MEMORANDUM

To: Council Members
From: Staff
Date: December 9, 2011 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of West Palm Beach Comprehensive Plan
Amendment No. 11-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to 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 local government within the Region. TCRPC 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.

Background

The City is proposing two amendments to the Future Land Use Map (FLUM) of the City’s comprehensive plan.

Evaluation

A. Oxbridge Academy Foundation, Inc. Amendment

The proposed amendment is to change the FLUM designation of a 1.48-acre parcel of land from a County designation of Medium Residential-5, which allows up to 5 dwelling units per acre, to a City designation of Community Services. The parcel, which is concurrently being annexed into the City limits, is a vacant, vegetated lot with no prior development approvals.

Additionally, the proposed amendment will change an adjoining parcel of land totaling 12.137 acres in size from Multi Family, which allows between 14.52 and 32.27 dwelling units per acre, to Community Services. This parcel is vacant, although there has been significant infrastructure installed, including sanitary sewer and water systems and landscape buffers, based on the current development approval for residential uses.
The two parcels are located on the west side of Military Trail and are bounded by Military Trail and residential development to the east, vacant residentially zoned land to the north, multi-family residential to the west, and the Meyer Academy/Oxbridge Academy school campus development to the south. The applicant is seeking the change in land use designations on the contiguous parcels in order to allow for a proposed expansion of the adjacent Oxbridge Academy for school and sports field usage.

B. Water Treatment Plant Amendment

The proposed amendment is to change the current FLUM designation on approximately 59.15 acres of land from Conservation and Community Services to Utilities. The subject property is the site of the City’s only water treatment plant and is located at the northeast corner of Banyan Boulevard and Australian Avenue. The water treatment plant provides approximately 47 million gallons of water per day to the City, the towns of Palm Beach and South Palm Beach, and portions of unincorporated Palm Beach County.

In 2009, independent of the proposed improvements, the City adopted an amendment to its comprehensive plan that created the Utilities FLUM designation. The designation is intended to accommodate lands for essential utility or renewable energy related infrastructure or facilities that may require specific locations and land character. The current amendment is being proposed to more accurately reflect the use of the property.

Extrajurisdictional Impacts

The proposed amendments were provided by the City to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and were circulated by the IPARC Clearinghouse Coordinator on September 15, 2011. No extrajurisdictional impacts have been identified.

Effects on Significant Regional Resources and Facilities

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendments are not in conflict or inconsistent with the SRPP.

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
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Exhibit 1
General Location Map
City of West Palm Beach
Exhibit 3
Water Treatment Plant Amendment
Location Aerial and Existing Land Uses Map
Exhibit 4
Water Treatment Plant Amendment
Existing Future Land Use Designation Map

Legend:
C - Commercial
CON - Conservation
CS - Community Service
MF - Multifamily
SF - Single Family
UCBD - Urban Central Business District
UT - Utilities
Exhibit 5
Water Treatment Plant Amendment
Proposed Future Land Use Designation Map

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Subject Property