To: Council Members
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. 17-2ESR

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 was received on October 30, 2017 and contains an amendment to the text of the Future Land Use Element of the city’s comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment will modify Policy 1.7.2.2 of the Future Land Use Element regarding the Northwood Mixed Use District (NMUD). The policy was originally created in 2001 to regulate development in the NMUD and includes building typologies describing the form that new buildings must take as well as the total density and intensity upon buildout and references to a limited duration residential incentive bonus program.

Based on the Community Redevelopment Agency’s consultant-led review of the NMUD regulations, the city determined that the existing building typologies are not financially feasible for development. Therefore, the typologies are proposed to be removed from Policy 1.7.2.2 and new development regulations will be incorporated into the city’s Zoning and Land Development Regulations. In addition, the text concerning the limited duration residential incentive will also be removed since the time period has expired. The existing text limiting development within the
NMUD to 850,000 square feet of retail/commercial and 650 residential units will be retained in the policy.

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 August 2, 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. Text Changes in Strikeout and Underline Format
Exhibit 1
General Location Map
Exhibit 2
Text Changes in Strikeout and Underline Format

ORDINANCE NO. 4735-17

EXHIBIT A
Proposed Text Amendment
Language underlined added, and language stricken deleted.

FUTURE LAND USE ELEMENT

I. GOALS, OBJECTIVES AND POLICIES

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Policy 1.7.2.2: The Northwood Mixed Use District (NMUD) Development Regulations shall be accommodated in the Zoning Code by the following regulatory framework: a compact, pedestrian oriented, mixed use district that serves Northwood, Pleasant City and other surrounding areas. This mixed-use District is characterized as having historically significant buildings with an eclectic mix of businesses, artist studios and shops. It provides for urban types of development regulations concerning setbacks, parking requirements and location, height limitations, and permitted uses.

The Regulating Plan: a graphic document that maps the location of the Building Types, as defined in the NMUD Development Regulations:

The NMUD Development Regulations: define the Building Types and regulate their uses, placement on the lot, parking requirements, and heights. The following building types are envisioned in the NMUD area:

NMUD Building Type I: a two-story mixed-use building type limited to thirty-eight (38) feet in overall height, incorporating sidewalk-level storefronts. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building type may be allowed:

NMUD Building Type Ia: one (1) additional story may be added, for a total of three (3) stories above grade, provided the overall building height does not exceed thirty-eight (38) feet. The building shall be restricted residential uses above the first floor.

NMUD Building Type II: a two-story mixed-use building type with dual frontage. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building type may be allowed:

NMUD Building Type IIa: one (1) additional story may be added, for a total of three (3) stories above grade. The building shall be restricted residential uses above the first floor.

NMUD Building Type III: a two-story mixed use building type incorporating sidewalk-level storefronts. Pursuant to a limited duration residential incentive program adopted according to Policy 1.7.2.1a above, the following building types may be allowed:
NMUD Building Type IIIa: one (1) additional story may be added, for a total of three (3) stories above grade, provided that the third floor is utilized for residential or live work uses only.

NMUD Building Type IIIb: two (2) additional stories may be added, for a total of four (4) stories above grade, provided that the third floor is utilized for residential or live work uses, and the fourth floor is restricted to residential uses.

NMUD Building Type IIIc: three (3) additional stories may be added, for a total of five (5) stories above grade, provided that the third floor is utilized for residential or live work uses, and the fourth and fifth floors are restricted to residential uses.

Per the regulatory framework above, Zoning and Land Development Regulations established for the District and the available land area in the district, the build-out of the NMUD will not exceed a maximum of 850,000 square feet of retail/commercial use and 650 residential units under the base zoning. Under the limited duration residential incentive zoning, the maximum number of residential units increases to 2,000 based upon an average unit size of 1,000 square feet.