

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8N
From: Staff
Date: September 18, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 15-3ESR

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 two proposed changes to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

Okeechobee and Skees Residential

The proposed amendment is to change the FLUM designation from Commercial (C) to Multifamily Medium Density (MFMD) on 12.29 acres of a 14.01-acre property located at 7000 Okeechobee Boulevard. The property lies south of Okeechobee Boulevard and west of Skees Road. The FLUM designations on adjacent properties are: Commercial and Special Impact Zone/Single-Family Low Density Residential to the north; Commercial High and Industrial (unincorporated Palm Beach County) to the east; Low Residential (unincorporated Palm Beach County) to the south; and Commercial to the west.

The subject property was previously developed as a travel trailer camp, but it has been abandoned for several years. The property is currently vegetated with grass, shrubs and trees, and

has several vacant buildings throughout the site. The applicant who requested the amendment is proposing to redevelop the property with a 245 unit apartment complex (19.9 dwelling units per acre). The city's comprehensive plan allows the Multifamily Medium Density future land use designation to be developed up to 20 dwelling units per acre. The maximum development potential for the subject property under the existing Commercial future land use designation is 401,514 square feet. A traffic analysis indicated that the proposed amendment is projected to generate 11,427 fewer daily roadway trips than the existing designation. The city staff report indicated it is not anticipated that the proposed development will exceed the capacity of public facilities and the proposed amendment will meet level of service standards for all necessary public facilities.

Ballpark of the Palm Beaches

The proposed amendment is to change the FLUM designation from Multifamily Medium Density (MFMD) to Community Service (CS) on 56.26 acres of a 153.94-acre property located at 5001 N. Military Trail. The subject property is located approximately 500 feet south of 45th Street between Military Trail and Haverhill Road. The subject property is vacant and has been owned by the City of West Palm Beach for more than 50 years. During that time, it has been used for various public purposes including the disposal of yard waste and the temporary staging of landscape debris from hurricanes. The majority of the site consists of disturbed habitat dominated by exotic vegetation. The FLUM designations on adjacent properties are: Multifamily/Commercial to the north; Planned Community to the east; Community Service to the south; and Industrial/Special Impact Zoning/Conservation to the west.

The proposed amendment is to facilitate the construction of a Major League Baseball spring training facility. The planned facility will provide for an approximately 8,500 seat stadium, 12 baseball training fields, an agility field, batting cages, other training facilities, parking facilities, multipurpose trail around the property, and multipurpose grass stabilized fields along the south side of the property. Palm Beach County and the city have agreed to pursue a land swap whereby the county will take ownership of the property and all improvements on the property. Also, the county intends to operate the facility outside of the spring training season for tourism and community-based activities. This would entail use of the stadium and other ancillary improvements to accommodate sports tournaments and various events that would be of interest to the general public.

The maximum development potential for the subject property under the existing Multifamily Medium Density future land use designation is 1,125 dwelling units. The maximum development potential for the property under the Community Service designation is about 2,450,000 square feet, which includes institutional and civic uses, as well as uses such as medical offices. A traffic analysis indicated that if the most traffic intensive use permitted under the Community Services designation is developed there would be an additional 72,129 daily trips over the trips that would be generated by the existing Multifamily Medium Density designation. Therefore, the applicant has agreed to a voluntary restriction that would limit the traffic generation to 6,828 new external daily trips, which results in a decrease of 647 daily trips generated compared with the existing land use designation. The traffic analysis concluded that with the restriction attached to the proposed amendment, all significantly impacted roadway segments are anticipated to operate at

an acceptable level of service. The city staff report indicated it is not anticipated that the proposed development will exceed the capacity of public facilities and the proposed amendment will meet level of service standards for all necessary public facilities.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 15, and June 10, 2015. 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 Okeechobee and Skees Residential – Existing Future Land Use Map
- 3 Okeechobee and Skees Residential – Proposed Future Land Use Map
- 4 Ballpark of the Palm Beaches – Existing Future Land Use Map
- 5 Ballpark of the Palm Beaches – Proposed Future Land Use Map

Exhibit 1 General Location Map

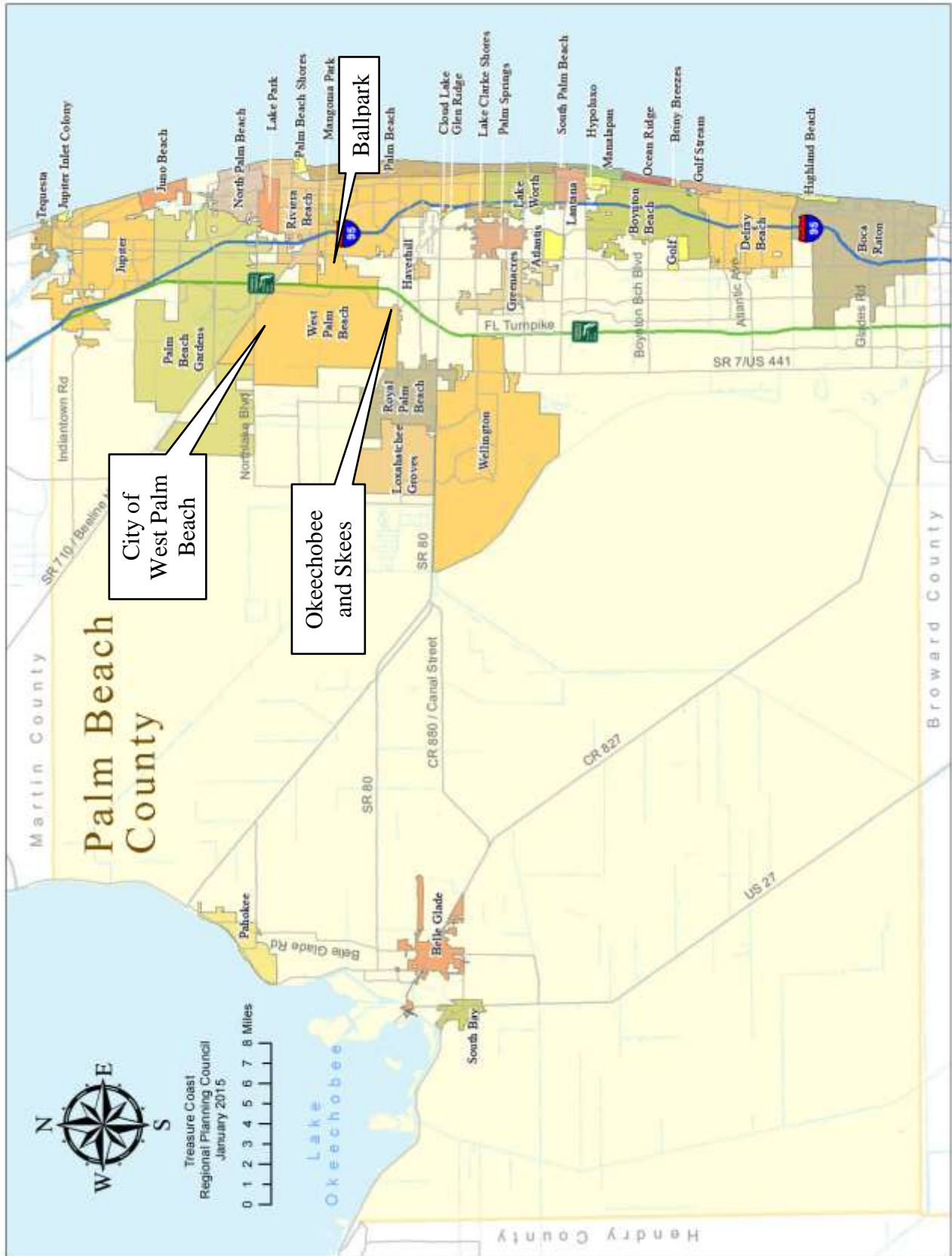


Exhibit 2

Okeechobee and Skees Residential – Existing Future Land Use Map



Exhibit 3

Okeechobee and Skees Residential – Proposed Future Land Use Map



Exhibit 4
Ballpark of the Palm Beaches – Existing Future Land Use Map



Exhibit 5
Ballpark of the Palm Beaches – Proposed Future Land Use Map

