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 May 12, 2020 and contains one amendment to the Future Land Use Map (FLUM). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed FLUM amendment changes the land use designation of ±30.82 acres from Single Family, up to 13.4 dwelling units per acre (SF) to Multifamily Medium Density, up to 20 dwelling units per acre (MFMD). This change would result in an increase of development potential from 412 dwelling units to 616 dwelling units, for an additional 204 units. However, the City’s transmittal report notes that the proposed development is less than the maximum development potential. The subject site is located on the north side of Village Boulevard, approximately 0.7 miles south of 45th Street, and west of I-95. Adjacent land uses include Commercial to the north; Single Family to the east beyond I-95; Planned Community to the south; and Single Family to the west. The site wraps around an existing church on three sides which has a land use designation of Single Family (proposed change to Community Service pending).

The subject property is owned by First Baptist Church of West Palm Beach along with an adjacent ±5.53 acre parcel being operated as a satellite campus to the church’s main facility near downtown. Much of the subject property remains vacant, with the existing sanctuary and church
facilities on the smaller parcel. In order to provide income and ensure longevity of the church, the subject ±30.82 acres was sold to Alliance Residential for construction of a multifamily residential development. The remaining ±5.53 acres are the subject of a concurrent small-scale FLUM amendment to change the land use designation from Single Family (SF) to Community Service (CS).

The proposed multifamily residential development will consist of 280 dwelling units within 6 mid-rise buildings that are 4 stories (45 feet) in height. The City’s transmittal report indicates the proposed amendment will result in an increased impact to some of the various systems, but will result in fewer long-term traffic impacts. Despite the increases, the applicant has received authorization from all of the various service providers or provided statements from licensed engineers indicating that the potential increase generated by the change in the proposed future land use designation can be accommodated. Regarding public school capacity, the school district has determined that a payment of $11,964 will address the capacity deficiency caused by the proposed new residential units. The staff report also notes that the applicant has received the appropriate concurrency approvals for the construction of the proposed multifamily development, and any development beyond that being proposed would require further review to ensure that appropriate levels of service are available prior to those approvals.

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 October 22, 2019. 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.

Council Action – June 19, 2019

Commissioner Dzadovsky from St. Lucie County moved approval of the staff recommendation. Vice Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

Attachments
## List of Exhibits

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Exhibit 4
Proposed Future Land Use Map