TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: May 17, 2013 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 13-1ESR

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.

The amendment package from the City of West Palm Beach includes one amendment to the Future Land Use (FLU) Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

President Club Resort Community

The proposed amendment is to change the FLU designation on 119.16 acres currently developed as The Patriot golf course of The President Country Club. The subject property is an 18-hole golf course, which is part of a larger 36-hole golf and country club. The current FLU designations of the subject property consist of Community Service (118.879 acres); Single Family (0.046 acres); and Multifamily (0.235 acres). The proposed FLU designations are Commercial East (73.84 acres) and Single Family Low Density (45.32 acres). The subject property is located north of Presidential Way and east of Congress Avenue. Adjacent FLU designations include: Single Family and Multifamily to the north; Single Family to the east; Multifamily and Community Service to the south; and Planned Community and Multifamily to the west.
The current property owner is proposing to retain The Eagle golf course, which is an 18-hole course located south of The Patriot course. The proposal is to close The Patriot course and redevelop it with an exclusive resort-style community. The proposed development would involve the removal of the entire Patriot course and all free standing structures, including the clubhouse, cart barn, maintenance facility, etc. These features would be replaced with the construction of a master-planned development consisting of the following:

- 100 Single Family Zero Lot Line Residential Dwelling Units
- 23 Resort Cottages
- 200 Multifamily Residential Dwelling Units
- 250 Room Resort Hotel with Ancillary Uses
- 15,000 Square Foot Spa Facility
- 20,000 Square Foot Golf Clubhouse
- 25,000 Square Feet of Meeting Space

The proposed development consists of two distinct parts. The northern portion of the property consisting of 45.32 acres is proposed to have a Single Family Low Density FLU designation and be developed as single family zero-lot line dwelling units. The remaining 73.84 acres is proposed to have a Commercial East FLU designation and be developed with a resort hotel, resort cottages, spa, clubhouse, and multifamily residential high-rise units.

The amendment package includes a level of service analysis to determine if capacity is available to meet the additional demand caused by the new FLU designations. The City examined if the proposed amendment would exceed the capacity of public facilities, including but not limited to, transportation, sewerage, water supply, parks, fire, police, drainage, schools, and emergency medical facilities. The proposed development would increase the demand on various public facilities. However, the applicant has provided approvals from the various service providers and the City has confirmed that sufficient capacity exists to accommodate the proposed development. Any improvements or enlargements to any public utility system necessary as a result of the proposed development will need to be done at the expense of the developer. Any development beyond what has been proposed would be required to obtain additional concurrency to ensure that appropriate levels of service are available prior to those approvals.

The proposed amendment is generally consistent with SRPP Regional Goal 5.1, which calls for redevelopment, revitalization and infill of existing neighborhoods and districts. The new FLU designations facilitate the addition of 300 residences to the area, in addition to the existing residences, as well as new hotel/lodging and expanded recreational uses. The amendment package indicates the City’s Evaluation and Appraisal Report demonstrates a general surplus of both regional and community parks. However, access to these public open spaces via walking or biking is not easily afforded from proposed development. The SRPP suggests that healthy communities provide a variety of public open spaces, and Policies 12.1.1.2 and 12.1.1.4 encourage the inclusion of parks within all neighborhoods. Council suggests that small, well-designed public parks or plazas be incorporated into the site design to serve the residences, exclusive of resort and spa amenities.
The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on May 11, 2012. No extrajurisdictional impacts have been identified. No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent 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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General Location Map

West Palm Beach

Subject Property
Exhibit 2
Location Map/Aerial Photo
Exhibit 3
Existing Future Land Use Designation Map
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Proposed Future Land Use Designation Map
Exhibit 5
Proposed Master Plan