

To: Council Members

From: Staff

Date: December 2, 2010

Subject: Local Government Comprehensive Plan Amendment Review
Adopted Amendments to the City of West Palm Beach Comprehensive Plan
DCA Reference No. 10-1

Background

On November 1, 2010, the City of West Palm Beach adopted a number of Future Land Use Map (FLUM) amendments and text amendments to the Future Land Use, Historic Preservation and Downtown Master Plan Elements of the City Comprehensive Plan. The majority of the FLUM amendments were to assign a Conservation designation to lands that are publicly owned or are subject to conservation easements. Other FLUM amendments are in the Dixie Highway Commercial Incentive District and the Coleman Park Neighborhood. The text amendments establish a new Office Residential FLUM designation; reflect the completion of newly created contextual zoning districts; and allow hotels in certain portions of the Clematis Street Corridor.

The Treasure Coast Regional Planning Council (TCRPC) reviewed the proposed amendments at a regular meeting held on September 17, 2010. The Florida Department of Community Affairs (DCA) issued a letter in lieu of an Objections, Recommendations and Comments (ORC) Report on the proposed amendments on October 18, 2010.

Evaluation

A. TCRPC Report

The TCRPC report of September 17, 2010 contained one comment/recommendation that the City should ensure that amendments do not compromise the prevailing scale and architectural character of the Clematis Waterfront District-Conservation District; and that the term “boutique hotel” be defined.

B. DCA ORC Report

The letter dated October 18, 2010 indicated the DCA had no objections to the proposed amendments.

C. City Response

1. To TCRPC Comments/Recommendations for Modification

City staff indicated that the definition of “boutique hotel” is contained in the City land development regulations; and that the staff intends to modify the existing definition to better define the characteristics of such a hotel as recommended by the TCRPC.

2. To the DCA ORC Report

No response necessary.

Conclusion

For information only.