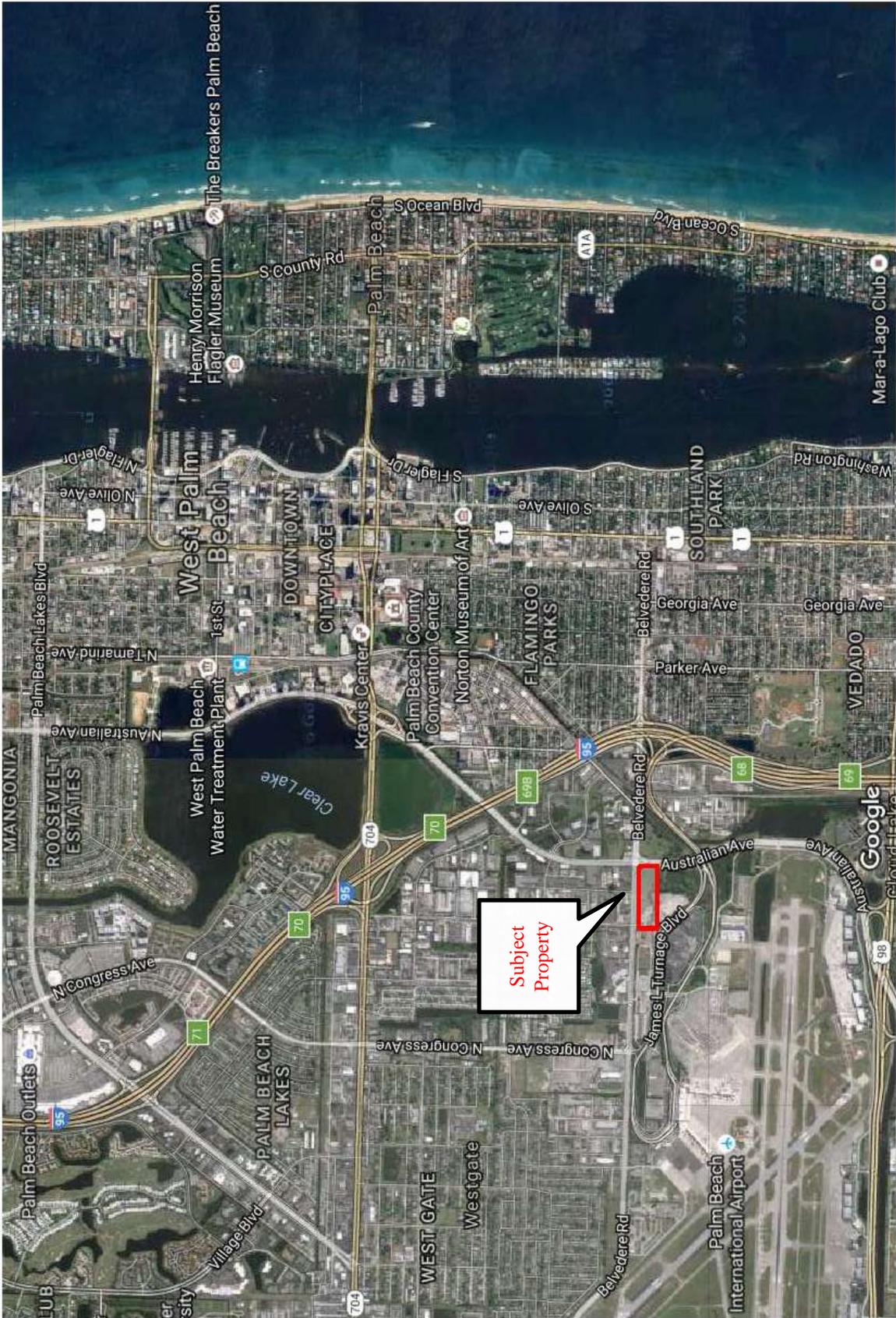


Exhibit 3 Existing Future Land Use Map



Exhibit 4 Proposed Future Land Use Map

