MEMORANDUM

To: Council Members                                AGENDA ITEM 3I
From: Staff
Date: December 8, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of West Palm Beach Comprehensive Plan
Amendment No. 17-1ESR

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 was received on October 2, 2017 and contains amendments to both the District Map and Boundaries and Subdistrict Boundaries figures in the Downtown Master Plan (DMP) Element of the city’s comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

Northwest Neighborhood - Urban Open Space

The proposed amendment is to revise Figure DMP-2 Subdistrict Boundaries under Policy 3.1.3 to change the designation of four properties located at 604 8th Street, 821 N. Rosemary Avenue, 601 7th Street, and 800 Henrietta Avenue, from Northwest Neighborhood District-2 (NWD-2) to Urban Open Space.

The staff report indicates that for several years the Community Redevelopment Agency (CRA) has focused substantial efforts on the revitalization of the Historic Northwest Neighborhood. In 2002, the CRA worked with a consultant to develop a report that analyzed the neighborhood and produce a strategic development plan. The plan, known as the Northwest Neighborhood Strategic Development Plan, identified parcels of land that could be designated as open space. In June of 2016, in an effort to facilitate the community vision identified in the report, the CRA acquired
the parcels and is currently engaged with the public in a design process for the space. The proposed amendment will establish a new urban open space to encourage the redevelopment of the Rosemary Avenue Corridor in order to support revitalization efforts currently underway for the Historic Northwest Neighborhood.

**Fern Street Urban Open Space**

The proposed amendment is to revise Figure DMP-2 Subdistrict Boundaries under DMP Policy 3.1.3 to change the designation of a portion of the property located at 326 Fern Street from Quadrille Garden District-10 (QGD-10) to Urban Open Space.

In October of 2008, the city approved a site plan for a project known as Central Park Plaza that included the existing Southern Bell Telephone and Telegraph building (aka the Meridian building); a new 16-story building across the street; and future open space at the corner of Dixie Highway and Fern street. In 2012, the property was acquired and the new owner obtained approval for several changes to the site plan which included conversion of the Meridian building from the approved 150-room hotel into an 89-unit residential project, as well as modifications to the design of the proposed 16-story building.

Currently, the renovations to the Meridian building have been completed and it is occupied with tenants; the 16-story building, which includes 205 residential units, is under construction; and the open space component, which received final design approval by the Downtown Action Committee in December of 2015, is already completed. The city staff report indicates that since three components of the project are nearing completion, it is necessary to change the open space from Quadrille Garden District-10 to Urban Open Space to ensure the park is maintained in perpetuity as open space. The proposed rezoning of this site is being presented concurrently for approval to the City Commission.

**300 Palm Beach Lakes Boulevard**

The proposed amendment is to revise Figure DMP-2 District Boundaries under DMP Policy 1.1.1 and Figure DMP-2 Subdistrict Boundaries under DMP Policy 3.1.3 to change the designation of the property located at 300 Palm Beach Lakes Boulevard from Providencia Park District-Professional Office (PPD-PO) to Brelsford Park District-5 (BPD-5).

The subject property, located at the intersection of Palm Beach Lakes Boulevard and Olive Avenue, is significantly larger than the average parcel in the PPD-PO district and is currently occupied by 2 vacant five-story structures. Since there have been many unsuccessful attempts to renovate the current buildings, and considering the poor condition of the buildings, city staff is proposing to rezone the property to the adjacent Brelsford Park District. This requires that the district boundaries in the comprehensive plan be revised to maintain consistency between Future Land Use and zoning designations. City staff indicates reclassification of the property to BPD-5 is warranted because the regulations are more in line with the existing structures and density on the site; the site size, layout, and thoroughfare frontage more closely follow the development pattern established by the Brelsford Park District; rezoning would allow additional flexibility for any possible redevelopment of the parcel or renovation of the existing buildings; and the new classification is in line with the vision and goals of the comprehensive plan. The proposed rezoning of this site is being presented concurrently for approval to the City Commission.
Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 28, 2017. 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  Adopted DMP Figure 1 – District Map and Boundaries
3  Proposed DMP Figure 1 – District Map and Boundaries
4  Adopted DMP Figure 2 – Subdistrict Boundaries
5  Proposed DMP Figure 2 – Subdistrict Boundaries
Exhibit 1
General Location Map
Exhibit 2
Adopted DMP Figure 1 – District Map and Boundaries

Proposed amendment WPB 17-01c
Exhibit 5
Proposed DMP Figure 2 – Subdistrict Map